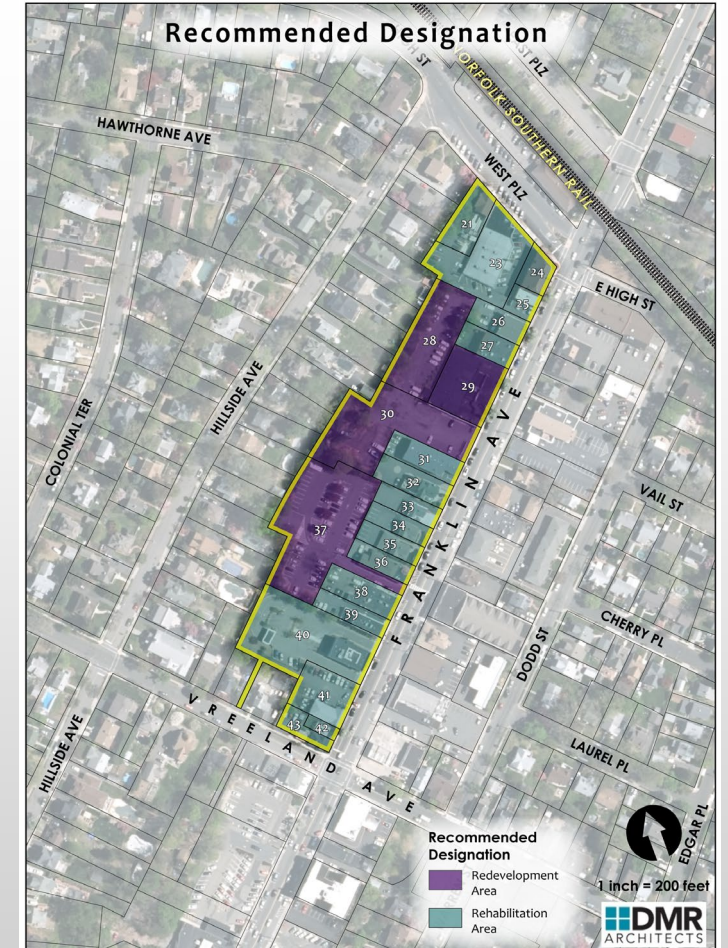


# TOWNSHIP OF NUTLEY

## REDEVELOPMENT PLAN FOR FRANKLIN AVENUE REDEVELOPMENT / REHABILITATION AREA

**BLOCK 3100 LOTS 21, 23, 24, 25, 26, 27, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42 AND 43  
(REHABILITATION DESIGNATION)**

