

# Hillsdale - Patterson Street Redevelopment Plan



Block: 1207, Lots: 8, 9 & 10; Block: 1208, Lots: 1, 2, 3, 4 & 5; Block: 1209, Lots: 2, 3 & 4;  
Block: 1210, Lots: 8, 9, 10 & 11 and Block: 1211, Lots: 1 & 2



**Prepared By:**  
DMR Architects

**Prepared For:**  
Borough of Hillsdale  
Bergen County New Jersey

Francis Reiner, LLA - PP  
License #: L100616700

Daniel Hauben, PP - AICP  
License #: L100630300

October 6th, 2020



## TABLE OF CONTENTS

<b>I. VISION STATEMENT</b>	<b>i</b>
<b>II. BACKGROUND INFORMATION</b>	<b>1</b>
<b>III. INTRODUCTION</b>	<b>2</b>
A. Basis for the Plan	
B. Property Information	
<b>IV. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN</b>	<b>4</b>
A. Required Components	
B. Note on Plan Terminology	
C. Temporary and Permanent Relocation	
D. Identification of Property to be Acquired	
E. Affordable Housing	
F. Long Term Financing Considerations	
G. Public Electric Vehicles	
<b>V. GENERAL PROVISIONS</b>	<b>6</b>
A. Site Plan and Subdivision Review	
B. Adverse Influences	
C. Non-discrimination Provisions	
D. Deviation Requests	
E. Procedure for Amending the Approved Plan	
<b>VI. RELATIONSHIP TO HILLSDALE MASTER PLAN AND ZONING ORDINANCE</b>	<b>8</b>
A. Master Plan Consistency	
B. Zoning Ordinance	
<b>VII. DEFINITIONS</b>	<b>9</b>
<b>VIII. LAND USE STANDARDS</b>	<b>10</b>
A. Permitted Principal Uses	
<b>IX. BULK, HEIGHT AND SETBACK STANDARDS</b>	<b>13</b>
A. Bulk, Height and Setback Standards	
<b>X. PARKING STANDARDS</b>	<b>16</b>
A. General	
<b>XI. CIRCULATION / SIGNAGE</b>	<b>18</b>
A. Circulation and Rights of Way	
B. Signage	
<b>XII. ON-SITE LANDSCAPING AND SCREENING</b>	<b>20</b>
A. On-site Landscaping and Screening Standards	
<b>XIII. STREETScape STANDARDS</b>	<b>22</b>
A. Streetscape Standards	
<b>XIV. FLOODPLAIN DEVELOPMENT REGULATIONS</b>	<b>25</b>
A. Floodplain Standards	
<b>XV. ARCHITECTURAL DESIGN STANDARDS</b>	<b>26</b>
A. Architectural Design Standards	
<b>XVI. RELATIONSHIP TO STATE COUNTY / LOCAL MASTER PLAN &amp; STUDIES</b>	<b>34</b>
A. State Development and Redevelopment Plan (SDRP)	
B. Bergen County Master Plan	
C. Neighboring Municipality Plans	

## TABLE OF CONTENTS CONTINUED

### FIGURES AND IMAGES

<b>Map 1:</b>	Redevelopment Area Aerial Map	2
<b>Map 2:</b>	Investigation Area on Zoning Map	3
<b>Map 3:</b>	Existing Land Uses	12
<b>Map 4:</b>	Permitted Building Heights	13
<b>Map 5:</b>	Permitted Residential Density	13
<b>Map 6:</b>	Permitted Impervious Coverage	14
<b>Map 7:</b>	Building Setback Requirements	14
<b>Map 8:</b>	Minimum Tract Size	15
<b>Map 9:</b>	Streetscape / Right of Way Requirements	22
<b>Map 10:</b>	C-1 Waterway 300 Foot Buffer	25
<b>Map 11:</b>	FEMA 100 Year Flood Plan	25

## **ACKNOWLEDGEMENTS:**

### **Mayor and Council**

Mayor John Ruocco  
Councilman Frank Pizzella  
Councilwoman Abby Lundy  
Councilman Anthony DeRosa  
Councilwoman Janetta Trochimiuk  
Councilman Zoltan Horvath  
Councilman John Escobar

### **Planning Board**

Mayor John Ruocco - Class I  
Zoltan Horvath - Planning Board Liaison  
Dewey Burleson - Class IV  
Joanne Miano - Class IV  
Meredith Kates - Class II  
Ed Alter - Class IV  
Elliott Lichtstein - Class IV  
Steve Riordan - Class IV  
Scott Raymond - Class IV  
Daniel Friedman - Alt #1  
Mark DiPisa - Alt #2

### **Planning Board Attorney**

Nylema Nabbie, Esq.  
Cleary Giacobbe Alfieri, Jacobs, LLC

### **Planning Board Engineer**

Christopher P. Statile, P.E.

### **Borough Administrator**

Christopher J. Tietjen



## I. VISION STATEMENT

---

In recognizing the Goldilocks quality of the borough's former industrial area, the Hillsdale Governing Body seized on a unique opportunity by designating the area for redevelopment. We intend to utilize redevelopment to regenerate the area and stimulate growth. We believe that redevelopment of the former industrial area will generate a new stream of revenue that we will use to stabilize taxes, secure the sustainability of services and provide funding for important community projects.

We have set the following priorities for the redevelopment and planning framework of the Hillsdale Patterson Street Redevelopment Plan:

- **Planning:** This is the most crucial phase in redevelopment and the redevelopment planner is the most important individual you will be relying on. Communication with your professionals and all other interested parties is key. If you do so often and effectively, you will level the playing field early on, minimize risk exposure and increase predictability through mutual understanding of one another's needs.
- **Beauty:** This should not be viewed as a cost, to be negotiated. This is the benchmark that all developments should meet. Beauty is everything that makes a collection of buildings into a place. It is an essential condition. Ugliness is anything that destroys the sense of place and undermines the community.
- **Regeneration:** This must begin with understanding that it is not acceptable to leave places behind, where derelict buildings and vandalized public spaces drive people away. Redevelopment seeks regeneration. Our "built-out" environment and our natural environment must complement one another. We must stop exploiting and understand that it is our responsibility to care for each. Our recommendations are designed to ensure that we pass on to the future an inheritance at least as good as the one we have received.
- **Nature:** The redevelopment of a brownfield should be a part of the wider ecology. Green spaces, waterways and wildlife habitats in our communities must be viewed as integral to its fabric.
- **Education:** Most agree on the need to invest in our community. Redevelopment provides for that investment, but further education is needed to inform residents about the factors that make it economically feasible for a developer to create a unique place. How do Factors like height, density, sustainability and PILOTs and a community's reaction to them and perceived change are fueled by fear and misunderstandings?

We anticipate the following:

1. Good planning will result in a thoughtful, creative and credible Redevelopment Plan that allows for efficient and easy management of the project.



## I. VISION STATEMENT CONTINUED:

---

2. Refusing to accept ugly will result in the creation of a place, a neighborhood, rather than units.
3. Accepting our responsibility to regenerate, will introduce a new standard of stewardship for the future.
4. Including elements of Nature into the Redevelop plan, like a walking trail, will provide for the integration of our entire environment.
5. Providing education to residents regarding redevelopment will empower residents and decrease fear and apprehension they have because of perceived change and a misunderstanding of certain redevelopment factors.

Our vision for the Hillsdale Patterson Street Redevelopment Plan area is the plan will successfully accommodate the needs of interested property owners and will result in the creation of a new place in Hillsdale. That new place will fit “just right” into the life and texture of our community because it will be designed to do so and it will generate wealth necessary to secure a sustainable future and to ensure Hillsdale remains a desirable place to live, work and relax.



## II. BACKGROUND INFORMATION:

---

The Borough of Hillsdale (the “Borough”) adopted Resolution No. 19039 on January 15, 2019, which directed the Borough of Hillsdale Planning Board (the “Planning Board”) to undertake a preliminary investigation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (LRHL), to determine whether Block: 1207, Lots: 8, 9 10 & 11; Block: 1208, Lots: 1, 2, 3, 4 & 5; Block: 1209, Lots: 2, 3, 4, 5 & 6; Block: 1210, Lots: 6, 7, 8, 9, 10 & 11; Block: 1211, Lots: 1 & 2; and Block: 1212, Lot: 13 (the “Area of Investigation”) which are depicted below in Map 1 constitute an “area in need of redevelopment” (“AINR”) without condemnation powers in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.

In addition, Resolution No. 19039 authorized DMR Architects (“DMR”) to assist the Planning Board in the investigation of these properties. Pursuant to such resolution, the Planning Board adopted a resolution that appointed DMR to perform and prepare a preliminary investigation report that details the findings and recommendations relevant to whether the Area of Investigation should be designated as an AINR without condemnation powers. The properties investigated are privately-owned lands totaling approximately 14 acres on 23 tax lots with frontage on Prospect Place, Piermont Avenue, Brookside Place, Knickerbocker Avenue, and Patterson Street.

DMR conducted its preliminary investigation and submitted a report to the Planning Board in February of 2019 (subsequently updated in May of 2019) that concluded 21 of the initial 23 properties met the criteria to be designated as AINR. The report was the subject of 3 public hearings on March 26, 2019, April 16, 2019, and June 18, 2019. At a duly noticed public Planning Board hearing on July 17, 2019, and after hearing the expert planning testimony of Francis Reiner, DMR Architects, as well as offering the public an opportunity to be heard, the Planning Board adopted Resolution 2019-11 recommending that the Mayor and Council designate 17 properties in the Area of Investigation as being non-condemnation AINRs. These properties included: Block: 1207, Lots: 8, 9 & 10; Block: 1208, Lots: 1, 2, 3, 4 & 5; Block: 1209, Lots: 2, 3 & 4; Block: 1210, Lots: 8, 9, 10 & 11; and Block: 1211, Lots: 1 & 2; totaling approximately 10.723 acres (the “Redevelopment Area”). The Mayor and Council adopted Resolution No. 19225 at a public hearing on November 12, 2019 designating the Redevelopment Area an AINR and Resolution No. 19289 authorizing DMR to prepare a redevelopment plan.

As required by statute, the Borough Clerk transmitted executed Resolution No. 19225 to the Department of Community Affairs (DCA). By response letter, the DCA concluded that the “determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation” and “pursuant to N.J.S.A. 40A:12A-6b(5)(c), the redevelopment area determination took effect after transmission to the Commissioner of the DCA.”

This Redevelopment Plan is intended to supersede the existing zoning of the subject property and any other applicable regulation in Chapter 310 of the Borough’s regulatory code (the “Land Use Ordinance”), except where this Redevelopment Plan otherwise defers to that chapter. The aim of this Redevelopment Plan is to transform the Redevelopment Area into a mixed-use neighborhood with a mixture of housing types, community recreation facilities, and commercial services, and to satisfy the Borough’s obligations to provide an opportunity for the creation of affordable housing in compliance with the Supreme Court’s Mount Laurel IV decision, the 2017 Settlement Agreement between the Borough and Fair Share Housing Center, the Borough’s 2018 Housing Element and Fair Share Plan and the September 30, 2019 Judgement of Compliance and Repose in the Borough’s matter before the Superior Court (together the “Fair Share Housing Plan”).

### III. INTRODUCTION:

#### A. BASIS FOR THE PLAN:

This Redevelopment Plan has been prepared for the Redevelopment Area. The LRHL allows a municipality to prepare a redevelopment plan that provides the development regulations and other standards to guide future development for a designated redevelopment area.

The Redevelopment Area is the subject of an October 10, 2017 Settlement Agreement between the Borough and Fair Share Housing Center (the “Settlement Agreement”) and a September 2019 Judgment of Compliance and Repose, which requires the Borough to carry out a redevelopment investigation and (if appropriate) adopt and implement a Redevelopment Plan for the Redevelopment Area that permits inclusionary residential development at a maximum density of 28 dwelling units per acre.

This Redevelopment Plan is intended to satisfy the Borough’s obligation per the Settlement Agreement and Fair Share Housing Plan and to: 1) promote the redevelopment of the Redevelopment Area as a medium-density mixed-use neighborhood that can benefit from proximity to the commuter rail station in the Borough’s downtown, and 2) address the needs and concerns identified in the Borough’s Master Plan (the “Borough Master Plan”) documents relating to the properties in question and to the community more broadly. These needs and concerns include, addressing flood risk and providing new community recreational facilities.



Map 1: Redevelopment Area Aerial Map

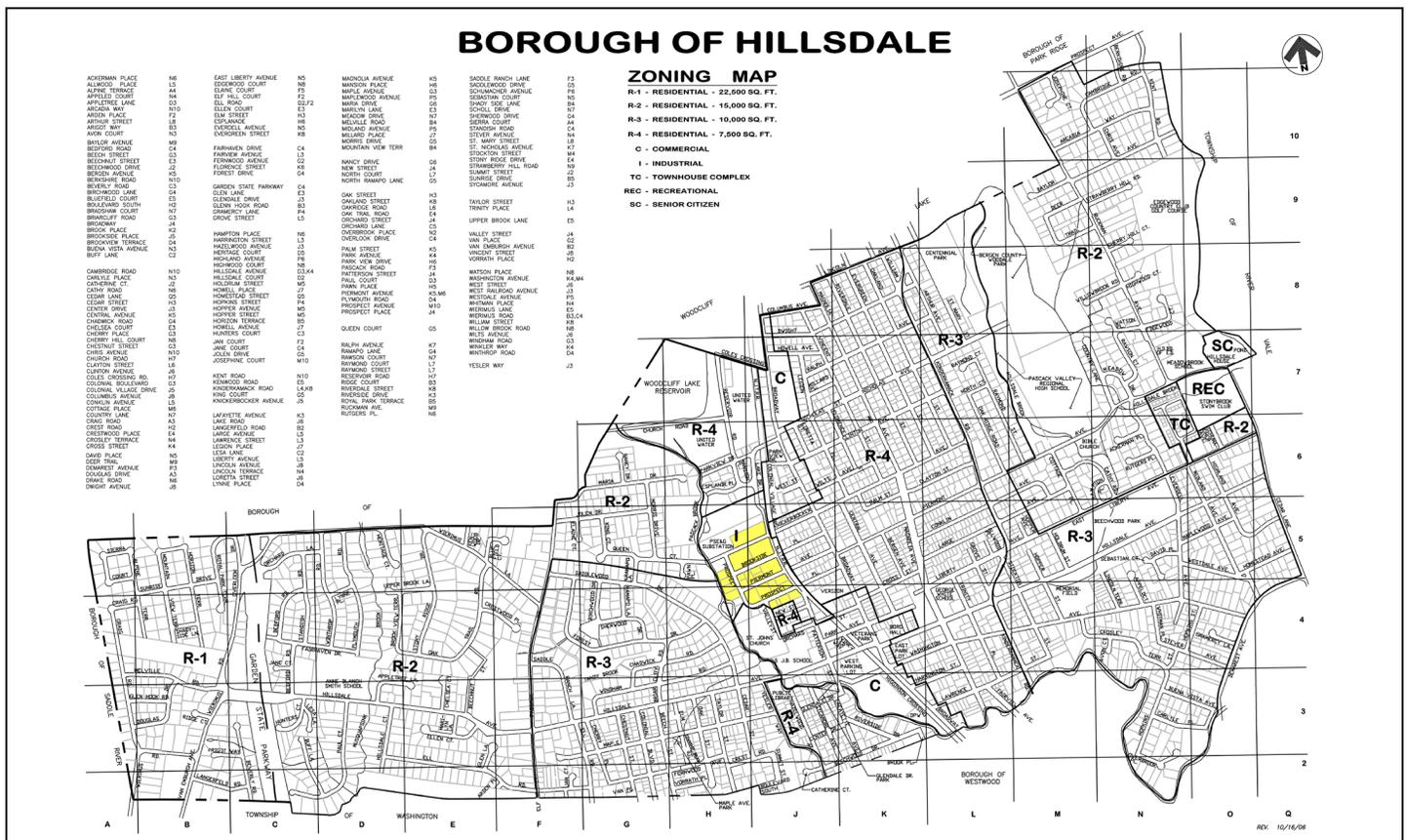
**B. PROPERTY INFORMATION:**

This Redevelopment Plan regulates the Redevelopment Area. Each property in the Redevelopment Area is located in the I - Industrial Zone District and is currently occupied by a combination of commercial, industrial or other non-residential uses.

