

ORDINANCE 04 - 2023

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE BOROUGH OF
MOUNT ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY,
ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 17, LOT 18
(61 ROONEY ROAD) ON THE TAX MAPS OF THE BOROUGH**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), on November 6, 2019, the Borough Council of the Borough of Mount Arlington (the “**Borough Council**”), in the County of Morris, New Jersey (the “**Borough**”), adopted Resolution No. 2019-170 directing the Borough Land Use Board to study an area including property known as Block 17, Lot 18 on the Tax Maps of the Borough of Mount Arlington (the “**Study Area**”) in order to determine whether the area should be designated as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, J Caldwell & Associates, LLC (the “**Planning Consultant**”) prepared an area in need of redevelopment study for the above-referenced Study Area in accordance with the Redevelopment Law dated May 1, 2020 (the “**Study**”); and

WHEREAS, on May 27, 2020, the Land Use Board reviewed the Study, heard testimony from representatives of the Planning Consultant, conducted a public hearing during which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area is an area in need of redevelopment, were heard and received written or oral objections, if any, and made same a part of the public record; and

WHEREAS, the Planning Consultant concluded in the Study and testified to the Land Use Board on May 27, 2020 that the Study Area satisfied the criterion for redevelopment area designation set forth in the Redevelopment Law; and

WHEREAS, on May 27, 2020, the Land Use Board voted to recommend that the Study Area be designated as a non-condemnation area in need of redevelopment, which action of the Land Use Board was memorialized via the adoption of a resolution on June 24, 2020; and

WHEREAS, the Borough Council agreed with the conclusions of the Land Use Board and adopted Resolution 2020-109 on July 9, 2020, designating the Study Area, including Block 17, Lot 18, as a non-condemnation area in need of redevelopment and directing the Planning Consultant to prepare a redevelopment plan for the Study Area; and

WHEREAS, the Planning Consultant prepared a redevelopment plan for a portion of the Study Area including Block 1, Lot 18 (the “**Redevelopment Area**”) entitled “Our Lady of the Lake School Redevelopment Plan”, dated May 26, 2023 (the “**Redevelopment Plan**”); and

WHEREAS, the Borough Council has reviewed and considered the attached proposed Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-7(e), after introduction and first reading of this Ordinance, the Borough referred the proposed Redevelopment Plan to the Land Use Board for review and recommendation and instructed the Land Use Board to transmit its recommendations relating to the Redevelopment Plan to the Borough Council prior to final adoption; and

WHEREAS, upon receipt and review of the Land Use Board's recommendations relating to the Redevelopment Plan, and consultation with the Planner and redevelopment counsel, the Borough Council believes that adoption of the Redevelopment Plan is in the best interests of the Borough and will best facilitate the appropriate development of the Redevelopment Area; and

WHEREAS, the Borough has determined to adopt the Redevelopment Plan as recommended by the Board, a copy of which is attached hereto as **Exhibit A**,

NOW THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Mount Arlington, in the County of Morris, New Jersey, as follows:

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.
3. The zoning map and ordinances of the Borough are hereby amended to incorporate the Redevelopment Plan.
4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.
5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.
6. This Ordinance shall take effect as provided by law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Council of the Borough of Mount Arlington, introduced on June 7, 2023; and which will be further considered after a public hearing held on July 11, 2023 at the Municipal Building at 7:00 p.m.

Attest:

BOROUGH OF MOUNT ARLINGTON



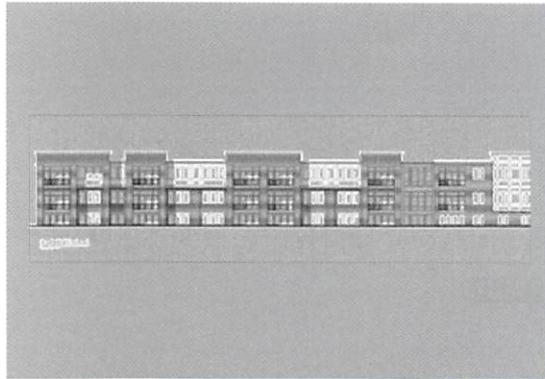
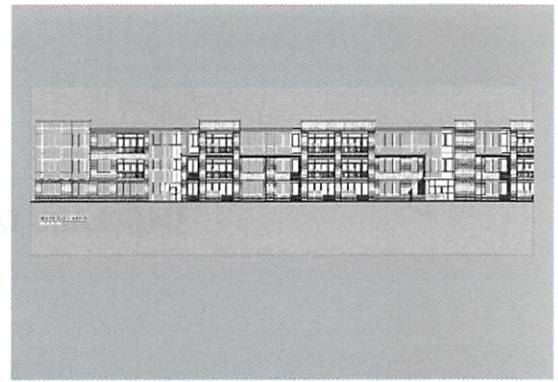
Matthew N. Bansch
Borough Clerk



Michael Stanzilis, Mayor
Borough of Mount Arlington

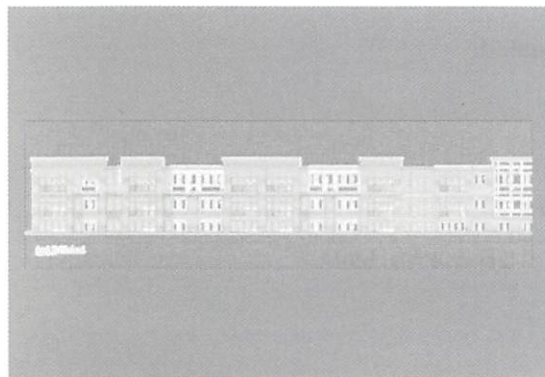
Exhibit A

OUR LADY OF THE LAKE SCHOOL REDEVELOPMENT PLAN



Borough of Mount Arlington
Morris County, New Jersey

61 Rooney Road
Block 17, Lot 18



May 26, 2023



**J Caldwell
& Associates, LLC**

Community Planning Consultants

145 Spring Street, Suite E
Newton, New Jersey 07860

OUR LADY OF THE LAKE SCHOOL REDEVELOPMENT PLAN
BOROUGH OF MOUNT ARLINGTON
Morris County, New Jersey

MOUNT ARLINGTON BOROUGH COUNCIL

Michael Stanzilis, Mayor
Jack Delaney, Council President
Andrew Cangiano, Council Member
Dave BaRoss, Council Member
Melissa Fostle, Council Member
Nita Galate, Council Member
Lee Loughridge, Council Member

MOUNT ARLINGTON BOROUGH LAND USE BOARD

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Carolyn Rinaldi, