

**Redevelopment Plan:
Kalama Redevelopment Site**

Block 50.01, Lot 1

City of Garfield

Bergen County, New Jersey

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*The original of this document was signed
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1.0 — Introduction

On February 15, 2002, the Garfield Planning Board recommended to the Garfield City Council that the former Kalama Chemical site (viz., Block 50.01, Lot 1) in the City of Garfield should be designated as an area in need of redevelopment in accordance with applicable New Jersey Law. In accordance with this recommendation, the Garfield City Council declared said site as an area in need of redevelopment and adopted a redevelopment plan for same on July 22, 2003.

In the years following the Garfield City Council's adoption of the redevelopment plan for the Kalama Chemical site on July 22, 2003, the structures on the site have been demolished and environmental contamination found onsite has been remediated. In addition, the City has also been working to attract commercial development to the site.

Given the significant length of time that has elapsed since the original adoption of the redevelopment plan for the Kalama Chemical site on July 22, 2003, and the significant

economic and regulatory changes that have occurred over the course of the past 16.5 years, it has become preferential to replace the existing redevelopment plan for the Kalama Chemical site with a new plan.

Given the above, the city has prepared this Redevelopment Plan in order to codify the goals, objectives, and specific land use and development standards for the redevelopment of Block 50.01, Lot 1. It has been prepared in strict conformance with current statutory requirements, and to convey a vision for redevelopment that reflects current market conditions.

2.0 — Statutory Requirements

As per the Local Redevelopment and Housing Law, a Redevelopment Plan shall include an outline for the planning, development, and redevelopment of a designated redevelopment area that is sufficient to indicate:

- Its relationship to definite local objectives as to appropriate land uses, density of population, and

improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;

- Proposed land uses and building requirements;
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area;
- An identification of any property within the redevelopment area that is proposed to be acquired in accordance with the Redevelopment Plan; and,
- Any significant relationship of the Redevelopment Plan to: the master plans of adjacent municipalities; the master plan of the county within which the municipality is located; and, the State Development and Redevelopment Plan, as adopted pursuant to the State Planning Act (P.L. 1985, c.398; C. 52:18A-196 et al.).

The Local Redevelopment and Housing Law further requires that a Redevelopment Plan describe its

relationship to pertinent municipal development regulations.

3.0 — Redevelopment Area Description

The area in question is known as Block 50.01, Lot 1. Said parcel is in the southwestern part of the City, between River Drive, Monroe Street, Cambridge Avenue and Hudson Street. According to property tax assessment information, the parcel has an area of 6.83 acres. The parcel is hereinafter referred to as the Redevelopment Area.

Appendix A provides a copy of Sheet 3 of the official tax map of the City of Garfield. Appendix B provides aerial imagery dating from 2015.

4.0 — Overall Goal and Objectives

The overall goal of the Redevelopment Plan is to eliminate those conditions that cause the Redevelopment Area to be an area in need of redevelopment while promoting its use

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in a manner that will advance the health, safety, welfare and morals of the community.

To achieve this goal, the Redevelopment Plan defines the following objectives:

- Facilitate the development of the Redevelopment Area such that it functions in terms of access, circulation, parking and land use while contributing to the overall vitality and appeal of the City.
- Enhance the City's image with high-quality building and site aesthetics.
- Stimulate private investment that provides increased tax ratables.
- Promote economic growth and vitality.
- Provide sufficient off-street parking to serve the Redevelopment Area.
- Provide retail space, including convenience retail space, that will serve the needs of residents and visitors of the Redevelopment Area, and surrounding areas of the City.

- Provide space for self-storage, warehouse, and fulfillment center facilities in a format that is attractive and compatible with not only the envisioned development of the Redevelopment Area but also the surrounding areas of the City.



The overall goal of the Redevelopment Plan is to eliminate those conditions that cause the Redevelopment Area to be in need of redevelopment.

5.0 — Redevelopment Standards

5.1 — Relationship to Municipal Regulations

The land use controls and development standards set forth herein shall apply to the entire Redevelopment Area and shall supersede any requirements set forth in the City's Land Use and Zoning Ordinances. All other municipal development regulations shall remain applicable.

5.2 — Permitted Uses

Permitted uses are described in the following subsections.

5.2.1 — Principal Permitted Uses

The principal permitted uses include the following:

1. Retail sales and service. Retail uses include stores and similar facilities including, by way of example, but not limited to: markets; entertainment establishments; pharmacies; banks; health and fitness clubs; clothing stores; etc.
2. Convenience stores without associated gasoline sales (n.b.: a minimum of 4,000 square feet of

convenience store retail space shall be required; 24-hour operation shall be permitted but not required).