The Redevelopment Area is generally located west of Patterson Street, along Prospect Place, Piermont Avenue, Brookside Place and Jennerbocker Avenue. The Redevelopment Area is primarily comprised of commercial and industrial uses along with surface and storage parking.

The western boundary of the Redevelopment Area is a Category One (C1) stream. This classification of this stream is protected from any measurable change in water quality because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources.

Buffers are vegetated areas adjacent to waterways that provide protection to New Jersey's water quality. These special areas are established and protected through various rules and may vary in width. A 300 foot or Category One (C1) buffer is required by the Storm-water Management (N.J.A.C. 7:8) and the Flood Hazard Area Control Act rules (FHACA) at N.J.A.C 7:13, for certain activities proposed adjacent to waters designated in the Surface Water Quality Standards (N.J.A.C 7:9B) as C1 or their upstream tributaries in the same sub-watershed.



## IV. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

---

### A. REQUIRED COMPONENTS:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, or redevelopment, of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with this plan.
5. Any significant relationship of the redevelopment plan to:
  - The master plans of contiguous municipalities;
  - The master plan of the county in which the municipality is located;
  - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
9. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

---

All provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

**B. NOTE ON PLAN TERMINOLOGY:**

Throughout this Redevelopment Plan, a distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without deviation. “Should” means that a developer is encouraged to comply but is not required to do so.

**C. TEMPORARY AND PERMANENT RELOCATION:**

The LRHL requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As there are no residential buildings in the Redevelopment Area, this regulation is not applicable to the site.

**D. IDENTIFICATION OF PROPERTY TO BE ACQUIRED:**

The LRHL requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The area has been designated as a non-condemnation Redevelopment Area; as such, the Borough will not use eminent domain to acquire any properties within the Redevelopment Area.

**E. AFFORDABLE HOUSING:**

Redevelopers shall either construct or contribute to the Borough’s trust fund to assist the Borough in meeting the Borough’s affordable housing obligations. There are no affordable housing units in the Redevelopment Area; therefore there will be no need for a redeveloper to provide housing for displaced residents.

**F. LONG TERM FINANCING CONSIDERATIONS:**

Based on the nature and size of the potential project(s) contemplated under this plan and given the designation as an area in need of redevelopment, the property owner can request consideration for up to a 30 year PILOT as part of any future development project. The actual entry of any financial agreements are subject to governing body approval under the processes required by law.

**G. PUBLIC ELECTRIC VEHICLES:**

This redevelopment plan requires the identification of appropriate locations for the development of zero-emission vehicle fueling and charging infrastructure.

## **V. GENERAL PROVISIONS:**

---

### **A. SITE PLAN & SUBDIVISION REVIEW:**

After execution of a redevelopment agreement and prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the MLUL and the Land Use Ordinance of the Borough shall be submitted by the applicant for review by a Design Review Committee specific to this Redevelopment Plan for completeness and compliance. Such submission shall occur prior to any submission to the Planning Board of the Borough, so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements.

### **B. ADVERSE INFLUENCES:**

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

### **C. NON-DISCRIMINATION PROVISIONS:**

All agreements, leases, deeds and other instruments from or between a municipality or redevelopment entity and to or with a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current redevelopment plan; a provision requiring the redeveloper to begin the building of the improvements for those uses within a period of time which the municipality or redevelopment entity fixes as reasonable; a provision that the redeveloper shall be without power to sell, lease or otherwise transfer the redevelopment area or project, or any part thereof, without the written consent of the municipality or redevelopment entity; a provision that upon completion of the required improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations; and any other covenants, provisions and continuing controls as may be deemed necessary to effectuate the purposes of this act. The aforesaid covenants, provisions and controls shall be deemed satisfied upon termination of the agreements and covenants entered into by the redeveloper to construct the improvements and to perform the redevelopment. The rights of any third party acquired prior to termination of the agreements, including, but not limited to, any tax exemption or abatement granted pursuant to law, shall not be negatively affected by termination and satisfaction of the covenants.

### **D. DEVIATION REQUESTS:**

The Planning Board may grant variances as would otherwise be permitted by N.J.S.A. 40:55D-70(c)(1) allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant such relief as would otherwise be permitted by N.J.S.A. 40:55c(2) where the

---

purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area, any deviation from any of the conditional uses or any change which otherwise would be a “d” variance in accordance with N.J.S.A. 40:55D-70(d) shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Council.

**E. PROCEDURE FOR AMENDING THE APPROVED PLAN:**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of the LRHL. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee as determined by resolution of the Borough Council from time to time.

## VI. RELATIONSHIP TO HILLSDALE MASTER PLAN AND ZONING ORDINANCE:

### A. MASTER PLAN CONSISTENCY:

The Borough adopted its last full Borough Master Plan in 2003 and adopted its Reexamination Report in 2010 which it amended in 2012 and 2013 (the “Reexamination Report”). The Borough’s Master Plan was further amended in 2018 when the Borough adopted its Fair Share Housing Plan as required by the Settlement Agreement.

The Borough Master Plan lays out a number of long-term land use planning and policy goals that are addressed by this Redevelopment Plan, including the following:

- 1. Inclusionary Development:** Consistent with the Fair Share Housing Plan, this Redevelopment Plan permits multi-family residential development with a permitted maximum density of 28 dwelling units per acre contingent upon the provision of an affordable housing set aside of 15% for rental housing and 20% for-sale housing.
- 2. Flood Mitigation and Sustainability:** This Redevelopment Plan includes Impervious Coverage standards and incentives (such as bonuses for providing green roofs and dedicated open space) in order to reduce the impact of flooding from the Pascack Brook, which forms the western most boundary of the Redevelopment Area.
- 3. Community Center:** This Redevelopment Plan permits public open space and community center type facilities by right and also provides incentives for developers to create new public open space or community facilities in exchange for more permissive development standards.
- 4. Maintain Neighborhood Character:** This Redevelopment Plan imposes restrictive height and setback requirements for development on the southern and eastern edges of the Redevelopment Area in order to limit the impact of any redevelopment on adjacent single-family neighborhoods.
- 5. Local Businesses:** This Redevelopment Plan will continue to permit limited commercial service uses which generate limited traffic from outside of the Redevelopment Area.

### B. ZONING ORDINANCE:

The underlying Industrial Zone (I-Zone) permits light industrial uses with low nuisance impact such as research, manufacturing, packaging, and utilities. The Schedule of Uses and Requirements can be found in the Appendix to this Redevelopment Plan.

Except where specified otherwise herein, the standards and definitions of this Redevelopment Plan shall supersede the most closely related standards and definitions applicable to the lands comprising the Redevelopment Area or the uses thereon set forth in the Land Use Ordinance.

## VII. DEFINITIONS:

---

### A. DEFINITIONS:

Refer to Section 310-4 in the Land Use Ordinance for all definitions with the following additions / exceptions.

**Assisted Living:** Facility defined as residences for the frail elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services, and transportation.

**Building Height:** Shall be measured as the average of the top of curb between the two front corners of the proposed building to the highest point of a flat roof and the mid-point of a pitched roof. (Accessory uses such as trellis, stairwell and elevator shafts do not count toward the building height).

**Continuing Care Retirement Communities (CCRCs):** A form of independent living, that incorporates part skilled nursing care and assisted living services. Typically offering a tiered program where the amount and type of services desired can be obtained.

**Convalescent Homes:** Facilities that are intended for short-term recovery where rehab services (physical, occupational and speech therapy, etc.) are provided with the goal of returning the patient back to their homes.

**Co-Living Complex:** Housing where residents share living space and a set of interests, values, and/or intentions where individuals in residential environments have private sleeping quarters but shared bathrooms, kitchens, living rooms, and other common areas.

**Density Bonus:** Shall mean an increase in the permitted Building Height by up to two stories / twenty four feet and/ or an increase in the permitted number of dwelling units per acre of up to 32 units per acre.

**Entertainment:** Any live act, including vocalists, actors, dancers, floor shows, instrumentalists and recorded music played by a DJ.

**Green Roof:** A roof covered with vegetation, designed for aesthetic value, recreation and to optimize resource conservation.

**Impervious Coverage:** A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

**Maker Space (Workshare):** A maker space is a community space in a school or other gathering place where students are able to take part in hands-on learning in creative ways. They are called maker spaces because they provide opportunities for students to design, create, manufacture, and invent new things.

**Parking, Sheltered:** Surface level parking which is underneath a building but not enclosed on more than 2 sides.

**Parking Structure (Structured Parking):** A building or structure consisting of more than 1 level and used to store motor vehicles.

**Residential Health Care Facility:** A facility in which residential care is provided to a person. Residential care facility means an institution, residence, or facility licensed by the department of mental health and addiction services.

**Setback, Front or Front Yard:** The distance in feet from the curb face of the nearest cartway to the nearest portion of a building, structure, or area.

**Setback, Rear or Side:** The distance in feet from the rear or side lot line to the nearest portion of a building, structure, or area.

**Story, Ground:** Also, first story, first floor, or ground floor. The first story of a building other than a basement or cellar.

**Story, Upper:** All stories and floors above the Story, Ground.

**Tract:** Shall be understood to mean any lot or combination of lots that are assembled for development.

## VIII. LAND USE STANDARDS:

---

### A. PERMITTED USES:

1. **Purpose:** This section establishes the uses permitted within the Redevelopment Area including conditional and non-conditional principal uses and accessory uses. These standards aim to promote a mixed-use, mixed-income neighborhood that address the Borough's affordable housing obligation, public open space and community facility needs while continuing to support local businesses.
2. **Permitted Principal Uses:** The following uses are permitted without use-specific conditions:
  - a. Residential:
    - i. Townhomes (stacked flats, two over two);
    - ii. Multi-Family (apartments / condominiums);
    - iii. Senior / Independent Housing;
    - iv. Continuing Care Retirement Communities (CCRCs) including independent living, Assisted Living, nursing home care, and Residential Health Care Facilities; and
    - vi. Co-Living Complex.
  - b. Mixed Use:
    - i. Non-residential uses identified herein shall be permitted on the Story, Ground of mixed-use developments with multi-family residential dwellings above, provided that all storefronts or other business entrance face Brookside Place, Piermont Avenue, or Prospect Place.
  - c. Commercial and Personal Services (limited to the following):
    - i. Retail stores, restaurants, food markets;
    - ii. Apparel laundries, tailoring and dry-cleaning services;
    - iii. Beer garden;
    - iv. Spas (requires state license);
    - v. Maker Space (Workshare) not associated with a private or public educational institution;
    - vi. Offices or clinics for medical, dental, and professional businesses and uses;
    - vii. Art studios;
    - viii. Financial consulting, insurance services and banking related services;
    - ix. Day-care facilities for adults and children;
    - x. Pet grooming;
    - xi. Entertainment / amusement; and
    - xii. Recreational / athletic facilities.
  - d. General Public Purposes: Indoor or outdoor recreation, community and assembly facilities for the general public.
3. **Prohibited Uses:** Any use not stated as a permitted or accessory use is considered a prohibited use for this Redevelopment Plan. In addition, the following are also considered prohibited uses:
  - a. Hair and nail salon, barber shop;
  - b. Laundry mats;
  - c. Gas stations;
  - d. Tattoo parlors;
  - e. Drive-thru establishments;
  - f. Vape and marijuana sales, distribution or manufacturing;

- 
- g. Convalescent Homes; and
  - h. Cell phone towers / antennas.

#### **4. Inclusionary Residential Development:**

- a. Any multi-family development having 5 or more units shall be subject to a 15% (if rental) or 20% (if for-sale) affordable housing set-aside up to a total of 24 in the Redevelopment Area. A developer shall not be permitted to divide a development into two or more separate projects or phases with fewer than 5 units each to avoid complying with this requirement.
- b. The affordable units shall be subject to the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq. except that whereas the UHAC requires 10% of affordable units to be priced for very-low income households based on 35% of the Council on Affordable Housing regional median income the units shall be subject to the 2008-amended Fair Housing Act standard of setting aside 13% of affordable units for households earning 30% of the regional median income.