**BLOCK 3100 LOTS 28, 29, 30, & 37  
(REDEVELOPMENT DESIGNATION)**



OCTOBER 5<sup>TH</sup>, 2022

DMR Architects

Township of Nutley

# Three Step Process:

## 1. Step 1: Investigation Study

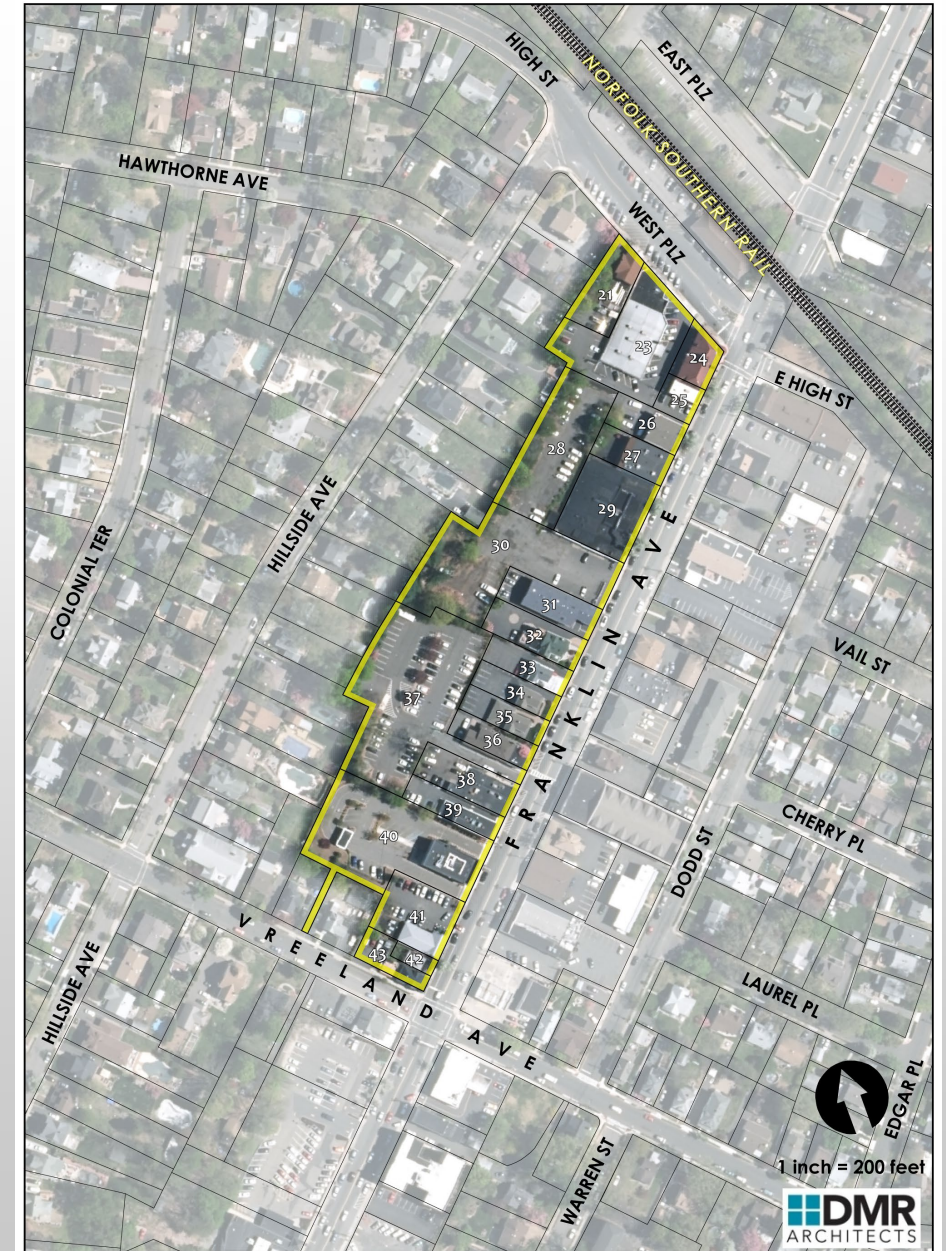
- Designated property in March 2021

## 2. Step 2: Redevelopment Plan

- Mayor and Commissioner Process
- Presentation to the Planning Board
- Consistency Review with the Master Plan
- Adoption by the Mayor and Commissioners
- Represents new zoning

## 3. Step 3: Site Plan Application

- Site Plan Application
- Planning Board Review for consistency with the Redevelopment Plan
- Public review and comment





# Redevelopment Plan



# Permitted Uses:

## Residential

- 1. Multi-Family Residential
- 2. Age Restricted Units

## Commercial / Retail

- 1. Restaurants, retail stores, food related stores / markets;
- 2. Beer garden, breweries;
- 3. Offices for professional (excluding medical);
- 4. Studios for art, yoga, dance, fitness and adult martial arts;
- 5. Financial consulting, insurance services and banking related services;
- 6. Health / Fitness clubs, day spa (requires state license);
- 7. Health / fitness clubs are limited to a maximum 5,000 sf
- 8. Art galleries;
- 9. Theaters;

## Public Facilities, Civic, Cultural and Institutional:

- 1. Museums, police, fire stations, public and private schools, municipal offices and the like;

## Public Open Space:

- 1. Parks, plazas, and open space;

# B-3 Zoning

## Permitted Uses:

- 1. Professional and Business Offices
- 2. Financial Institutions
- 3. Restaurants, bars , taverns (excluding drive-thrus)
- 4. Bowling alleys, theaters, other indoor amusement services
- 5. Take-out food establishments
- 6. Service establishments (personal / household)
- 7. Printing establishments
- 8. US Post Office
- 9. Stores with retail commerce
- 10. **Mixed use buildings (commercial / residential)**
- 11. Business establishments
- 12. Discount stores
- 13. Commercial schools
- 14. Automobile parking lots