3. Warehouse buildings.
4. Fulfillment centers, subject to the approval of a traffic and parking management plan.
5. Self-storage facilities.
6. Mixed-Use. Buildings may include any two or more of the above-permitted uses, subject to any restrictions for each use.

5.2.2 — Accessory Uses

1. Uses and structures customary and incidental to a principal permitted use.
2. Signage.
3. Offices (incl., business and leasing offices) when located within a building that contains one or more principal permitted uses and the office use supports an essential function of a principal permitted use.
4. Off-street parking and loading areas.
5. Electrical transformers and associated equipment.

6. Outdoor storage areas for seasonal inventory, subject to Planning Board approval.
7. Refuse and recycling enclosures subject to standards
8. Solar panels may be installed on the rooftop of any building.

5.2.3 — Interim Uses

The following shall be permitted interim uses in the Redevelopment Area. The duration during which such uses may remain in place shall be determined by the City of Garfield Planning Board.

1. Any other use that will not encumber the property in any way as would hinder the ultimate development of the permanent permitted use.
2. Construction staging area.

5.2.4 — Prohibited Uses

Outdoor storage, drive-through facilities, restaurants, cafés, coffee/donut shops and any other use that is not expressly permitted in this Redevelopment Plan shall be prohibited within the Redevelopment Area.

5.3 — Building and Site Requirements

The building and site requirements are outlined in the following subsections.

5.3.1 — Bulk Regulations

The following bulk regulations shall apply:

1. Tract Size Requirements:
 - a. Minimum Tract Size: 6.40 acres
 - b. Minimum Tract Width: 490 feet
 - c. Minimum Tract Depth: 490 feet
2. Setback Requirements (Principal Building):
 - a. Minimum Setback from River Drive: 50 feet
 - b. Minimum Setback from Cambridge Avenue: 10 feet
 - c. Minimum Setback from Monroe Street: 10 feet
 - d. Minimum Setback from Hudson Street: 10 feet
3. Setback Requirements (Accessory Building):
 - a. Minimum Setback from River Drive: 50 feet
 - b. Minimum Setback from Cambridge Avenue: 10 feet

- c. Minimum Setback from Monroe Street: 10 feet
- d. Minimum Setback from Hudson Street: 10 feet
- 4. Height Requirements:
 - a. Maximum Height (Warehouse, Fulfillment Centers, Self-Storage Facilities): 75 feet, as measured to the deck of a flat roof, or eave line of a sloped roof
 - b. Maximum Height (Retail Sales and Services): 35 feet, as measured to the deck of a flat roof, or eave line of a sloped roof
 - c. Maximum Height (Accessory Building): 20 feet, as measured to the deck of a flat roof, or eave line of a sloped roof
- 5. Maximum Building Coverage: 55 percent
- 6. Maximum Impervious Coverage: 92.5 percent
- 7. Minimum Open Space and Landscaping: 7.5 percent of total lot area
- 8. Maximum Floor Area Ratio (FAR): 1.24

5.3.2 — Architectural Features and Design Standards

Throughout the Redevelopment Area, buildings shall be of high-quality design and contribute to an improved appearance and image of the Borough. To achieve this, the following architectural features shall apply:

- 1. All buildings in the Redevelopment Area shall maintain at least one common element, such as a consistent style/architectural theme, common color schemes, or materials.
- 2. Buildings shall provide a foundation or base, typically from the ground to the bottom of the lower windowsills, that is different in terms of volume or materials from the areas above it.
- 3. A clear visual division shall be maintained between the ground level floor and upper floors. This may be achieved with a cornice line or awning from 12 feet to 16 feet above grade, or another architectural feature.

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4. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief on façades facing a public right-of-way.
5. Finished materials shall be utilized on all building faces. Surfaces with exposed concrete block or other unfinished materials are prohibited (n.b., this prohibition does not apply to decorative concrete block that is part of a coordinated architectural design).
6. All buildings shall utilize at least three of the following design features to provide visual relief along elevations of the building visible from public rights-of-way:
 - a. Divisions or breaks in materials;
 - b. Vertical banding;
 - c. Entry treatments (e.g., canopy, portico, etc.);
 - d. Variation in roof lines;
 - e. Architectural modulations;
 - f. Glazing;
 - g. Awnings;

- h. Recessed entries;
- i. Covered entries;
- j. Providing artwork (e.g., mosaic, mural, sculpture, relief, etc.); and,
- k. Tower elements.