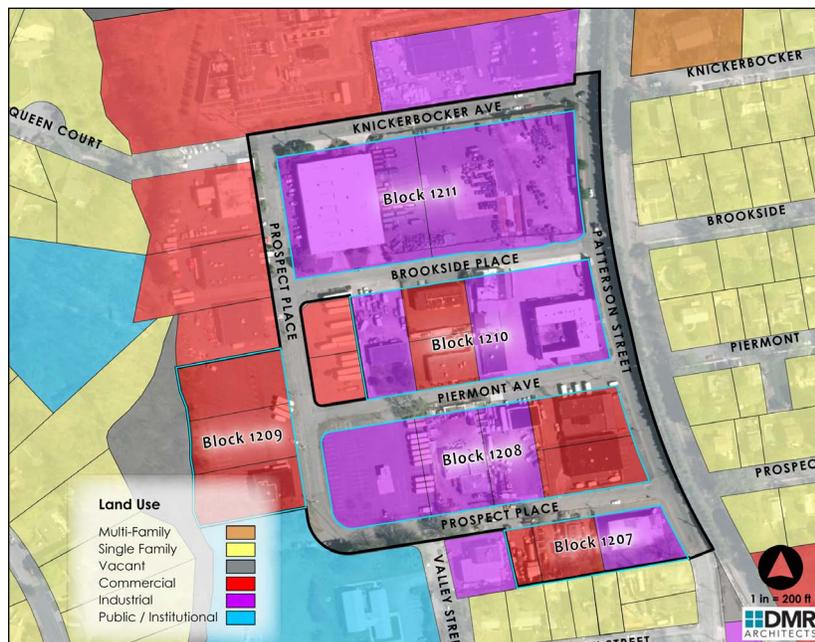
#### **5. Permitted Accessory Uses:**

- a. Any uses which are clearly or customarily ancillary and incidental to a principal or conditional permitted use on the same property including but not limited to:
  - i. Lobby, sales, management, leasing offices;
  - ii. Conference center, meeting rooms, music, library, reading, video, film, billiards, pool, game, arcade, simulator, spa, lounge (for tenant use only);
  - iii. Maker Space (Workshare);
  - iv. Community kitchen;
  - v. Coffee, wine, juice bar / café (for tenant use only);
  - vi. Laundry, dry cleaning, tailor facilities and services (for tenant use only);
  - vii. Drop off / package delivery area, loading spaces and docks, recycling and refuse storage areas;
  - viii. Recreational facilities (indoor / outdoor) including but not limited to active or passive amenity courtyard space and/or terraces, roof top, pool, fitness center and multipurpose rooms;
  - ix. Surface or Structured parking;
  - x. Child or adult day care or pet boarding (for tenant use only);
  - xi. Communal dining areas for residents of senior living, assisted living, and residential healthcare facilities and their guests;
  - xii. Medical facilities / offices that serve residents of senior living, assisted living, and residential healthcare facilities (for tenant use only);
  - xiii. Lockers and storage including for mail parcels and packages (for tenant use only); and
  - xiv. Places of Worship.
- b. Accessory structures and uses shall comply with the requirements of §310-55.H of the Land Use Ordinance except where superseded by this Redevelopment Plan:
  - i. On any multi-family residential building, with the exception of townhomes, porches, decks, patios, or balconies for individual units shall not project more than 6 feet from the exterior wall of that unit.
  - ii. In no event shall the height of an accessory structure exceed the permitted height of the princi-

- pal building with the exception of parking structure and rooftop access (elevator / stairwell).
- iii. Access will be allowed to exceed the permitted building height by a maximum of 12 feet, subject to all building code requirements.

**6. Other Conditions:**

- a. Blocks 1207 & 1209 - Permitted uses shall only include townhomes, Co-Living Complexes, commercial and personal services, and general public purposes as described in the Permitted Principal Uses section above.
  - i. These blocks shall not include multi-family, senior or independent housing, or Continuing Care Retirement Communities (CCR's) as described in the Permitted Principal Uses section above.
- b. Block 1208, 1210 & 1211 - All uses described in the Permitted Principal Uses section above are permitted in these blocks.
- c. Ground Floor Facing Patterson Street - Commercial and personal services; or permitted accessory uses shall be required on the first floor facing Patterson Street with a minimum depth of 40 feet.
- d. Flood Mitigation / Storm-water Management - Pervious surface and / or storm-water management systems shall be required for any proposed development to reduce the impacts to the Borough's storm-water and sewer system. Infrastructure improvements may include but are not be limited to Green Roofs, planter boxes and trays, permeable pavers, and above or below grade storm-water management systems. The improvements shall be provided on all projects in order to ensure that the post-construction peak runoff rates for the 2 year, 10 year, and 100 year storm events are a maximum of 90 percent of the pre-construction peak runoff rates.



**Map 3:** Existing land uses

# IX. BULK, HEIGHT AND SETBACK STANDARDS

## A. BULK, HEIGHT, AND SETBACK STANDARDS

1. **Purpose:** The bulk standards in this Redevelopment Plan aim to permit mixed use development in the core of the Redevelopment Area with more restrictive development standards for lands closest to existing residential neighborhoods in an effort to preserve neighborhood character as well as to mitigate flood impact along the Pascack Brook.
2. **Relation to Bonuses:** The standards in this section may be increased by the granting of a Density Bonus to a developer in exchange for community benefits set forth in a redevelopment agreement between a developer and the Borough.
  - a. Purpose: The purpose is to provide a Density Bonus for development projects that provide public amenities or improvements.
    - i. Density Bonuses shall apply only to designated redevelopers within the Redevelopment Area based on a redevelopment agreement.
    - ii. Density Bonuses shall only apply to Blocks 1208, 1210 & 1211.
  - b. The Borough may consider providing Density Bonuses through a redevelopment agreement based on public improvements, including but not limited to the following:
    - i. Community Center / Facility:
      - This may include but is not necessarily limited to a recreation facility, senior center, or other community facility either new or renovation of an existing facility.
    - ii. Dedication of Public Open Space:
      - This may include but is not necessarily limited to a public park, plaza, gathering space dedicated for public use.
    - iii. Sustainable Design:
      - The implementation of sustainable design practices beyond what is required may include the reduction of Impervious Coverage and/or the inclusion of flood mitigation / storm water management mechanisms.
3. **General Bulk Standards:** The following standards apply for all uses within the Redevelopment Area.
  - a. Building Setbacks for All Side Yards:



Map 4: Permitted Building Heights



Map 5: Permitted Residential Density

- i. Half of the building height but not less than 10 feet; and
  - ii. Zero foot side yards shall be permitted where owners of adjacent properties enter into a shared parking agreement and where reduction of the Side Yard Setback below 10 feet will not cause any living or working space within contiguous buildings to be deprived of adequate light and air.
- b. Rear Yard Setback: 20 feet.
- c. Building Setback From Patterson Street: 30 feet measured from existing or future curb face, whichever is greater.
- d. Setback from Pascack Brook: No building on Block 1209 shall be closer to Pascack Brook than any existing building on the same tract, nor closer to the top of the bank than 100 feet where no building exists. Parking areas for any proposed development shall also be prohibited within 100 feet of the top of bank of Pascack Brook except that circulation drives providing access to parking areas shall be permitted to encroach within 100 feet of Pascack Brook to connect to rear loaded parking areas.
- e. Building Height (without Density Bonus): Shall be measured as the average of the top of curb between the two front corners of the proposed building to the highest point of a flat roof and the mid-point of a pitched roof. For projects located at a corner lot, the Building Height will be measured from the average top of curb between the two front building corners facing the public streets.
- i. Parapets (without Density Bonus): Shall be permitted to exceed the maximum Building Height by not more than 4 feet.
  - ii. Rooftop Structures (without Density Bonus): Elevator and stairwell towers shall be permitted to exceed the maximum Building Height, however this shall not be interpreted to permit penthouse units for individual residential units or non-residential spaces other than for access to the roof.
- f. Permitted Building Heights (without Density Bonus): 36 feet / 3 stories
- i. The minimum first floor height for all mixed use, multi-family and senior / independent housing shall be 14 feet.
- g. Impervious Coverage Maximum for All Use Types:
- i. Block 1207 & 1209: 60%
  - ii. Blocks 1208, 1210 & 1211: 70%



**Map 6:** Permitted Impervious Coverage (without bonus)



**Map 7:** Building Setback Requirements

**4. Use Specific Standards:** The standards hereinafter in this section are specific to their applicable use types.

a. Residential and Mixed-Use (as described above):

i. Minimum Tract Size:

- Block 1207 & 1209: 21,780 sf.
- Block 1208, 1210 & 1211: 43,560 sf.

ii. Front Yard Building Setback:

- Prospect, Piermont, Brookside & Knickerbocker: 15 feet from curb face.
- Patterson Street: 30 feet from curb face.
- Stoops / Stairs and Balconies: May extend up to 5 feet into the setbacks.

iii. Density (without Density Bonuses): 28 du/ac

iv. Interior Courtyards: Where windows from living rooms or bedrooms face interior courtyards of multi-dwelling developments the minimum width of such courtyard shall be the greater of 20 feet or the height between the courtyard and the average building roof height. There shall be a minimum horizontal distance of 10 feet between the center-line of any window to a habitable room facing the courtyard and any perpendicular wall enclosing the court area.

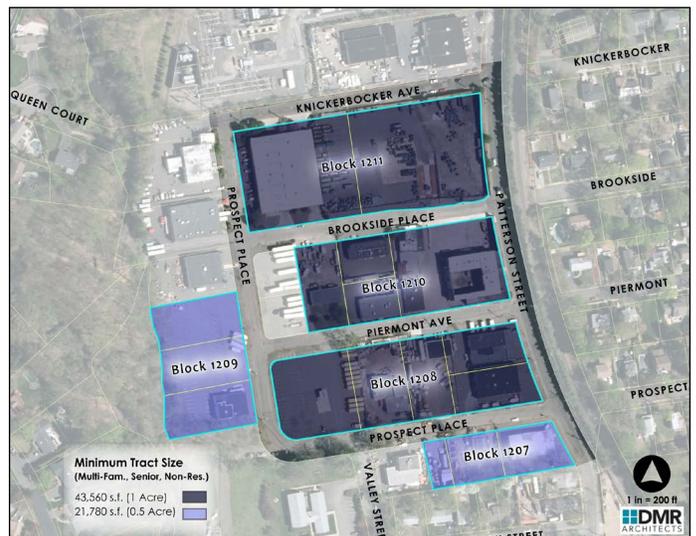
b. Commercial and Personal Services and General Public Purposes:

i. Minimum Tract Size:

- Block 1207 & 1209: 21,780 sf.
- Block 1208, 1210 & 1211: 43,560 sf.

ii. Front Yard Building Setback:

- Prospect, Piermont, Brookside & Knickerbocker: 15 feet from curb face.
- Patterson Street: 30 feet from curb face.
- Stoops / Stairs and Balconies: May extend up to 5 feet into setback.



**Map 8:** Minimum Tract Size

## X. PARKING STANDARDS:

---

### A. GENERAL:

1. **Shall comply with Article XVI of Chapter 310 (§310-57 to §310-60), §310-106, and §310-113 of the Land Use Ordinance, except as may be superseded by this Section.**

2. **Required Parking Ratios:**

Townhouse:	2 spaces per dwelling unit.
Multi-Family:	1.5 spaces per dwelling unit plus 10% for guest parking.
Senior / Independent Housing:	1 space per 2 dwelling units.
Commercial and Personal Services:	4 spaces per 1,000 square feet of floor area (excluding floor area dedicated to storage).
CCR's:	1 space per 4 dwelling units plus 1 space for every 2 employees or staff members at peak shift (except for Assisted Living and Residential Health Care Facilities).
Assisted Living / Residential Health Care Facilities:	1 space per 5 persons of legal building capacity.
Co-Living Complex:	1 space per 1 bed
Mixed Uses:	Shall be a combination of the required number of spaces for each individual permitted use.
General Public Purposes:	1 space for every 5 persons who may legally be admitted therein at one time under the state statutes or Borough ordinances.

3. **Other Requirements:**

- a. **Fractional Spaces:** When the required number of parking spaces for a project includes a fractional space exceeding 0.49 spaces, a full space shall be required.
- b. **Shared Parking Reduction:** Where the non-residential and residential tenants of a mixed-use development utilize the same parking lot or facility, the parking requirement may be reduced by a maximum of 25% of the combined parking requirements for both use types based on a shared parking analysis that supports the reduction of parking.
- c. **Parking Location:** Parking areas shall be prohibited from any front yard (except on corner lots, where the parking shall be permitted in the secondary front yard provided that it is screened from the public right of way with a fence not exceeding 4 feet in height and/or plantings at least 3 feet in height and that parking spaces in a rear or side yard shall be no closer than 15 feet to any curb line. Driveways and circulation aisles in rear and side yards shall not be closer than 10 feet to any property line.
- d. **Distance from Residential Units:** There shall be a minimum 5 foot wide planted buffer between any surface parking lot or internal driveways/streets and ground-level dwelling units. The buffer shall consist of plantings adequate in size and number to deter access to residential windows as determined during site plan review.
- e. **Accessory Uses:** Accessory uses do not require parking.
- f. **Driveways and circulation aisles** shall be compliant with §310-104 and 106 of the Land Use Ordinance.
- g. **Access driveway openings** are not permitted on Patterson Street.
- h. **Access driveway openings** on any other street in the Redevelopment Area shall be at least 100 feet from any other access driveway on the same side of the street.
- i. **Driveways** shall also be at least 50 feet from any street intersection.

- 
- j. Private and interior pedestrian and vehicular circulation structures and facilities shall comply with Residential Site Improvement Standards at N.J.A.C. 5:21-1 et seq.
  - k. In any development, pedestrian walkways and sidewalks shall be distinguishable and physically separate from any internal roads, driveways, and curb openings.

**4. Structured/Underground Parking Decks:** Shall comply with Design Standards at Section 5.i. herein.

**5. Tandem and Stacked Parking:**

- a. Off-street tandem parking space or vertically stacked parking systems for multi-family, mixed-use, or non-residential uses may be considered by the Planning Board. In no case shall this type of parking configuration be permitted unless a parking attendant is present in the parking area during all operating hours.
- b. Tandem parking is permitted in garages or driveways behind townhomes, or stacked-flats.

**6. On Street Parking: Shall be striped by the responsible developer.**

- a. Location - On-street parking shall be permitted on both sides of the streets except on Patterson Street where parking shall be prohibited within the cartway.
- b. Dimensions - Each space shall be a minimum of 22 feet long and 8 feet wide.
- c. Distance from Driveways - A minimum distance of 10 feet should be maintained between any on-street parking space and a two-way driveway or egress driveway opening.

