

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2021-018**

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AS IT RELATES TO PROPERTIES IN THE NB NEIGHBORHOOD BUSINESS ZONE

WHEREAS, the Borough of Park Ridge adopted Ordinance No. 2010-017 on May 25, 2010, which Ordinance established the NB Neighborhood Business Zone encompassing approximately 21 acres along Park Avenue and Broadway in the vicinity of the Borough's historic train station; and

WHEREAS, the Borough expanded the boundaries of the NB Neighborhood Business Zone to encompass a total of 44 acres (including all parcels previously designated for the B-3 Mixed Business Zone) and to modify the permitted uses and area and bulk requirements in the zone via adoption of Ordinance No. 2011-026 on September 13, 2011; and

WHEREAS, the Borough also adopted a Redevelopment Plan for certain parcels within the NB Neighborhood Business Zone, identified as Block 1516 Lot 2, Block 1801 Lots 1 and 2, and Block 1801.01 Lot 1.01 (formerly Block 1801 Lots 3-5 and Block 1802 Lots 1-7), via Ordinance No. 2016-008 on May 10, 2016, which Ordinance established the Redevelopment Plan to serve as an overlay zone over the underlying NB Zone; and

WHEREAS, the Borough desires to maintain the existing NB Zone and Redevelopment Area Overlay Zone designations on those parcels so designated in Ordinance No. 2011-026 and Ordinance No. 2016-008, respectively, and to maintain the existing requirements related to same; however, a review of the Borough Code related to these designations and requirements has revealed certain inconsistencies and deficiencies that must be addressed; and

WHEREAS, this Ordinance endeavors to correct said inconsistencies and deficiencies.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Park Ridge, in the County of Bergen, and State of New Jersey, that:

SECTION 1. The "Zoning Map," included in Chapter 101 as Attachment 9, shall be amended as follows:

- To delete the "BUS-3 Mixed Business" Zone from the Legend in the map's title block;
- To delete the "RP-1 Residential/Professional 1" and RP-2 Residential/Professional 2" Zones from the Legend in the map's title block and replace them with the "RP Residential/Professional" Zone; and
- To add the Redevelopment Area Overlay Zone to Block 1516 Lot 2, Block 1801 Lots 1 and 2, and Block 1801.01 Lot 1.01 (formerly Block 1801 Lots 3-5 and Block 1802 Lots 1-7), consistent with Ordinance No. 2016-008, and to add the Redevelopment Area Overlay Zone to the Legend in the map's title block.

SECTION 2. The "Schedule IV-1: Schedule of District Use Regulations," included in Chapter 101 as Attachment 1, shall be amended to delete the "B-3" Zone and all associated regulations, as well as to add a new row for the "Redevelopment Area Overlay Zone," which row shall reflect the permitted principal, accessory, and conditional uses set forth for the Redevelopment Area Overlay Zone at §101-55 and §101-56 in Section 5 of this Ordinance.

SECTION 3. The “Schedule IV-2: Area, Yard and Bulk Requirements,” included in Chapter 101 as Attachment 2, shall be amended to add a new row for the “Redevelopment Area Overlay Zone,” which row shall state “See §101-57” in lieu of repeating the area and bulk requirements set forth for the Redevelopment Area Overlay Zone at §101-57 in Section 5 of this Ordinance.

SECTION 4. Section 101-5, entitled “Districts Designated,” shall be amended to delete the “BUS-3 Mixed Business” Zone from the list of zone districts.

SECTION 5. Chapter 101, Article XIII, entitled “B-3 Mixed Business Zone,” shall be deleted in its entirety and replaced with a new Article XIII, entitled “Redevelopment Area Overlay Zone.” This new Article XIII shall formally codify the Redevelopment Plan adopted via Ordinance No. 2016-008 and shall read as follows:

Article XIII Redevelopment Area Overlay Zone

§ 101-54 Applicability.

- A. The Redevelopment Area Overlay Zone encompasses the following parcels determined to be an area in need of redevelopment on September 8, 2015: Block 1516 Lot 2, Block 1801 Lots 1 and 2, and Block 1801.01 Lot 1.01 (formerly Block 1801 Lots 3-5 and Block 1802 Lots 1-7). The zoning and design requirements set forth in this Article shall serve as an overlay to the existing NB Neighborhood Business zoning underling these parcels.

§ 101-55 Permitted uses.

- A. All uses, accessory uses and conditional uses permitted in the Neighborhood Business District (NB) of the Borough of Park Ridge shall be permitted in the Redevelopment Area Overlay Zone. The following additional uses shall also be permitted:

- (1) Public recreation and assembly facilities.
- (2) Uses ancillary to multi-family development including lobbies, entrances, gymnasiums, laundry facilities and other similar ancillary uses if located on the first floor of a building.

§ 101-56 Conditional uses.