# Bulk Standards:

# B-3 Zone

## Bulk Standards:

Min. Lot Area:	0.5 ac				Not applicable
Max Density:	54 du/ac				24 du/ac
Min. Unit Sizes					
Studios:	550 sf (max 5%)				Not applicable
One Bdrms:	750 sf				Not applicable
Two Bdrms:	950 sf				Not applicable
Front Yard Setback:	16 ft (ground level)	22 ft (upper levels)	12 ft (side streets)		3 ft
Rear Yard Setback:	10 ft (non residential)	30 ft (residential)			10 ft / 30 ft (Residential)
Side Yard Setback:	0 ft (property line)	10 ft (ex. Buildings)	5 ft (driveways)		10 ft (Residential)
Building Height:	4 st. / 54 ft				3 st. / 40 ft
-	Any building within 50 ft of the rear property line shall be a maximum of 3 stories or 42 ft above the average grade at the rear property line for the length of the building.				
Max Building Coverage:	70%				50%
Max Surface Coverage:	90%				90%
Flood Mitigation Req:	Yes				Yes
Infrastructure Req:	Yes				No
Other Req:	Yes				No



LEGEND

- Municipal Properties (Redevelopment Designation)
- Private Properties (Rehabilitation Designation)





## **Accessory Uses:** (For Tenant Use Only)

**Permitted Accessory Uses:** Clearly or customarily to a principal permitted use.

### **Residential Accessory Uses:**

1. Uses shall be for the sole use and enjoyment of residents and tenants;
2. Permitted on the ground floor (not to exceed the 20% max. frontage) on Franklin Avenue.
  - Lobby, management offices, leasing or sales offices for dwellings units or commercial space;
  - Conference center, mtg rooms, bus. center, billiards, pool, golf sim., spa, lounge, theater / reading;
5. Roof top amenities;
6. Drop off / package delivery area, loading spaces, recycling and refuse storage areas;
7. Recreational facilities (indoor / outdoor) courtyard space and/or terraces, roof top, pool, fire pits / shade structures fitness center and multi-purpose rooms;
8. Pet grooming / day boarding (overnight is not permitted);
9. Lockers and storage including for mail parcels and packages;

### **Retail Accessory Uses:**

1. Live entertainment uses, such as live performances by vocalists, actors, instrumentalists, and recorded music, that are accessory and secondary to commercial or retail uses. Does not include or permit “adult” performances that involves nudity. Performances not fitting the stated categories in this paragraph require a waiver through the Township Commissioners.
2. Outdoor music as permitted per the Township’s Noise and Outdoor Cafe Ordinance;

# Other Requirements / Standards:

1. Project over 50,000 sf requires a 3D computer generated model;
2. Development / Place-Making Design Standards;
3. Back-up generator required;
4. All building facades shall be designed as a primary building facade of the Building Architectural Materials & Character within the Design Development Standards of this Redevelopment Plan;
5. All signage shall meet the Township Ordinance or submit a separate sign package;
6. Site lighting shall be contained on the site with no spill over;
7. All maneuvering for loading, refuse and service areas shall be within the property;
8. Min. of 3% of amenity uses over 100k sf and min. 5% under 100k;
9. Any development must integrate the natural topography into the design;
10. Residential Requirements / Standards:
  - Residential units not permitted to face Franklin Avenue;
  - Minimum 80% of frontage shall be non-res uses fronting Franklin Avenue;





# Other Requirements / Standards:

## Parking Structure Requirements / Standards:

1. Parking structures shall be wrapped or set behind the principal structure
2. Parking structure is not visible from Franklin Avenue
3. Parking structure exposed to residential lots shall be designed to include
  - Architectural features (punched windows, louvers, arch design elements)
4. Landscape planters included along the garage facade to further soften the perimeter;
5. All surface parking shall comply with the design standards;
6. A landscape buffer with a mixture of evergreen and deciduous trees shall be required;