**7. Zero-emission Vehicle Fueling and Charging Stations:** The developer shall provide a minimum of 1 zero-emission vehicle fueling / charging station for every 100 required parking spaces.

**8. Planting and Landscaping:**

- a. Surface parking areas having more than 20 parking spaces shall include one tree for every 10 parking spaces.
  - Fractions equal to or greater than one half resulting from this calculation shall be considered to be 1 tree.
  - Each such tree shall be located in a planting island with a minimum area of 150 square feet of pervious surface.
- b. No more than 12 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area;
- c. In any surface parking lot having more than 10 parking spaces, at least 5% of the parking area (measured from the either the back of any curb edge or the edge of pavement where a curb does not exist and including all parking spaces and aisles but not including access driveways or interior roads) shall be comprised of planted areas at or below the average grade of the paved surface.
- d. For surface parking areas, a minimum 4 feet planting strip shall be required between the back of sidewalk and any surface parking area and shall be planted with shrubs at 4 feet on center.

## XI. CIRCULATION / SIGNAGE:

### A. CIRCULATION AND RIGHTS OF WAY:

1. General - Any rehabilitation, major renovation, development, or redevelopment approval shall be conditioned upon the construction, reconstruction, or improvement of vehicular and pedestrian rights of way in a manner consistent with this Redevelopment Plan.
2. Rights of Way - The center-lines of any newly constructed, reconstructed, or improved right-of-way per the Redevelopment Plan, and shall match the locations of center-lines of the rights-of-way identified on Sheet 12 of the current official Borough of Hillsdale Tax Map as may be verified by a surveyor.
3. Cartway Widths - Cartways widths for all vehicular rights of way within the Redevelopment Area shall be measured from face of curb to face of curb.
4. Sidewalks - Sidewalk dimensions shall be measured from the back of curb and shall be included in the required front building setback.
  - a. Sidewalks shall include a minimum 5 foot landscape planting area and a minimum 5 foot sidewalk.
  - b. The planting area shall contain all “Streetscape Standards” and grass or planting areas.
5. Patterson Street: Shall have a 32-foot wide cartway between curb faces.
  - a. A minimum 8 foot landscape planting area and a minimum 5 foot sidewalk shall be provided on the west side of the cartway.
6. All Other Streets: Shall have a 42-foot wide cartway comprised of two 12-foot lanes with 8 foot parallel parking on both sides of each street.
  - a. See on-street parking standards.
  - b. A minimum 5 foot landscape planting area and a minimum 5 foot sidewalk shall be provided contiguous to the back of curb.
7. Circulation Recommendations:
  - a. Valley Street - Truck traffic should be prohibited from entering or exiting the Redevelopment Area via Valley Street except that trucks should be permitted to access Lot 11 on Block 1207 from Valley Street until such time that the use on the site changes, ceases, or is abandoned.

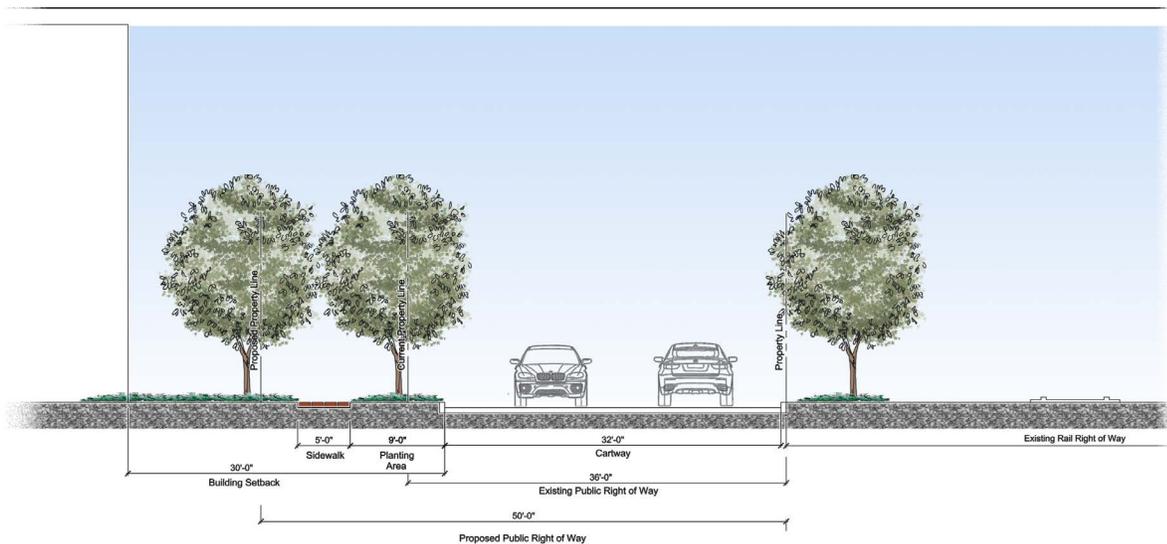
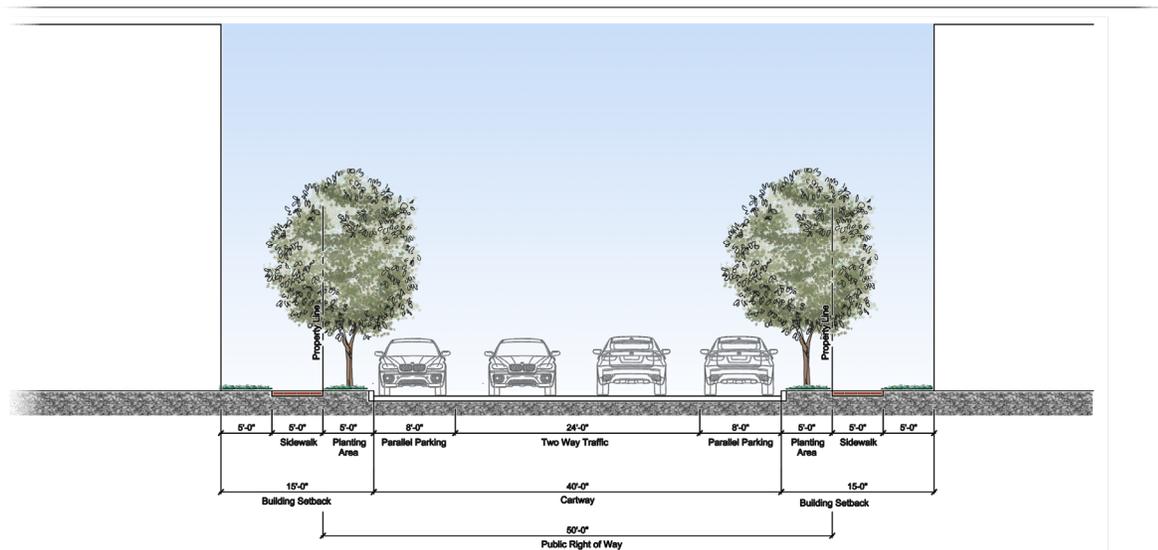


Figure 1: Typical Patterson Street Cross Section

**B. SIGNAGE:**

1. All uses except townhomes shall conform to the standards at §310-65 of the Land Use Ordinance.
2. Townhouses - Shall conform to §310-63.B of the Land Use Ordinance except that freestanding signs shall only be permitted on Tracts consisting of at least 2 acres.
3. General public purpose shall comply with the applicable standards at §310-62 of the Land Use Ordinance.
4. All Signage - Shall comply with §310-61 of the Land Use Ordinance.



**Figure 2:** Typical Street Cross Section

## **XII. ON-SITE LANDSCAPING AND SCREENING:**

---

### **A. ON-SITE LANDSCAPING AND SCREENING:**

#### **1. General Landscaping and Screening Standards:**

- a. Fence Materials - Any fence or wall used for screening shall be constructed in a durable fashion of decorative masonry (excluding smooth face masonry), stone, brick, iron, steel, wood, wood composite, or other comparable materials specifically designed as fencing materials.
  - i. Fences comprised of the materials or styles identified in §310-56.F of the Land Use Ordinance shall be prohibited.
  - ii. Barbed wire, electrical and chain-linked and vinyl fences are prohibited.
- b. Plant Installation Requirements: The following contains standards to be used in installing screening:
  - i. Trees must be installed with a minimum 3-inch caliper and must be large deciduous or evergreen species which have a minimum growth height of 20 feet.
  - ii. Trees should be trimmed up 8 feet at the time of planting.
  - iii. Shrubs used in any screening or landscaping must be evergreen, at least 3 feet tall with a minimum spread of 2 feet when planted and no further apart than 6 feet. They must be of a variety and adequately maintained so that an average height of 3 to 6 feet could be expected as normal growth within four years of planting.

#### **2. Screening from Existing Single-Family Dwellings:**

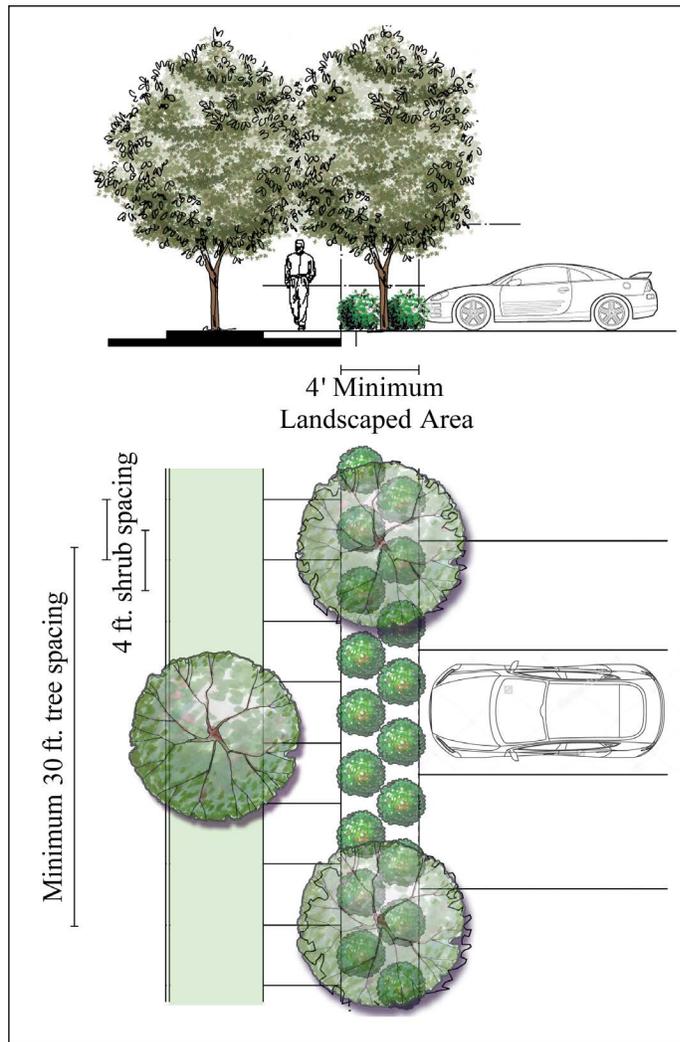
- a. There shall be a 20-foot wide planted buffer along any property line shared with a single-family dwelling, which shall have 1 tree and 5 shrubs for every 500 square feet of buffer area and 30 linear feet of buffer area.
  - i. The buffer may be interrupted for pedestrian and vehicular access purposes provided that the area of the buffer displaced by such access way is continued between the access way and any other improvement or structure on the property.
- b. A fence not shorter than 6 feet nor taller than 8 feet shall be erected along the property line.
  - i. Fences separating non-residential uses from single-family residential uses or zones shall be solid fencing. Fences separating multi-family residential uses from single-family residential uses or zones shall be solid or semi-open.
  - ii. Use of a solid fence over a semi-open fence shall reduce the required shrub density for a multi-family use - single-family use buffer area to 2 shrubs per 500 square feet of buffer area.

#### **3. Screening Between All Other Uses:**

- a. A 5 foot wide landscaped buffer shall be provided within the side and rear lot lines between multi-family residential, mixed, and non-residential uses at a density of 1 tree and 3 shrubs per 750 square feet of buffer area and 30 linear feet of buffer area.
- b. A solid fence not shorter than 4 nor taller than 6 feet shall be erected along rear and side property lines parallel within view of residential units or within 15 feet of a window for a residential unit.

- 4. Other Required Screening:** The following uses must be screened from abutting property and view from a public street:

- a. On-site dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas in side yards shall be screened with a closed 6 foot tall fence on 3 sides, except that the exterior building wall may be used in lieu of fencing on one side when the storage area is adjacent to the building;
- b. Service entrances or utility structures associated with a building;
- c. Loading docks or spaces, except in the area where such use abuts other loading docks or spaces;
- d. Outdoor storage of materials, stock and equipment; and
- e. Any other uses or structures for which screening is required in this Redevelopment Plan.



**Figure 3:** Required surface parking screening

### XIII. STREETSCAPE STANDARDS:

#### A. STREETSCAPE STANDARDS:

##### 1. Street Trees:

- a. Street trees shall be planted in either grates or open landscape areas and spaced at an average of 40 feet on center along Patterson Street and 30 feet on center on all other rights-of-way and:
  - i. Street trees shall be planted with a minimum four-inch 4 inch caliper, shall be trimmed up to 8 feet and shall be in accordance with the “American Standard for Nursery Stock” published by the American Association of Nurserymen;
  - ii. Prior to installation a minimum 4-foot by 8-foot area should be treated and prepared for tree root growth;
  - iii. Permanent irrigation shall be required for all street trees.;
  - iv. Tree up-light fixtures can be located at the base of every street tree;
  - v. Deviations in tree spacing shall be permitted where curb cuts are installed; and
  - vi. There shall be a minimum distance of 15 feet between any street tree and the curb return at a street intersection.
- b. Tree Grates:
  - i. Tree grates can be used wherever a tree is placed within a high traffic area.
  - ii. Tree grates should allow for tree growth and be made of ductile iron and should be factory painted.

##### 2. Sidewalk Design:

- a. Sidewalks should have a higher level of finish on pedestrian oriented, mixed-use streets (pavers, colored, stamped or concrete, etc. - asphalt is prohibited).
- b. The pattern and type of materials will be determined during the site plan application and design phase.