Design features, such as entry treatments, glazing, awnings, tower elements, and variation in roof lines, provide visual relieve along elevations.

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7. Buildings with retail sales or service uses shall express a “storefront character” and shall include all of the following architectural features:
 - a. Regularly spaced and similarly shaped windows for each story on façades fronting a public right-of-way;
 - b. Each storefront shall have transparent, vision glass windows covering a minimum of 40 percent and a maximum of 80 percent of the ground floor linear frontage (n.b., spandrel glass or other opaque materials shall not contribute to this requirement).
 - c. Blank walls shall not occupy more than 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry.
 - d. Street-facing windows shall be constructed starting between zero feet and 2.5 feet above the ground floor finished floor level and end at or

above 6.5 feet above the ground floor’s finished floor level.

8. Primary building entrances shall be visible from at least one public street. Building massing such as tower elements should be used to indicate the location of building entries.



Storefronts shall have windows covering between 40 percent and 80 percent of the ground floor linear frontage.

9. Inclusion of roof parapets in building design is encouraged to hide the view of rooftop mechanical systems.
10. Large, blank walls not be permitted. All blank walls shall be treated in one or more of the following ways:
 - a. Providing a landscaped planting bed at least five feet wide or raised planter bed at least two feet high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;
 - b. Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;
 - c. Proposing alternative techniques or by providing an architectural justification for the blank wall as part of the site plan review process.
11. Self-storage facilities shall be subject to the following additional design requirements:
 - a. Self-storage buildings shall employ finished materials on all sides.
 - b. Buildings with direct entry to individual self-storage units from the exterior of the building shall not be permitted.
 - c. Bay doors shall not be permitted, with the exception that a maximum of two bay doors that are not visible from a public right-of-way, and that are designed for the purpose of allowing vehicles inside the building, shall be permitted.
 - d. All self-storage units shall be climate controlled.
 - e. Self-storage buildings shall contain retail and service uses on the ground floor.
 - f. All outdoor storage, including but not limited to the parking of RVs, boats and commercial trucks shall be prohibited.
 - g. Exterior wall materials shall be approved during the design review process detailed in Section 6.1.1.

5.3.3 — Parking and Loading Requirements

1. Parking shall be provided as follows:

- a. Retail or Service Uses (Except Convenience Stores): One space per 300 square feet
- b. Convenience Stores: One space per 200 square feet
- c. Warehouse Storage Space: One space per 4,000 square feet
- d. Warehouse Office Space: One space per 400 square feet
- e. Fulfillment Center: Subject to approval of a traffic and parking management plan by the Garfield Planning Board.
- f. Self-Storage Facility: One space per employee and a minimum of ten additional spaces for patrons, unless the applicant can sufficiently demonstrate to the satisfaction of the Garfield Planning Board that a lower amount of parking is sufficient.

- g. Where an applicable standard is not specified in this section, the parking requirements of Section 341-41 of the City's Zoning Ordinance shall apply.
- 2. Parking for warehouse and fulfillment center uses may be provided on- or off-street. When provided on-street, the following conditions shall apply:
 - a. No truck parking shall be provided on-street.
 - b. On-street parking spaces shall be linked to the warehouse/fulfillment center building by means of demarcated pedestrian walkways, which shall run perpendicular to sidewalks near on-street parking.
 - c. When parking is provided on-street, it shall be provided either: at an angle with two lanes of travel on the associated roadway; or, perpendicularly with one lane of travel on the associated roadway.
 - d. On-street parking shall not be permitted on River Drive or Monroe Street.

- e. On-street parking shall be subject to agreement of the Garfield City Council. Agreement of the Garfield City Council shall be expressed by legal agreement that has been drafted to the satisfaction of the City Attorney. Nothing in this Redevelopment Plan shall obligate the City of Garfield to grant on-street parking in conjunction with this Plan.
- 3. Parking for uses other than warehouse/fulfillment center uses shall only be provided off-street.
- 4. Off-street loading spaces shall be provided at the following rates:
 - a. Warehouse/Fulfillment Center Buildings: One loading space for each 12,750 square feet of gross floor area contained within the building
 - b. Self-Storage Facilities: One loading space for each building containing a self-storage facility, which is dedicated strictly for use related to the self-storage facility, and which may be located within the building and accessed through bay doors.
- c. Retail and Service Uses: One loading space for each retail or service use. When a building contains more than one retail or service use (i.e., individual storefronts or occupants), the requirement of one loading space for each use may be reduced through shared loading spaces provided that the applicant demonstrates the feasibility of same to the board's satisfaction.
- 5. Off-street loading spaces shall not be provided on a façade which contains the principal entrance of a building.
- 6. Off-street loading spaces shall be provided in a manner that does not impair emergency access and is deemed suitable by the Garfield Planning Board.
- 7. Loading docks shall be incorporated into the overall design of the building with which they are associated.