## Public Park / Plaza / Open Space:

1. Any project shall contribute toward the cost of a public park, plaza or open space to be constructed within the redevelopment plan area;
2. Any project over 50,000 gsf maybe required to construct the following:
  - Min. 5,000 sf public park, plaza or open space to front on Franklin Avenue;
  - Requirements shall be determined at site application (at min. include benches, landscaping, and other features to create an attractive, usable, and inviting space in which the public may gather;
  - Construct a minimum 120 public parking spaces to be utilized by the public;
3. A minimum 3,500 sf sit down restaurant with a liquor license shall be required to be located adjacent to the public park / plaza / open space as part of a site plan application;



# Parking Standards:

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- Multi-family:	1.25 sp per dwelling unit
- Age Restricted:	1.0 sp per bedroom
- Eating and Drinking Establishments	4.0 sp per 1,000 gfa (excluding back of house SF)
- Civic / Cultural / Institutional:	4.0 sp per 1,000 gfa or 1.0 sp per 4.0 seats (lesser of)
- Other Commercial / Retail	4.0 sp per 1,000 gfa
- All other uses	Refer to §799-91.A of Township Code

Any project over 50,000 sf may be required to construct 120 public parking spaces as part of the project.



# Other Requirements

## Architectural Design Standards:

1. Building Architecture and Material Standards
2. Primary & Secondary Architectural Standard Features
3. Windows / Dormers / Porch / Walls / Columns / Doors / Roofing / Articulation / Balconies / Service & Loading
4. Parking
  - Vehicles not visible from any public street
  - Driveway openings max 28 feet
  - Landscape Standards
5. Streetscape Standards
6. Landscape Buffer Requirements
7. OpenSpace / Plaza Requirements

## Other Requirements:

1. Visual Approval Required by the Commissioners prior to a site plan application
2. Sun / Shade Study
3. Traffic Study
4. Site Lighting (no spillage to adjacent residential)
5. Loading / refuse / recycling within the property
6. Minimum amenities percentages





# Township of Nutley 2012 Master Plan Consistency Review

## GOALS of 2012 Plan:

1. Encourage redevelopment in areas that need rehabilitation or improvement;
2. Recognize the unique character of each area, and promote development that takes advantage of market opportunities unique to Nutley;
3. Encourage good design, amenity and landscaping in new and rehabilitated buildings.
4. Develop and effectively communicate a strong and appealing identity for the Township
5. Create attractive gateways into the Township and improve the appearance of intermediate and major thoroughfares;
6. Develop and implement streetscape improvements for major public thoroughfares
7. Preserve restore, maintain and enhance the appearance of all Township properties;
8. Encourage quality architectural and landscape design through the use of design standards

## CONSISTENCY REVIEW:

1. This area is in need of improvement and the plan encourages redevelopment;
2. This area provides major access from the north into the downtown and would support mixed use retail with residential to create a brand / identity;
3. Includes architectural and streetscape standards along with parking and open space requirements.
4. Plan requires architectural and open space standards as a gateway from Route 3;
5. Represents a gateway from Route 3, requires a significant public park / plaza or open space as a component of the plan;
6. Includes streetscape and open space standards in the plan;
7. Includes the Ciccolini site for redevelopment purposes;
8. Includes architectural design standards and landscape design standards;

# Township of Nutley 2012 Master Plan Consistency Review

## GOALS of 2012 Plan:

1. Encourage the revitalization of Nutley's central business area through street improvements and the provision of municipal off-street parking, with the cooperation of merchants and property owners to enhance the appearance of the area.
2. Promote the adoption of design standards to enhance the aesthetic appearance of all new development and redevelopment projects;
3. Continue to provide housing for various income levels and family compositions
4. Broaden the tax base through the attraction of commercial uses compatible with a res. community in order to provide for government services needed by residents and taxpayers of the Township
5. Provide a parking strategy to accommodate all of the downtown's constituents; commuters, office workers, shoppers and downtown residents;
6. Encourage stormwater management controls for all new developments.

## CONSISTENCY REVIEW:

1. Requires streetscape standards and public parking in the redevelopment plan to support both existing and future commercial tenants and customers that will enhance the appearance of the area;
2. Requires architectural design standards within the plan;
3. Permits age restricted housing as a permitted use within the plan;
4. Redevelopment of the area provides opportunities for increased taxes based on redevelopment of the site into mixed use;
5. Requires 120 public parking spaces as part of the redevelopment plan;
6. Requires the implementation of stormwater management controls as part of any future development;



# Questions