##### 3. Street Furniture and Accessories:

- a. Seating, Benches & Trash Receptacles:
  - i. Seating shall be required to be installed along streets fronted by multi-family, mixed-use, and non-residential projects;
  - ii. One bench with one trash receptacle should be located at minimum every 150 feet; and
  - iii. Seating should not obstruct views for vehicles, sidewalks for pedestrians, or signs and



Map 10: Streetscape / Right of Way Requirements

displays for businesses, and shall not encroach into pedestrian or vehicular rights of way.

#### 4. Street Lighting:

- a. Street lights should be located as part of the streetscape and function as a unifying element and fixtures should exhibit an aesthetic as well as functional purpose to create interest and a sense of scale for the pedestrians.
- b. Luminaires should be translucent or glare-free using opaque glass or acrylic lenses.
- c. Diffusers and refractors should be installed to reduce unacceptable glare adjacent to residential areas.
- d. The specific street light height and spacing shall be determined during the design phase.
- e. The height and spacing of the light poles should be based on a photometric calculation.
- f. Lights should be centered between the street trees within the furniture and planting strip of the required sidewalk.
  - i. Street light specifications and locations shall be submitted for review and approval.

#### 5. Planting Pots & Planters:

- a. Pots and planters can be used in addition to landscape planting strips on sidewalks to complement the surrounding streetscape by adding color and variety.
- b. Pots and planters can be placed anywhere pedestrian or vehicular traffic is not disturbed, but may function as a separation between pedestrians and vehicles.
- c. Pots and planters are ideally located near seating areas, but plant materials should not interfere with circulation or comfort.

#### 6. Trash Receptacles:

- a. Trash receptacles should be located conveniently for pedestrian use and service access in significant areas and gathering places.
- b. Trash receptacles should be permanently attached to deter vandalism and have sealed bottoms with sufficient tops to keep contents dry and out of pedestrian view.



Figure 4: Residential streetscape typ.

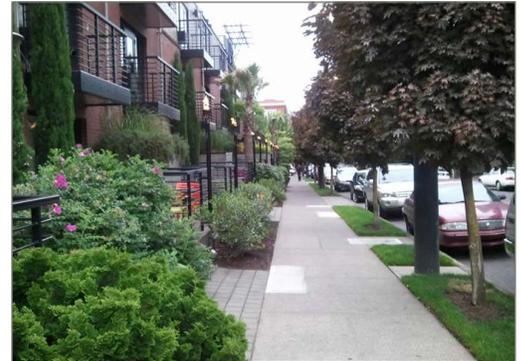


Figure 5: Residential streetscape typ.



Figure 6: Residential streetscape typ.



Figure 7: Residential streetscape typ.

- 
- c. The type and location of the receptacles will be determined during the design phase.
  - d. At minimum every other trash receptacle should include an additional recycling container.

**7. Utility Accessories:**

- a. Utility boxes, meters, man hole covers and fire hydrants should be coordinated with other streetscape accessories.
- b. Utilities should be readily accessible and placed so as not to obstruct pedestrian movement and should minimize visual and physical impact as much as possible.
- c. Where utility boxes must be located on the sidewalk, the developer should contract a local artist to decorate the boxes or conceal them in artistic structures.

## XIV. FLOODPLAIN DEVELOPMENT REGULATIONS:

### A. FLOODPLAIN MITIGATION / STORM-WATER MANAGEMENT DEVELOPMENT REGULATIONS:

#### 1. General:

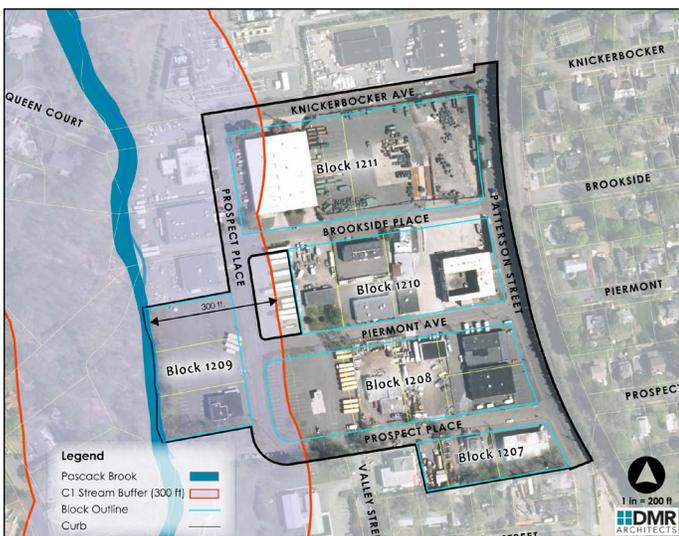
- a. Flood Mitigation / Storm-water Management - Pervious surface and / or storm-water management systems shall be required for any proposed development to reduce the impacts to the Borough's storm-water and sewer system. Infrastructure improvements may include but are not be limited to Green Roofs, planter boxes and trays, permeable pavers, and above or below grade storm-water management systems.
  - i. The improvements shall be provided on all projects in order to ensure that the post-construction peak runoff rates for the 2-year, 10 year, and 100-year storm events are a maximum of 90 percent of the pre-construction peak runoff rates.

#### 2. Finished Floor and Equipment:

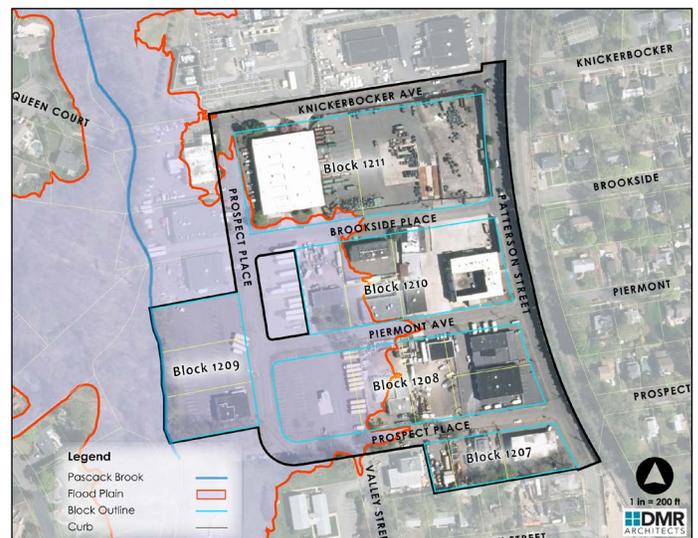
- a. The ground floor of any building and any equipment including electrical, H.V.A.C. and related facilities shall be elevated at least one (1) foot above the base flood elevation.
- b. New construction and substantial improvements, with fully enclosed areas below the ground floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

- #### 3. Ground level garages or Sheltered Parking areas within the 100-year flood plain:
- Shall remain open on the side of the building closest to Pascack Brook to avoid diverting flood waters outside of the 100-year flood plain.

- #### 4. Bio-retention Swales and Rain Gardens:
- In lieu of paved surfaces or street furniture, the planting and street furniture strip nearest the curb of sidewalks within the floodplain should be equipped with bio-retention swales and rain-gardens.



Map 10: C-1 Waterway 300 foot buffer



Map 11: FEMA 100 year flood plain

## XV. ARCHITECTURAL DESIGN STANDARDS:

### A. DESIGN STANDARDS:

1. **Intent:** The intent of the Architectural Design Standards is set a vision for any development that occurs within the Redevelopment Area and to ensure the architectural design is consistent with the goals and objectives of the Borough Master Plan. These standards are intended to ensure high quality, pedestrian friendly development that supports the existing downtown and surrounding neighborhoods while connecting through sidewalks and trails to the surrounding communities. These standards will be the requirements upon which any proposed development plan will need to meet.
2. **Building Style:** The architectural style permitted within this Redevelopment Plan is limited to the following: the Second Empire, Stick-Eastlake, and Queen Anne architectural styles.
  - a. The Second Empire style structures have flat roof lines, corniced eaves, angled bay windows and Corinthian-columned porches.
  - b. The Stick-Eastlake structures often include square bays, flat roof lines and free-style decorations.
  - c. Queen Anne style has a gabled roof, shingled insets, angled bay windows under the gable and on occasion a tower.
3. **Primary Architectural Characteristics:** All residential development shall meet at least two primary and two secondary architectural characteristics of the Second Empire or Stick Eastlake style. All non residential development shall meet at least one primary and one secondary architectural characteristic of the Second Empire or Stick Eastlake style. The primary architectural characteristics include:
  - a. **Steeply pitched mansard roof with dormer windows:**
    - i. The mansard roof, a four-sided gambrel roof with a shallow or flat top usually pierced by dormer windows.
    - ii. The greatest virtue of the mansard is that it allows an extra full story of space without raising the height of the building.
    - iii. The mansard roof can assume many different profiles, with some being steeply angled, while others are concave, convex, or s-shaped.
    - iv. Sometimes mansards with different profiles are superimposed upon one another, especially on towers.
    - v. For most Second Empire buildings, the mansard roof is the primary stylistic feature and the most noteworthy
  - b. **Tower element:**
    - i. Another feature is the use of a tower / pavilion element

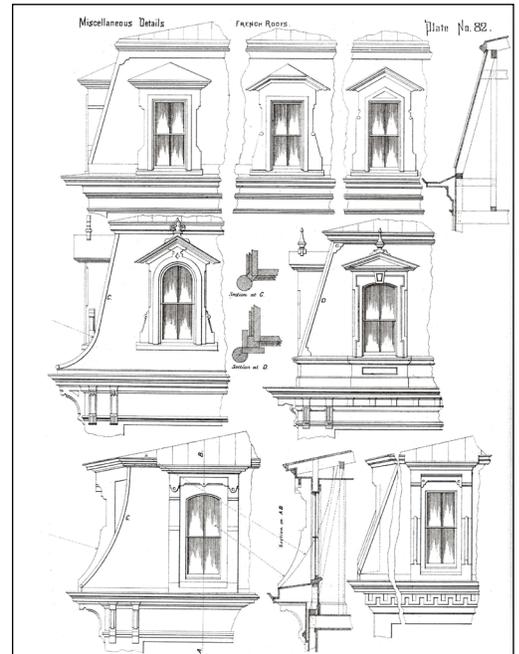


Figure 8: Mansard Roof Detail Typ.

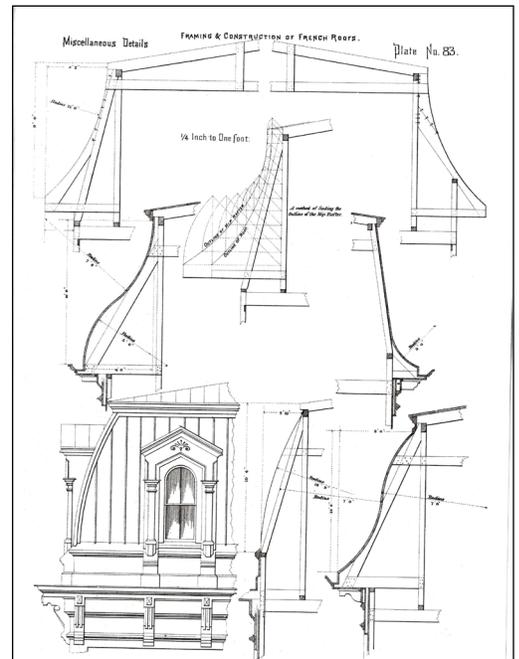


Figure 9: Mansard Roof Detail Typ.



Figure 10: Multi-family residential with Mansard Roof



Figure 11: Tower Element Example



Figure 12: Tower Element Example



Figure 13: Mixed Use Building with Mansard Roof



Figure 14: Window Style Examples

which is a segment of the facade that is differentiated from surrounding segments by a change in height, stylistic features, or roof design and are typically advanced from the main plane of the facade.

- ii. Pavilions are usually located at emphatic points in a building, such as the center or ends and allow the monotony of the roof to be broken for dramatic effect. While not all Second Empire buildings feature pavilions, a significant number, particularly those built by wealthy clients or as public buildings, do.
  - iii. The Second Empire style frequently includes a rectangular (sometimes octagonal) tower as well.
  - iv. This tower element may be of equal height to the highest floor. or may exceed the height of the rest of the structure by a story or two.
  - v. Molded cornices, decorative eaves, finial and pinnacle roof elements, textured shingles
- c. Paired one over one windows, bay windows:**
- i. Special windows include bay windows, oriel windows, dormer windows, and small accent windows.
  - ii. Bays should be constructed of a light material, such as wood, and can be composed of either casement windows with a divided-light appearance or narrow, double hung windows.
  - iii. Large dormer windows should be the shed or gabled type, typically with paired casement windows. Small decorative accent windows are encouraged, especially in service rooms, powder rooms, closets, and halls.
- d. Porch element:**
- i. Porches can have gable ends or shed roof forms, extending up into the main house roof form with chamfered or turned posts and often have gingerbread around the porches, eaves and windows.
- e. Massing:**
- i. Buildings tend to convey a sense of largeness. Additionally, the facades are typically solid and flat, rather than pierced by open porches or angled and curved facade bays.
  - ii. Buildings are almost entirely cubic or rectangular. Floor plans for structures of this style can be symmetrical, with the tower (or tower-like element) in the center, or asymmetrical, with the tower or tower-like element to one side.

- iii. Town House - Typical of urban housing for attached product types with the distinctive steeply pitched mansard roof located on the upper floor. Provided a third level to the structure without appearing to be three floors.

**4. Secondary Architectural Characteristic:**

**a. Facade Composition & Combinations:**

- i. The facade composition and for Victorian style architecture is varied among the differing styles. They varied from symmetrical square or rectangular to assymetrical L-shaped with some have tower elements that could either be squared or rounded.
- ii. There is a wide variety of roof forms, with the mansard being the most noticable victorian feature. The facades are often highly decorated with ornate detailing on the porches, windows, doors and along the roofline.

**b. Roof Shapes:**

- i. Roofs are steep, with gable and or hip, with other shapes occasionally used for emphasis.
- ii. Queen Anne elements are steep gables, hips, pyramids or cones, sometimes with distorted shapes and frequently with varying heights.
- iii. A front facing dominant gable is characteristic.
- iv. The roof line can have decorative iron cresting and a pinnacle on top of a conical roof.
- v. Tower elements can be either rounded or square in form.
- vi. The Mansard roof shapes can be varied to provide distinctive architectural details and include Straight with curbs on either end; Straight with a flare; Concave; Convex; and S-Curves.
- vii. The roof pitch is steep and varies from 8 to 20 in 12.