5.3.4 — Mechanical, Trash Collection and Other Equipment

1. Utility meters, HVAC equipment, trash dumpsters, trash compactors, pump stations, electrical transformers, and other mechanical and miscellaneous equipment shall not be located within a required setback area.
2. Utility meters, HVAC equipment, trash dumpsters, trash compactors, and other mechanical and miscellaneous equipment shall be incorporated into the overall design of the building it is associated with. This shall be done with:
 - a. Screening walls.
 - i. Screening walls shall be one foot higher than the tallest object being screened, but not more than ten feet high, on all sides where access is not needed. An opaque gate, with the same height as the wall, shall be included where access is needed. The overall design of screening walls shall be compatible with that

of the building with which the equipment to be screened is associated.

- b. Location within an accessory building that is constructed from the same materials as the principal building with which it is associated.
- c. Opaque fencing that is one foot higher than the tallest object it encloses, but not more than ten feet high.
- d. Landscaping of a sufficient height and density to provide adequate screening.

5.3.5 — Fences

1. Chain-link fencing shall be prohibited within the Redevelopment Area.
2. Use of vinyl or wrought iron fencing or a similar low-maintenance fencing type is encouraged.
3. When located within a required setback area, fencing shall have a maximum height of four feet.
4. Walls shall be considered an acceptable alternative to conventional fencing. Where used within a required setback area, walls shall have a minimum

height of 18 inches, a maximum height of 24 inches, and a minimum width of 12 inches. Walls shall be faced with stone, brick or stucco and include a wall cap. The material should complement the primary building's architecture. This provision does not apply to retaining walls.

5.3.6 — Landscaping and Street Trees

1. The applicant shall provide a detailed landscaping plan that has been prepared under the seal of a licensed landscape architect.
2. Landscape areas shall be required along roadway frontages. Landscape areas located along roadway frontages shall have an average width of at least 12 feet, except when located along the frontage with River Drive. Landscape areas located along River Drive shall have a minimum average width of 15 feet.
3. Landscaping shall be provided in planted beds along roadway frontages and, to the maximum extent possible, along the foundations of buildings near principal entrances of buildings. The use of perennial and native species within these planted beds is encouraged.
4. Areas not covered by buildings, driveways, parking areas or landscaped beds shall be covered with a well-maintained lawn. To ensure maximum lawn health and vitality, the provision of an automatic lawn sprinkler system is required.
5. Planted beds and maintained lawn areas located along roadway frontages shall be considered to be part of the required landscaped area specified in Section 5.3.6.2 (above).
6. Street trees shall be planted within the required front yard planting strip and regularly spaced at approximately 40- to 50-foot intervals. Street trees shall be a minimum of 3.5 inches in caliper and 16-foot high at the time of planting. All street tree types and sizes shall be recommended by a licensed landscape architect that has been designated by the Garfield Planning Board.

7. Landscape areas may contain sidewalks, decorative lighting, and signage, which should be designed to complement the overall frontage design.
8. Landscape areas shall not contain chain-link, wood, or PVC fences or walls that are greater than two feet, loading, service or dumpsters areas or similar items.
9. All landscape areas shall be irrigated.

5.3.7 — Stormwater Control

1. Stormwater control shall be regulated by Chapter 284 of the Garfield City Code.
2. The use of natural vegetated swales, rain gardens, and other low-impact and green techniques is recommended for stormwater control. These facilities should be provided to the greatest extent possible.

5.3.8 — Sidewalks and Curbing

1. A sidewalk of at least five feet in width shall be provided along all roadway frontages.



The use of rain gardens and other low-impact, green techniques is recommended for stormwater control.

5.3.9 — Lighting

1. The maximum height of all light fixtures shall not exceed 25 feet, as measured from the base of the pole to the highest point of the fixture.
2. Site lighting shall not include any up-lighted fixture, however decorative landscape lighting shall be permitted provided it is shielded to prevent light intrusion and glare.
3. All light fixtures shall be designed, installed and maintained to prevent light intrusion and glare.