- A. Parking structures shall be permitted in the Redevelopment Area Overlay Zone subject to the following conditions:

- (1) The lot on which the structure is located shall have a minimum lot area of 0.75 acres.
- (2) The outside perimeter of a parking structure which fronts on a County Road shall be developed with principal permitted uses as set forth in Section 101-58.15.
- (3) The outside perimeter of a parking structure which fronts on a local road shall be designed to meet the requirements of Section 101-58.21(A)(1) and (2) and Section 101-58.21(B) of the Park Ridge Code.
- (4) Parking structures shall comply with the bulk requirements of this Article; however, no parking structure shall have a height in excess of forty (40) feet nor shall a parking structure have more than four parking levels.

§ 101-57 Bulk requirements.

A. The following bulk requirements shall apply within the Redevelopment Area Overlay Zone:

Regulation	Standard for Sites Fronting on Kinderkamack Road (Blocks 1801 & 1801.01)	Standard for Lots Not Fronting on Kinderkamack Road (Block 1516)
Minimum Lot Area	25,000 square feet	25,000 square feet
Minimum Lot Width	100 feet	100 feet
Minimum Lot Depth	100 feet	100 feet
Maximum Building Stories	Five	Three
Maximum Building Height	58 feet	40 feet
Maximum Building Coverage	85 percent	90 percent
Maximum Impervious Coverage	95 percent	95 percent
Minimum Front Yard	5 feet	0 feet
Maximum Front Yard	20 feet	20 feet
Minimum Rear Yard	0 feet	0 feet
Minimum Side Yard	0 feet	0 feet
Maximum Floor Area Ratio	3.5*	2.5*
Market Rate Unit Minimum Sizes		
Studio	500 square feet	N/A
One Bedroom	700 square feet	N/A
Two Bedroom	1,000 square feet	N/A
Affordable Housing Unit Minimum Sizes		
One Bedroom	650 square feet	N/A
Two Bedroom	850 square feet	N/A
Three Bedroom	950 square feet	N/A

NOTES:

* The ratio of the total floor area to lot area.

§ 101-58 Supplemental requirements.

A. Except where otherwise indicated herein, all development within the Redevelopment Area Overlay Zone shall comply with the following additional criteria:

(1) Architectural design.

- (a) Any construction above four stories or fifty (50) feet must be stepped back from the lower street front façade(s) a minimum of ten (10) feet, except when adjacent to a Public Railroad Right of Way.
- (b) Any outdoor space created by the required setback area may be used as outdoor space for tenants.
- (c) Where a building fronts on a public plaza of more than thirty (30) feet in depth from a right of way, there shall be no setback requirement for buildings having a height of more than forty (40) feet.
- (d) Where a building and/or block exceed three hundred (300) feet in length, the building for calculation purposes shall be limited to 300-foot sections.

- (e) There shall be a strong delineation between floors to separate the street level of buildings and the upper floors, with either a change in material, a recess in the building façade or a cornice line to ensure the reinforcement of the pedestrian scale of the street.
- (2) Parking requirements. Parking requirements shall be as set forth in Section 101-58.24 of the Borough Code except for parking requirements for residential units, where the parking standard shall be 1.25 spaces per dwelling unit.
- (3) Streetscape design and additional requirements.
 - (a) The provisions of Section 101-58.22 shall apply to development within the Redevelopment Area Overlay Zone with the exception of minimum sidewalk width which shall be twelve (12) feet. Building articulations, stoops and building entry features may encroach into the 12 foot required sidewalk width provided that the encroachment does not exceed 30% of the building façade.
- B. Redevelopment Area Overlay Zone improvements shall also include directional signage for vehicular and pedestrian consistent with the Borough parking plan; public plazas with a minimum depth of 30 feet and minimum width of 70 feet and one bench and trash receptacle for every 50 feet of street frontage.
- C. Streetscape designs shall include paver detail and tree grates in accordance with the Redevelopment Plan.
- D. Affordable housing requirements. A minimum of ten percent (10%) of all units constructed must be set aside as affordable housing units as defined by the New Jersey Department of Community Affairs. All housing units designated as affordable units must comply with all State criteria for affordable housing design and must be constructed to ensure that the Borough shall be eligible to receive affordable housing credit for all affordable housing units.
- E. Public recreation/assembly space. In addition to the requirement for a public plaza, any development within the Redevelopment Area Overlay Zone shall provide a minimum of 22 square feet of public recreation/assembly space.

SECTION 6. All Ordinances of the Borough of Park Ridge, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 8. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

Adopted ____/____/____ on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Capilli						
Cozzi						
Epstein						
Fenwick						
Ferguson						
Metzdorf						

APPROVED:

KEITH J. MISCIAGNA, MAYOR

Attest:

Magdalena Giandomenico
Borough Clerk