**c. Walls:**

- i. The first floor of the main body generally is typically elevated high at 3 to 5 feet above ground. The floor-to-ceiling height on the first floor should be 9 feet.
- ii. The secondary floor-to-ceiling height should be 8 feet. Corners should be finished with stone quoins made of wood, or by simple vertical boards painted in even darker shades.

**d. Porches & Eaves:**

- i. In this style, porches are often the full-width of the front

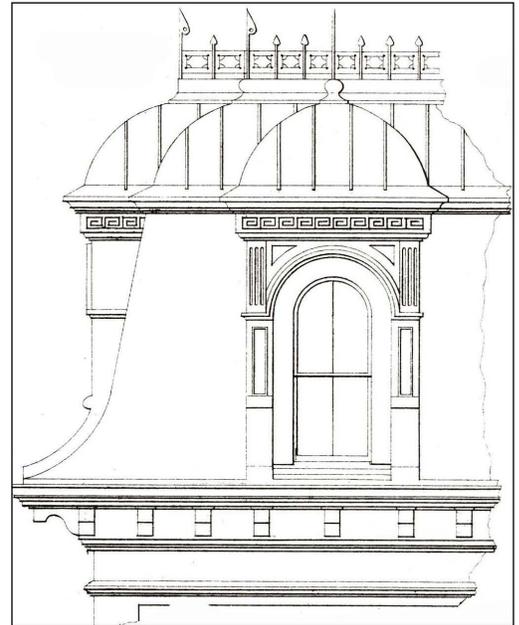


Figure 15: Roof example

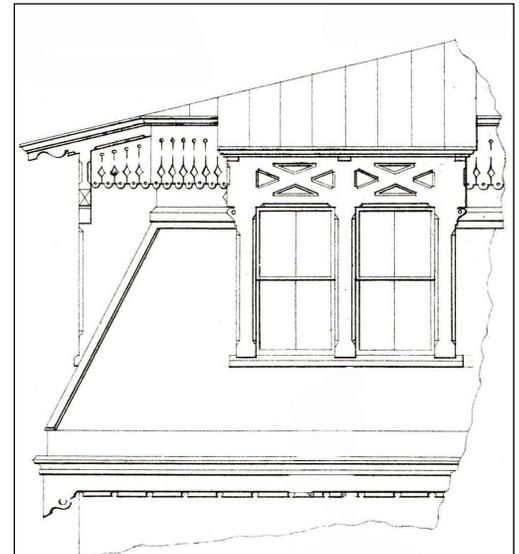


Figure 16: Roof example



Figure 17: Mixed use building with mansard roof



Figure 18: Mansard roof typ.



Figure 19: Residential building with articulated roof



Figure 20 Roof and window details



Figure 21: Roof and window details

facade to create a true “sitting porch”. Second floor porches are smaller in size and are typically notched out, under an extended roof. Minimum porch depth is 8 feet.

- ii. Porches can have gable ends or shed roof forms, extending up into the main house roof form with chamfered or turned posts and often have gingerbread around the porches, eaves and windows.

**e. Columns:**

- i. Wood, fiberglass, or composition board box columns. Historic polymer or fiberglass reproductions of round columns are also permitted.
- ii. Column types include ornate square posts and rounded columns with Ionic or Corinthian columns typically set on top of square piers or solid porch railings/surrounds.

**f. Doors:**

- i. This style varies with double front sash door, single panel design doors with large decorative, leaded glass. As with windows, doors should be recessed as deeply as possible. Simple detailing around doors is encouraged.

**g. Windows:**

- i. Windows should be paired in either groups of two or three and vary in shape from italiante, round topped, square headed, pediment or scrolled panels and are usually tall, slender and always wood framed.
- ii. Smaller round windows can be tucked into smaller location across the frieze or beneath the cornice.
- iii. Windows to be double hung with large paneled glass with a standard one over one, double hung sash.
- iv. All windows shall have a divided-light appearance.
- v. Windows should decrease in size between floors with the largest windows on the first floor.
- vi. Wood trim painted can be used with a darker colored sash.

**h. Shutters:**

- i. Plank/board or panel-style louvered shutters are encouraged as an accent. Wrought iron lift-off hinges, shutter dogs, and latches are also encouraged.

**i. Siding:**

- i. Wood or fiber cement board siding with 4 inch min. lap reveal, cut shakes,

**j. Trim:**

- i. Wood, fiber, cement board, composition board, or polymer millwork for built-up sections. Historic polymer reproductions are also permitted. Shouldered window trim with consoles and a complex sash trim are acceptable.

**k. Roofing:**

- i. Slate was the preferred roof material with tin and wood materials also being used. Architectural asphalt/ fiberglass shingles or slate profile fiberglass shingles, or slate (including manufactured slate products). Shingles can have multiple colors with intricate patterns.

**l. Foundations:**

- i. Concrete, brick, or stone veneer.

**5. Additional Design Standards:**

- a. Uses shall be required on the ground level facing Patterson Street.
- b. Open wall, tuck under parking areas shall not face existing roadways.
- c. Side elevations for any building that fronts on an existing roadway shall be designed with the same materials and architectural details including windows as the front of the same building.

**d. Horizontal Articulation / Facade Length:**

- i. Building facades in excess of 120 feet in length shall be designed to avoid a monolithic appearance through the use of different façade materials and building setbacks that act to break the building appearance into smaller increments and sections.
- ii. Each building façade greater than 60 feet in length but less than 120 feet shall incorporate wall plane projections or recesses that are compatible with the proposed building architecture. Suggested breaks should occur at less than 40 feet.
- iii. Expanses of solid wall without window openings should be rare and shall not exceed 30 feet in length.
- iv. Materials - The building façade shall incorporate a change of materials and at least two of the following elements.
- v. The maximum length of any townhouse or stacked flat building shall be 200 feet.



Figure 22: Building corner detail



Figure 23: Residential building with mansard roof



Figure 24: Mixed use building with corner detail



Figure 25: Townhome with rear loaded garages



Figure 26: Multifamily with mansard roof and details



Figure 27: Mixed use building with window details



Figure 28: Mixed use building example



Figure 29: Mixed use building with fenestrations

**e. Vertical Articulation:**

- i. A principal building shall be designed so that the massing or facade articulation of the building presents a clear base, middle, and top. First floors shall be designed with adequate floor to ceiling height to accommodate building lobbies, loading or service areas, and the like. Lower levels can be differentiated from upper stories by incorporation of elements including, but not limited to, the following;
  - (1) Low planters and walls;
  - (2) Use of veneer banding or wainscot, change in materials, and change in textures;
  - (3) Heavier materials and darker colors on lower levels;
  - (4) Integrated covered walkways, trellises, or architectural awnings; or
  - (5) Other design elements that distinguish lower levels as determined by the Board.
- ii. The base (either the entire first floor, or the lowest portion of the first floor) of all facades of buildings should be highlighted architecturally in order to visually ground the building.
- iii. The upper-most story of all buildings greater than two stories shall have a reduced floor area of at least 10 percent of the ground floor.

**f. Building Materials:** No more than three different materials should be employed as primary materials on a building façade;

- i. Building materials may include brick, stone, cast stone, metal, clay, porcelain, ceramic, tile, resin panels and glass storefront assemblies, wood and fiber cement siding;
- ii. Vinyl siding of any type and grade is strictly prohibited on any portion of any building façade within the Redevelopment Area;
- iii. First level commercial uses may be designed using different material than the levels above.

**g. Entrances and Doors:**

- i. Pedestrian building entries within the front facade should be clearly visible and highlighted through such means as projecting bays, columns, canopies, overhangs, porches, and stoops. Such features shall not project more than four (4) feet from the building wall.

- ii. Entrances for uses located above the ground floor should be separate and distinct from entrances for street level commercial uses;
- iii. Entrances for buildings on a corner should incorporate a tower element where feasible.
- iv. Buildings that front on parks, plazas, common areas and public open space shall have a primary building facade with a customer entrance that faces the common or public area in addition to a street facing facade.
- v. All customer or resident/visitor entrances shall create architectural interest and variation from other portions of the building by incorporating at least three (3) of the following.
  - (1) Changes in building plane through recesses and/or projections;
  - (2) Canopies, awnings, arcades, galleries, or other overhangs;
  - (3) Tower elements;
  - (4) Architectural embellishments;
  - (5) Changes in building material, color, and/or texture; or
  - (6) Other design elements that add visual interest as determined by the Borough.



Figure 30: Residential building with architectural details



Figure 31: Multifamily with mansard roof



Figure 32: Townhouse example

#### **h. Rooftop Amenities:**

- i. Access through either elevators or stairwells are permitted to go above the maximum Building Height by up to twelve feet so long as the access does not include usable amenity space.

#### **i. Structured Parking:**

- i. Structured Parking shall be screened with uses along Patterson Street and shall be screened with architectural materials, elements and other treatments that are consistent with the design and quality of the residential / commercial building it services for all other streets.
  - (1) Structures shall include decorative architectural details such as building materials, windows, window treatments and detailing that are similar in size, scale and design to the residential buildings;
  - (2) Window openings alone do not comply with this requirement;
  - (3) Other than at the parking entrances no vehicles shall be

---

visible from the center line of any public street and the structure shall have the appearance of a residential building in all physical aspects.

- ii. Ramps shall be internal to the Parking Structure and shall not be visible from any public street.
- iii. Driveway and garage openings should not exceed 28 feet (excluding loading areas) in width and should include traffic calming measures and a change in surface materials where driveways cross the sidewalk to help ensure pedestrian and bicycle safety;
- iv. Parking Structures including structures which are part of the principal building they serve shall not be taller than two (2) stories above grade.

**j. Canopies / Awnings:**

- i. Canopies and awnings should be comprised of rigid materials and should be horizontal in nature;
- ii. Awnings, canopies, and similar projections shall have an overhead clearance of at least 10 feet, and may not encroach more than seven (7) feet into the public right-of-way without permission from the governing body;
- iii. Ground supports for projecting features may not obstruct or interfere with pedestrian or vehicular movement.

**k. Balconies:**

- i. Balconies are permitted above the first story provided they do not project more than six (6) feet from any building or 4 feet into the required front yard setback or as permitted by the Building Department.

**l. Mechanical Equipment Screening:**

- i. The screening of rooftop mechanical equipment is required.
- ii. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact from any public street, neighborhood or adjacent building;
- iii. Screening materials shall be consistent with the architectural detail, color and materials of the building;
- iv. Wire mesh screening is not permitted;
- v. All roof HVAC systems must be set back a minimum of 15 feet from the walkway portion of any sidewalk and screened as to not be visible from any adjacent public street or public property;
- vi. Mechanical equipment does not count toward the maximum Building Height.
- vii. Any wall pack ventilation unit facing a public street must match the adjacent material color.

**6. Building Service and Loading Locations:**

- a. Service locations for new development are permitted in rear and side yard areas, or may face a public right of way provided that service activity shall be restricted to off peak hours.

## XVI. RELATIONSHIP TO STATE COUNTY / LOCAL MASTER PLAN & STUDIES:

---

### A. STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 (the "State Plan") the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. **1. Volume II – State Plan Goals and Policies include the following:**
  - a. **Revitalize the State's Cities and Town Centers:** Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals.
  - b. **Promote Beneficial Economic Growth:** Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State's strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals.
  - c. **Protect the Environment, Prevent and Clean up Pollution:** Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards.
  - d. **Provide Adequate Public Facilities and Services at Reasonable Cost:** Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan's vision and goals.
  - e. **Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions:** Increase energy efficiencies and reduce greenhouse gas emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled; and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan's vision and goals.
2. **The State Planning Act (N.J.S.A. 52:18A-196 et seq.) states:**

"Among the goals of the act is the following ... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal."

"It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to

---

the health and well-being of the present and future citizens of this state.” (N.J.S.A. 52:18A-196 (d)).

3. **The State Plan Policy Map (SPPM):**

- a. **Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The State Plan adopted by the State Planning Commission, places the Borough of Hillsdale in Planning Area 1 - the Metropolitan Planning Area (the “Metropolitan Planning Area”) and states:**

**“The Metropolitan Planning Area:** This planning area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/Jersey City metropolitan region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.”

**These municipalities have many things in common:** mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime.”

- b. **In the Metropolitan Planning Area, the State Plan’s intent is to do the following:**

- i. Provide for much of the State’s future development and redevelopment;
- ii. Revitalize cities and towns;
- iii. Take advantage of increased densities and compact building design;
- iv. Encourage distinctive, attractive neighborhoods with a strong sense of place;
- v. Provide for mixed-use concentrations of residential and commercial activity;
- vi. Create a wide range of residential housing opportunities and choices with income mix;
- vii. Provide for a variety of multi-modal transportation alternatives;
- viii. Prioritize clean-up and redevelopment of brownfields and greyfields sites;
- ix. Create cultural centers of state-wide significance; and
- x. Re-design any existing areas of low-density sprawl.

4. **Applicability to This Redevelopment Plan**

- a. **This Redevelopment Plan is consistent with the goals and policies of the State Plan and of the Metropolitan Planning Area.**

- i. The Redevelopment Plan provides for a mix of uses in an existing industrial district within a half-mile of the Hillsdale NJ Transit Station and within 1.25 miles of the Woodcliff Lake NJ Transit Station , and within 0.5 miles of the Hillsdale’s downtown amenities.
- ii. The Redevelopment Plan permits inclusionary development.
- iii. The bulk standards of the Redevelopment Plan also permit densities that are greater than the densities typically permitted in Hillsdale.

---

## B. BERGEN COUNTY MASTER PLAN

In reviewing Vision Bergen County, the visioning component of the Bergen County Master Plan, the following information pertains to goals and policies for a program of rehabilitation.

1. **Bergen County Master Plan Overview:**
  - a. County master plans can educate municipalities and the general public with respect to a wide range of planning-related issues. They can publicize best practices and planning tools, drawn both from within the county, and from outside, that municipalities can pursue locally in search of solutions to common problems.
2. **Bergen County Master Plan Land Use Section:**
  - a. Because Bergen is a mature county in terms of its development pattern, future growth will primarily occur through redevelopment and infill.
3. **Applicability to this Redevelopment Plan:**
  - a. As anticipated by the Bergen County Master Plan, this Redevelopment Plan aims to promote the Borough's growth through redevelopment of an industrial area to accommodate the Borough's residential development including meeting the Borough's affordable housing needs.