4. Illumination levels shall not exceed those recommended in the IESNA Lighting Handbook, 8th Edition, as amended from time to time. These regulations provide the maximum permissible light level; it may be appropriate to use lighting levels less than the maximum specified in the IESNA.
5. Luminance requirements.
 - a. Street Lighting. Average maintained luminance shall not exceed IESNA recommendations. IESNA average to minimum luminance uniformity ratios are to be used for design roadway lighting.
 - b. Outdoor Parking Facilities. Average maintained luminance and uniformity ratios shall not exceed IESNA recommendations.
6. The style of the light and light standards shall be consistent with the architectural style of the buildings within the Redevelopment Area or surrounding area.
7. Floodlight-type fixtures shall be prohibited.

8. Freestanding lights shall be so located and protected to avoid being damaged by vehicles.
9. The maximum illumination at property lines shall be one (1.0) footcandle at grade.
10. All wiring shall be laid underground.
11. Bare bulbs, tubes and rope lights and strip lights are prohibited.

5.3.10 — Signage

1. Signs shall only identify activity conducted or products sold within the Redevelopment Area.
2. Façade signage is permissible. However, façade signage shall not project more than ten inches from the building to which it is attached.
3. No façade sign shall be located less than three feet from the roofline of the building to which it is attached.
4. The area of façade signs displayed may not exceed 10% of the area of the first floor of the façade.
5. No sign shall be placed on the roof of a building.
6. Freestanding monument signs may only be located along the River Drive and Monroe Street frontages.

7. There shall be consistent sign design elements throughout the Redevelopment Area. Design elements include style of lettering, construction material, size and illumination.
8. Freestanding pole signs shall be prohibited.
9. Façade signage shall not obscure, conflict with or cover any architectural element and must be aligned with major building elements, such as windows, trim and structure lines.
10. No electric wiring associated with a sign shall be visible to public view.
11. No sign shall be allowed with optical illusion of movement by means of a design which presents a pattern capable of reverse perspective giving the illusion of motion or changing of copy.
12. No televised advertising in a window shall be allowed.
13. No neon or gas-filled decorations which outline façade elements or windows are allowed.
14. No sign permits shall be required for the following signs:
 - a. Any public notice or warning required by a valid and applicable federal, state, county or local law, regulation or ordinance.
 - b. Any sign which is inside a building, not attached to a window or door, and is not readable from a distance of more than three feet beyond the lot line of the lot or parcel nearest to where such sign is located.
 - c. Holiday lights and decorations with no commercial message, excluding holiday inflatable decorations which shall require permission of the Redevelopment Entity.
 - d. Any sign indicating the name of a building and/or date of construction and/or other incidental information about its construction, which sign is cut into a façade surface or made of bronze or similar permanent material, including historic tablets, cornerstones, memorial plaques and emblems which do not exceed four square feet in area from a single viewpoint.
 - e. Traffic control signs on private property, the face of which meets all applicable standards, and

which contain no commercial message of any sort.

5.3.11 — Utilities

1. Wherever possible, all utilities shall be located underground.

5.3.12 — Streetscape

1. This Redevelopment Plan requires the continuation of the City’s established streetscape palette found along River Road. The intent is to maximize improvements along River Road, while lessening the degree of improvements on secondary streets. This Redevelopment Plan specifically requires the redeveloper to work with the City’s designated design review team prior to site plan submission to achieve the desired outcome.

5.4 — Convenience Retail Business Hours

The requirements of Chapter 256 of the Garfield City Code, entitled “Retail Business Hours”, shall not apply to convenience retail uses located within the Redevelopment Area. Convenience retail uses as described and permitted in

Subsection 5.2.1 of this Redevelopment Plan shall be permitted to operate and be open for business at any time.

6.0 — Redevelopment Plan Implementation

6.1 — Development Review Process

6.1.1 — Preliminary Design Review

Prior to submission of a formal application to the Planning Board, information on prospective projects in the Redevelopment Area shall be submitted to the Redevelopment Entity for a preliminary design review. A key focus of the preliminary design review will be whether or not the proposed project is consistent with the Redevelopment Plan.

Applicants are required to attend a workshop meeting with the Redevelopment Entity’s professionals as part of the preliminary design review. The meeting is intended to provide an opportunity for comment and recommendation by the Redevelopment Entity and its professionals.

6.1.2 — Redevelopment Entity Findings to Planning Board

Prior to the approval of a project by the Planning Board, the Redevelopment Entity shall provide its findings to the Planning Board and confirm that the proposed project is consistent with the Redevelopment Plan and adequately addresses the design guidelines contained in same.

6.2 — Planning Board Review

Pursuant to N.J.S.A. 40A12A-13, all applications for development within the Redevelopment Area shall be submitted to the Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment and rehabilitation projects:

6.2.1 — General Requirements

1. The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55d-1 et seq. and applicable municipal regulations.
2. As part of the approval, the Planning Board may require the redeveloper to furnish performance

guarantees pursuant to N.J.S.A. 40:55D-53. The performance guarantees shall be in favor of the City of Garfield and the Planning Board's professionals shall determine the amount of any performance guarantees.

3. Any subdivision of land within the Redevelopment Area shall be in compliance with the Redevelopment Plan and reviewed by the Planning Board pursuant to N.J.S.A. 40A:12A-1 and N.J.S.A. 40:55D-1 et seq.
4. Any and all meanings contained or implied within the Redevelopment Plan shall prevail. In the absence of same, the definition found within the City's Zoning Ordinance shall prevail.
5. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the City's Land Use Ordinance and New Jersey Law. Additionally, a redeveloper may be required to pay for its proportional share of the cost of any studies, plans, reports, or analysis prepared by the City or its design professionals as part of application review. Any such payments are required to reimburse the City and/or the Redevelopment Entity.

6. It is expressly understood that the approval of any plans by either the Garfield Planning Board or the City, acting as the Redevelopment Entity, applies to any and all features shown thereon. Any and all subsequent additions, deletions or other modifications of the plans must be submitted to the Planning Board for final approval before construction can begin.
7. No covenant, conveyance agreement or other instrument relating to the property shall be effected or executed on the basis of race, creed, sex, religion, color, age, national origin, or ancestry in the lease, use or occupancy thereof.
8. Maintain the structures and facilities in accordance with all applicable codes and ordinances of the City of Garfield.
9. The above provisions are all subject to approval by ordinance and/or resolution according to law. If a Court of competent jurisdiction finds any word, phrase, clause, section or provision of the Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the

remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

6.3 — Property Acquisition

The Redevelopment Plan does not provide for the acquisition of property through the use of condemnation powers. Accordingly, any acquisition of property shall be facilitated privately without assistance from the City of Garfield.

6.4 — Relocation

N.J.S.A. 40A-12A-7.a(3) requires that redevelopment plans provide for "... the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market".

There are no residential properties in the Redevelopment Area. As such, there is no need for provisions on the relocation of residents from the Redevelopment Area.

6.5 — Redevelopment Entity

The Garfield City Council will serve as the Redevelopment Entity.

6.6 — Redevelopment Agreement

No activity shall be undertaken within the Redevelopment Area unless the activity is undertaken pursuant to a redevelopment agreement that has been approved by the Redevelopment Authority.

6.7 — Phasing

Projects may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules with sections, subject to specific provisions in the redevelopment agreement.

6.8 — Redeveloper Obligations

The redeveloper shall be required to:

1. Submit development plans that include, but are not limited to, drawings of site and building plans and

elevations in sufficient detail to show building layout, building construction, road access, etc. in accordance with the City's Land Use Ordinance. It is expressly understood that the approval of any plans by either the Garfield Planning Board or the Redevelopment Entity applies to any and all features shown thereon. Any and all subsequent additions, deletions or other modifications of the plans must be submitted to the Garfield Planning Board for final approval before construction can begin.

2. Submit a written development schedule and commence the undertaking of the development in accordance with the development schedule.
3. Agree that no covenant, conveyance agreement or other instrument relating to the property shall be effected or executed on the basis of race, creed, sex, religion, color, age, national origin, or ancestry in the lease, use or occupancy thereof.
4. Maintain the structures and facilities in accordance with all codes and ordinances of the City.

5. The Redeveloper(s) shall pay to the Redevelopment Entity an application fee for consideration of redeveloper as a designated redeveloper and will fund an escrow for the Redevelopment Entity's costs in implementing redevelopment.

6.9 — Relationship to City Ordinances

The standards contained within this Redevelopment Plan shall supersede the provisions of Chapter 188 (Land Use) and Chapter 341 (Zoning) of the City's revised general ordinances. In the case where a particular land use or site standard is not covered in this Redevelopment Plan, compliance with Chapter 188 (Land Use) and Chapter 341 (Zoning) of the City's revised general ordinances shall be required.