## C. NEIGHBORING MUNICIPALITY PLANS

The Redevelopment Area is located in a relatively central area of the Borough approximately 0.5 miles from the boundaries of neighboring municipalities. The highest order road affected by this Redevelopment Plan is Patterson Street, which extends approximately 0.75 miles north to south from Parkview Drive to the intersection of Broadway and Washington Avenue with the NJ Transit Rail Right of Way.

Information for the Master Plans of the adjacent municipalities include the following:

1. **River Vale:** The Township of River Vale is located along the eastern part of Hillsdale, approximately 1.25 miles from the Redevelopment Area. The zones along the border with Hillsdale are generally large-lot single-family districts. River Vale's policies for these districts is to take steps to remove the zoning designations from golf courses and environmentally sensitive areas. Due to the distance between the Redevelopment Area and River Vale and the absence of direct road connections from the site through River Vale there is no significant relationship to the River Vale's Master Plan.
2. **Saddle River:** The Borough of Saddle River is located to the west of Hillsdale, approximately 2.8 miles from the Redevelopment Area. Land uses along the border between the municipalities consists of large-lot single-family dwellings and agricultural uses. The only direct road connection between the two municipalities is Wiermus Road, which links to Mill Road along the southernmost boundary line with Saddle River Borough. The most recent master plan documents, adopted by the Borough in 2010 (Master Plan) and 2018 (Housing Element and Fair Share Plan) make no recommendations with respect to the lands most proximate to Hillsdale except to rezone preserved farmland that extends between both municipalities. Given the distance between the Redevelopment Area and the municipal border, and the lack of direct road connections, there is no significant relationship to the Saddle River Master Plan.
3. **Washington Township:** Washington Township is located southwest of Hillsdale, and is connected to the Borough by Pascack Road and Wiermus Road (which becomes Van Emburgh Avenue) as well as several lower

---

order streets in residential neighborhoods along the municipal borders. The Township is approximately 0.5 miles from the Redevelopment Area. The portions of Washington Township along the border with Hillsdale are generally developed with and zoned for single-family detached and townhouse development. In 2018 Washington Township adopted an inclusionary development overlay district on properties near the Hillsdale border. Due to the distance of the site to Washington Township's border and to the new inclusionary overlay zone in Washington Township's northwest sector and the lack of direct roads from the Redevelopment Area to Washington Township, this Redevelopment Plan has no significant relationship to Washington's Master Plan.

4. **Westwood:** The Borough of Westwood is approximately 0.5 miles from the Redevelopment Area on the south side of Hillsdale Borough. The land uses and zoning on the Westwood side of the border between the two boroughs consists of single-family residential neighborhoods with business and multi-family development along Broadway, which connects Westwood to Hillsdale's Downtown and, from there, the Redevelopment Area via Patterson Street. In 2018, Westwood adopted a housing element and fair share plan as well as ordinances that established an affordable housing overlay zone on the LB-1 Limited Business Zone district along Broadway near the Hillsdale border. Other than these affordable housing zoning measures, Westwood's most recent master plan documents (including their 2019 Master Plan Reexamination Report) do not propose substantive changes to the areas nearest to Hillsdale that would have implications for this Redevelopment Plan. Nor does this Redevelopment Plan have any significant relationship to Westwood's Master Plan.
5. **Woodcliff Lake:** The Borough of Woodcliff Lake is located approximately 0.5 miles from the Redevelopment Area, and is accessible from the Redevelopment Area by way of Broadway. Woodcliff Borough conducted a study of the Broadway corridor as recently as 2012, which had recommended rezoning the corridor for mixed-use development. Woodcliff Lake's most recent Master Plan Reexamination Report (2019) and prior master plan documents have discussed imposing enhanced designed standards for commercial uses on Broadway, improving pedestrian circulation around the rail station on Broadway (1 mile from the Redevelopment Area), to evaluate and address traffic issues on Broadway, and redevelopment of properties near the Woodcliff Lake rail station for affordable housing purposes. With the exception of potential changes in traffic on Broadway, particularly between the Redevelopment Area and the Woodcliff Lake NJ Transit station, there is no relationship between this Redevelopment Plan and Woodcliff's Master Plan.

---

# **APPENDIX**

## **Schedule of Uses and Requirements Borough Zoning Ordinance**



---

# EXHIBIT MAPS

**Map 1:** Redevelopment Area Aerial Map

**Map 2:** Investigation Area Zoning Map

**Map 3:** Existing Land Uses

**Map 4:** Permitted Building Heights

**Map 5:** Permitted Residential Density

**Map 6:** Permitted Impervious Coverage

**Map 7:** Building Setback Requirements

**Map 8:** Minimum Tract Size

**Map 9:** Streetscape / Right of Way Requirements

**Map 10:** C-1 Waterway 300 Foot Buffer

**Map 11:** FEMA 100 Year Flood Plan

# MAP 1: REDEVELOPMENT AREA AERIAL MAP



# MAP 2: INVESTIGATION AREA ZONING MAP

## BOROUGH OF HILLSDALE

### ZONING MAP

R-1 - RESIDENTIAL - 22,500 SQ. FT.

R-2 - RESIDENTIAL - 15,000 SQ. FT.

R-3 - RESIDENTIAL - 10,000 SQ. FT.

R-4 - RESIDENTIAL - 7,500 SQ. FT.