6.10 — Zoning Map Revisions

Final adoption of this Redevelopment Plan by the Garfield City Council shall be considered an amendment of the City Zoning Map.

6.11 — Deviation Requests

The Planning Board may grant 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 area, yard, bulk or design objective or 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 where the purposes of this Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this

Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a and 12.b. Any changes to the uses permitted in the Redevelopment Plan, increase in the permitted floor area ratio, or increase in the permitted height of a principal structure by 10 percent or higher, shall be permitted only by means of an amendment of the Redevelopment Plan by the Garfield City Council.

6.12 — Relationships to State, County and Local Plans

6.12.1 — New Jersey State Development and Redevelopment Plan

The entire Redevelopment Area is located in State Planning Area 1, which is defined in the New Jersey State Development and Redevelopment Plan. As provided in the New Jersey State Development and Redevelopment Plan, State Planning Area 1 is intended to:

- Provide for much of the state's future redevelopment.
- Revitalize cities and towns.

- Promote growth in compact forms.
- Stabilize older suburbs.
- Redesign areas of sprawl.
- Protect the character of existing stable communities.

The overall goal and objectives of this Redevelopment Plan is consistent with the intended purpose of State Planning Area 1.

6.12.2 — Bergen County Master Plan

Vision Bergen, which is the visioning component of the Bergen County Master Plan, was prepared in May 2011. With regard to redevelopment, the document indicates that:

- *Because Bergen is a mature county in terms of its development pattern, future growth will primarily occur through redevelopment and infill (Vision Bergen, Page 24);*
- *Redevelopment provides opportunities to put in place more effective, naturalized mechanisms for reducing storm water run-off, increasing storm water*

retention and infiltration and improving water quality (Vision Bergen, Page 24; and,

- *Redevelopment on a large scale using green guidelines has the potential over time to significantly ameliorate many of the county's storm water run-off and water quality issues (Vision Bergen, Page 24).*

Given that the Redevelopment Plan recommends the use of low-impact development techniques for reducing storm water run-off and increasing storm water retention through green development techniques, its implementation will promote the advancement of concepts discussed in Vision Bergen.

6.12.3 — Garfield Master Plan

The Garfield Planning Board adopted its last master plan in 2002, and last reexamined it in 2014. The major goals and objectives of the City's master plan are:

- Promote the continued maintenance and rehabilitation of the City's housing stock;
- Maintain and enhance existing areas of stability in

the community by encouraging the proper relationship between land uses and establishing areas with a uniformity of purpose;

- Continue efforts to promote the revitalization of the commercial corridors by defining their functional role in the City through an appropriate mixture of activities and facilities to serve the community;
- Provide a variety of recreational uses for all segments of the City's population; and,
- Ensure that the City's zoning regulations are revised and upgraded in a comprehensive manner to implement the proposals as set forth in the master plan.

The implementation of this Redevelopment Plan will support the continuation of efforts to promote the revitalization of commercial corridors in the City.

In addition to the above, it is noted that the 2014 Master Plan Reexamination Report: acknowledges that several redevelopment areas in Garfield have witnessed slow progress in the transformation from blighted and obsolete

industrial sites to redeveloped areas; and, suggests that the City needs to insure that said sites are successfully developed as quickly as possible. Implementation of this Redevelopment Plan would help to meet this need.

6.12.4 — Master Plans of Adjacent Municipalities

The Redevelopment Area is located across the Passaic River from the City of Passaic, which may be accessed via an existing bridge crossing located along Monroe Street. The portion of the City of Passaic that is proximate to the Redevelopment Area is identified on Passaic’s proposed land use and zoning maps as R-3 (Multifamily Residential). The City of Passaic’s 2013 Master Plan recommends that development in the R-3 (Multifamily Residential) Zone District should focus on high-density, multifamily development in the areas of the city that are closest to the Passaic River, which forms the boundary between the cities of Passaic and Garfield.

Given that the Redevelopment Area is separated from the

City of Passaic by the Passaic River, as well as the fact that the uses and scale of development permitted by this Redevelopment Plan are generally compatible with the City of Passaic’s vision for high-density, multifamily development in the R-3 (Multifamily Residential) Zone District, it is not anticipated that the Redevelopment Plan will impact the planning efforts in the City of Passaic.