C - COMMERCIAL

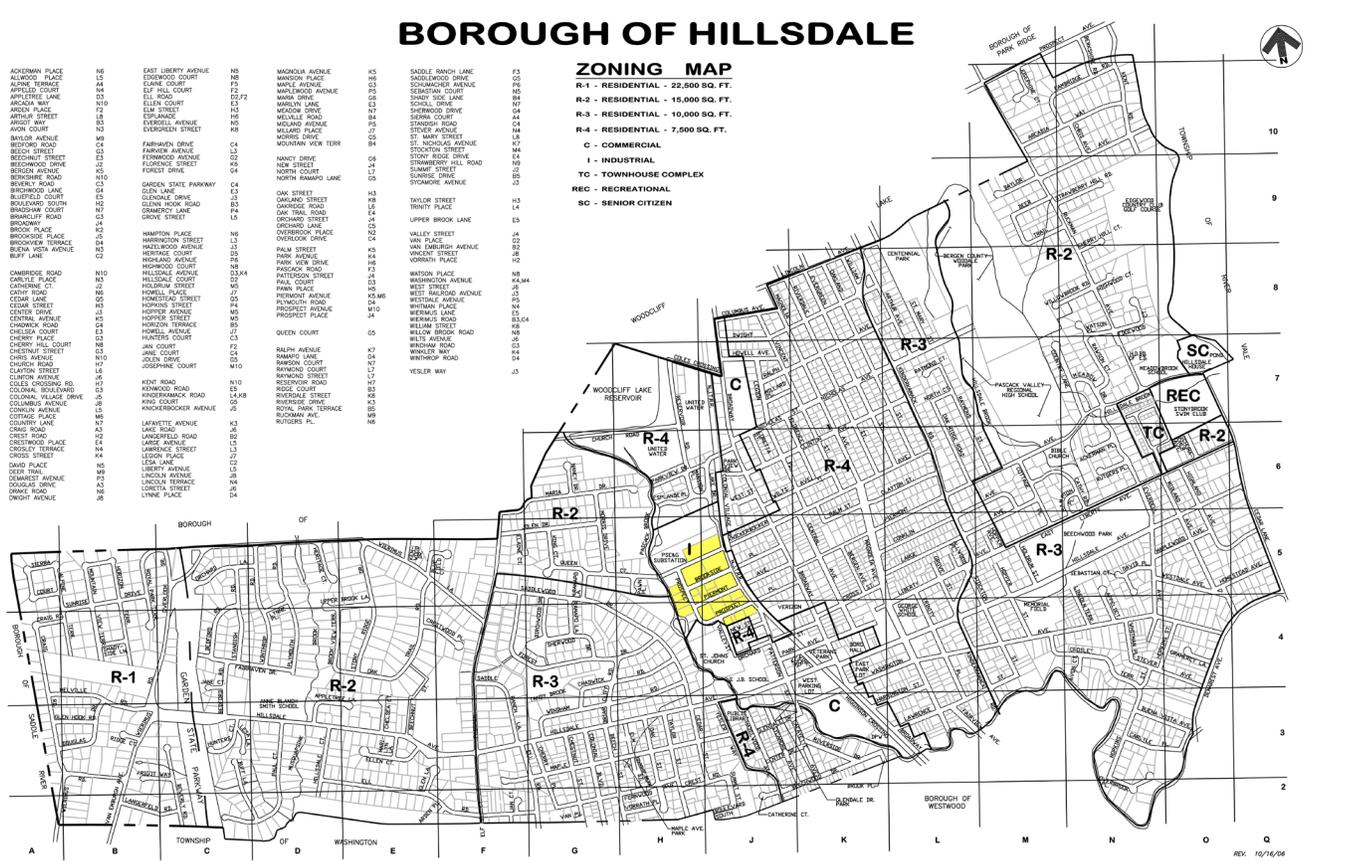
I - INDUSTRIAL

TC - TOWNHOUSE COMPLEX

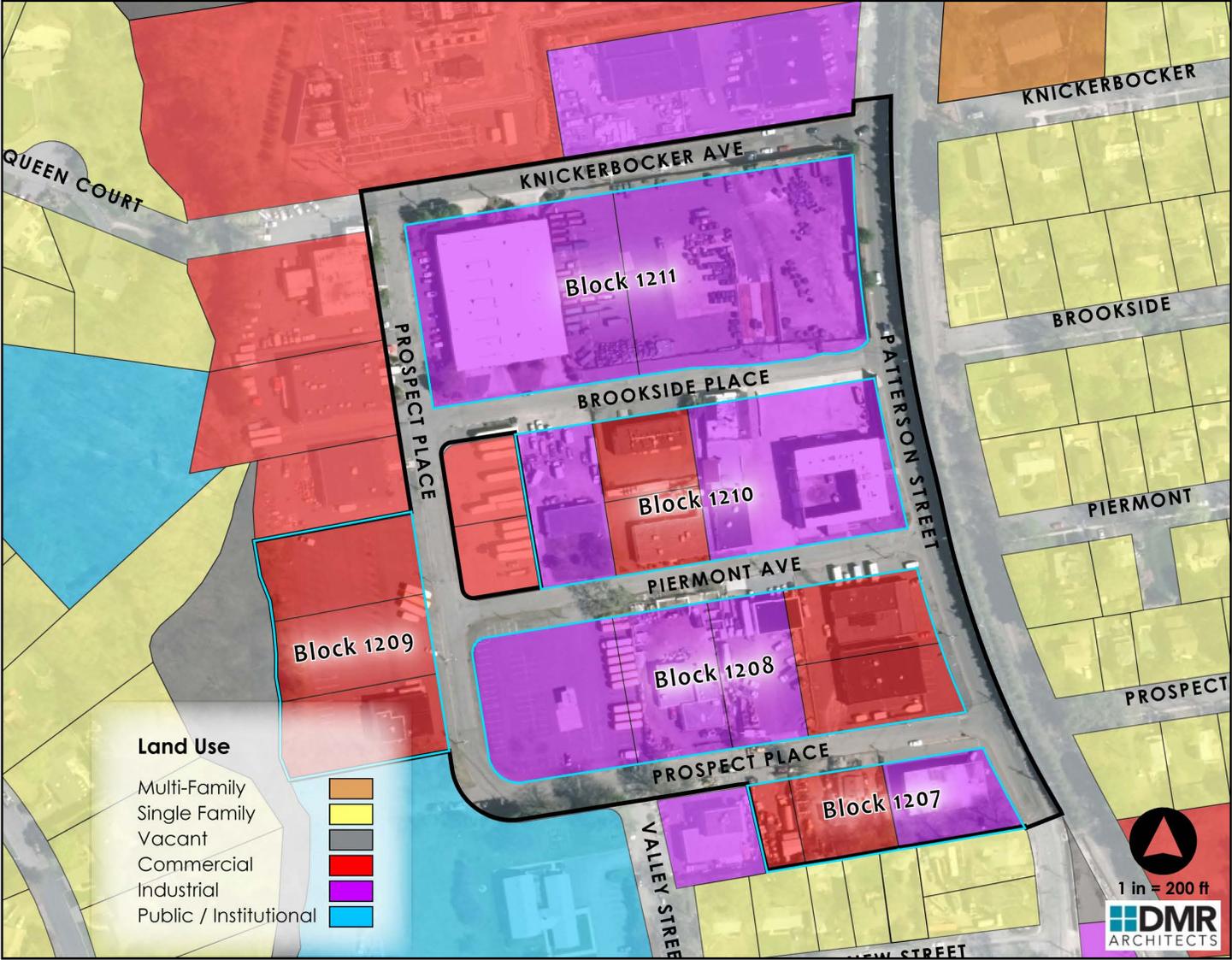
REC - RECREATIONAL

SC - SENIOR CITIZEN

ACHMER PLACE N5	EAST LIBERTY AVENUE N5	MADONIA AVENUE K5	SADDLE RANCH LANE F3
ALWOOD PLACE N5	EDGEMOOR COURT F2	MANSON PLACE N5	SADDLEWOOD DRIVE O5
ALYON DRIVE N4	ELM COURT F2	MADE AVENUE O3	SCHMIDT AVENUE N5
AMPHETRE LANE D3	ELT ROAD C2	MARY ELISE FRENCH O2	SHAW AVENUE N5
ARCOLA WAY N10	ELLEN COURT C2	MARY DRIVE O6	SHAWY SIDE LANE N4
ARCHA PLACE F2	ELM STREET H3	MEADOW DRIVE NT	SHERWOOD DRIVE N4
ARVINA STREET L8	EMERSON AVENUE N5	MELVILLE ROAD B4	SIDNEY COURT N7
ARVON WAY N3	EVERGREEN STREET K4	MILLAND AVENUE J5	STANSHUR ROAD C4
ARVON COURT M9	FARMHORN DRIVE C4	MOUNTAIN VIEW TERR B4	STEVEN AVENUE N4
BECHORD ROAD C4	FANFORD AVENUE L3	NANCY DRIVE O6	ST. NICHOLAS AVENUE N4
BECHORD STREET C3	FERNWOOD AVENUE C2	NEW STREET J4	STONERIDGE DRIVE N4
BECHORD STREET J2	FLORENCE STREET O2	NORTH COURT L7	STRAWBERRY HILL ROAD N5
BECHORD STREET N10	FORREST DRIVE O9	NORTH RAMAPO LANE C5	STURGE DRIVE J2
BECHORD STREET N13	GARDEN STATE PARKWAY C2	OAK STREET K3	SUNNYSIDE AVENUE J2
BECHORD STREET N15	GLENN DRIVE E3	DANWING TERRACE K8	TAYLOR STREET K3
BECHORD STREET N16	GLENN DRIVE B4	DAMROSE ROAD L6	TRINITY PLACE L4
BECHORD STREET N17	GLENN DRIVE B4	OAK TONE ROAD L4	UPPER BROOK LANE E3
BECHORD STREET N18	GLENN DRIVE B4	ORCHARD STREET J4	VAN PLACE N4
BECHORD STREET N19	GLENN DRIVE B4	ORCHARD LANE C5	VAN LAMBETH AVENUE J2
BECHORD STREET N20	GLENN DRIVE B4	OVERLOOK DRIVE N2	VINCENY STREET J2
BECHORD STREET N21	GLENN DRIVE B4	OVERLOOK DRIVE N2	VORRISON PLACE H2
BECHORD STREET N22	GLENN DRIVE B4	PALM STREET K5	WALLEN STREET J4
BECHORD STREET N23	GLENN DRIVE B4	PARK VIEW DRIVE M6	WEST STREET J5
BECHORD STREET N24	GLENN DRIVE B4	PARK VIEW DRIVE M6	WEST WILMINGTON AVENUE J5
BECHORD STREET N25	GLENN DRIVE B4	PASCADOCK ROAD F3	WEST WILMINGTON AVENUE J5
BECHORD STREET N26	GLENN DRIVE B4	PATERSON STREET J3	WEST WILMINGTON AVENUE J5
BECHORD STREET N27	GLENN DRIVE B4	PAUL COURT J3	WEST WILMINGTON AVENUE J5
BECHORD STREET N28	GLENN DRIVE B4	PAIN PLACE J5	WEST WILMINGTON AVENUE J5
BECHORD STREET N29	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N30	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N31	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N32	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N33	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N34	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N35	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N36	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N37	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N38	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N39	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N40	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N41	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N42	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N43	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N44	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N45	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N46	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N47	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N48	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N49	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5
BECHORD STREET N50	GLENN DRIVE B4	PATERSON AVENUE K5	WEST WILMINGTON AVENUE J5



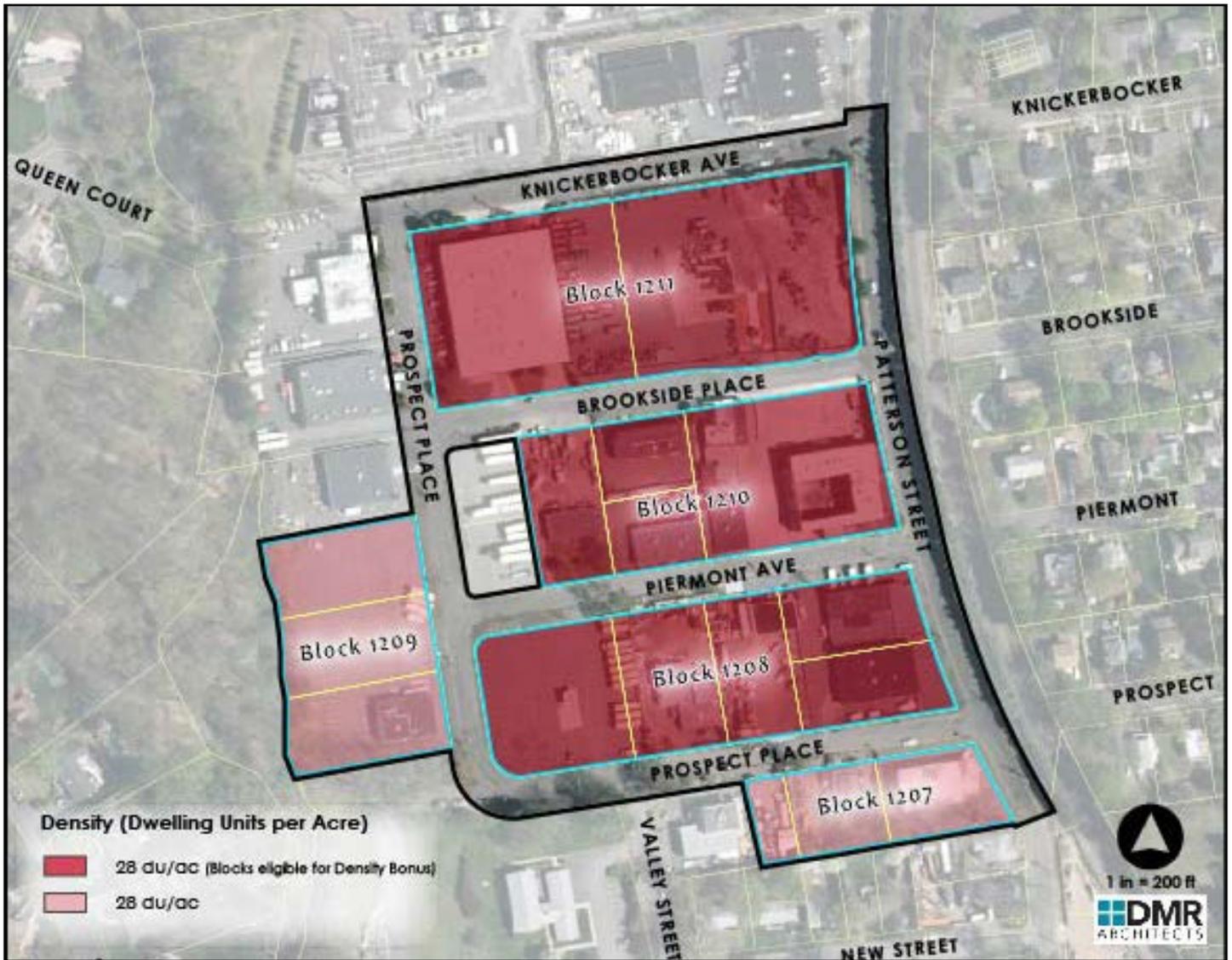
MAP 3: EXISTING LAND USES



# MAP 4: PERMITTED BUILDING HEIGHTS



# MAP 5: PERMITTED RESIDENTIAL DENSITY



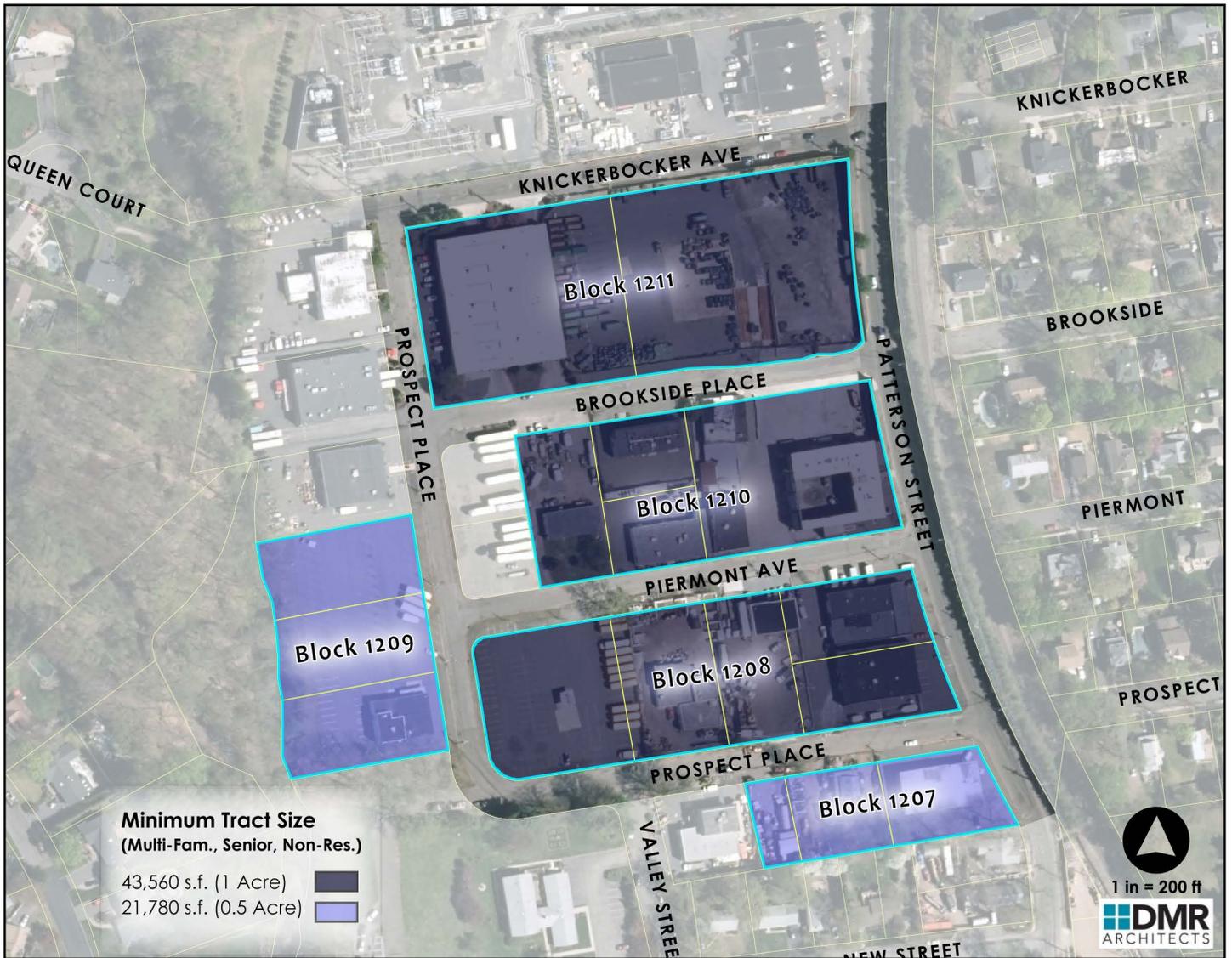
MAP 6: IMPERVIOUS COVERAGE



# MAP 7: BUILDING SETBACK REQUIREMENTS



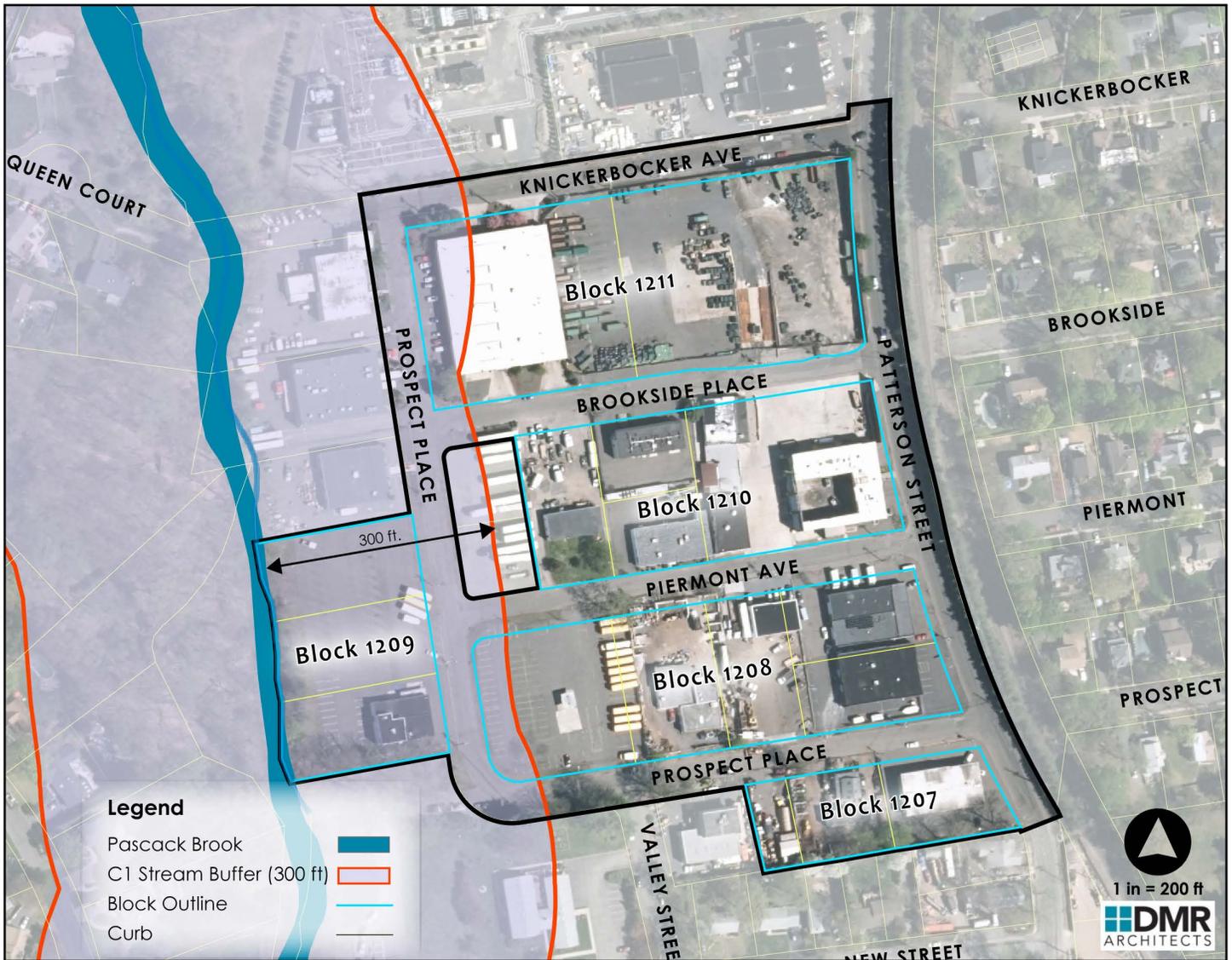
# MAP 8: MINIMUM TRACT SIZE



# MAP 9: STREETSCAPE RIGHT OF WAYS



# MAP 10: C-1 WATERWAY 300 FOOT BUFFER



# MAP 11: FEMA 100 YEAR FLOOD PLAIN