6.13 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

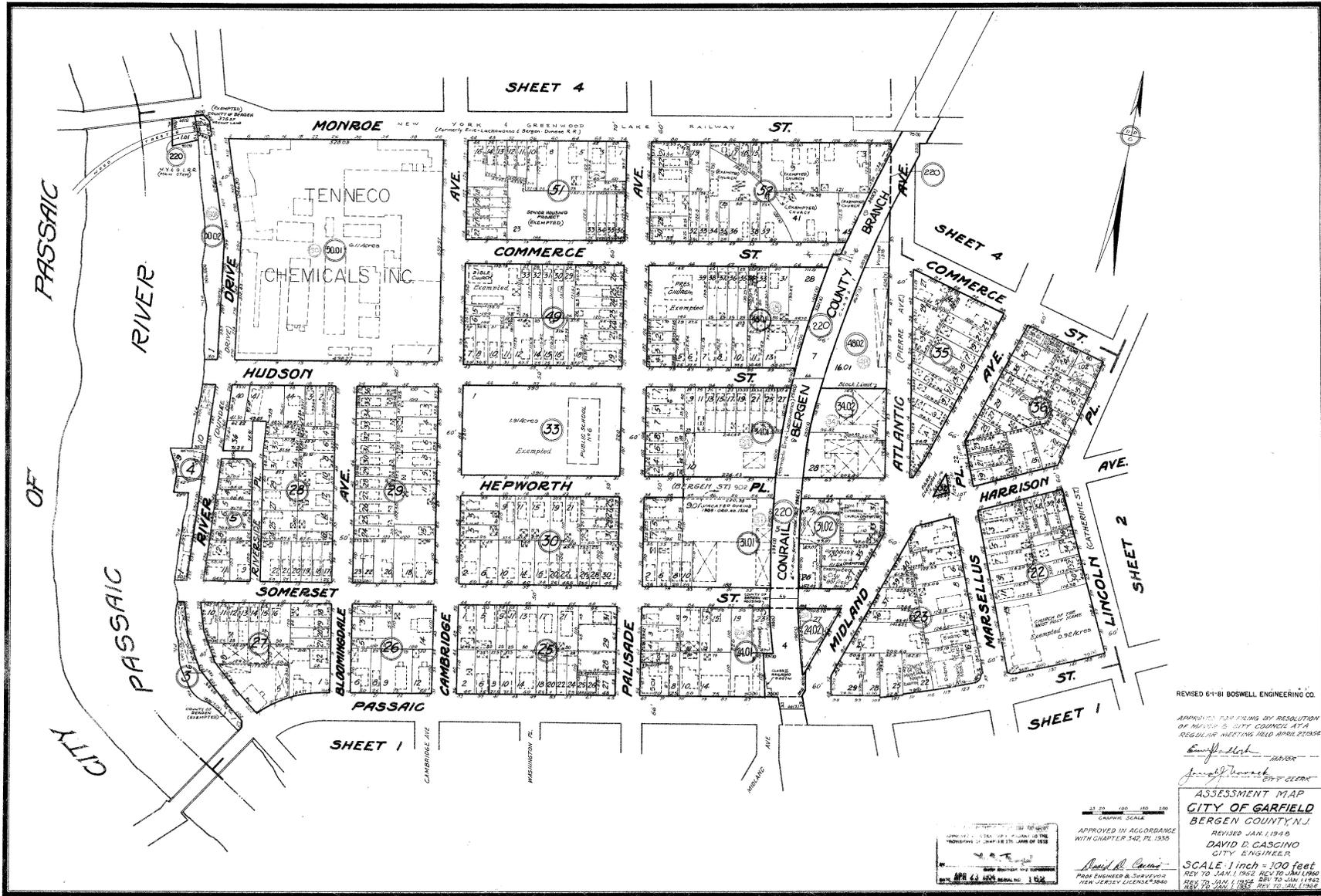
6.13.1 — Amending the Redevelopment Plan

As circumstances may warrant, the Garfield City Council may amend, revise, or modify this Redevelopment Plan in accordance with applicable law.

6.13.2 — Duration of the Redevelopment Plan

The provisions of this Redevelopment Plan shall remain in effect for a period of fifty years from the date of adoption.

Appendix A: Tax Map



THIS MAP REDRAFTED FROM COPY OF 1958 ASSESSMENT MAP OF THE CITY OF GARFIELD, REVISED BY GEORGE HOSACK CIVIL ENGINEER IN 1962.

Appendix B: Aerial Imagery

Aerial Imagery
City of Garfield, Bergen County, New Jersey



 Redevelopment Area

Date of Aerials: 2015



0 75 150
Feet

ricciplanning

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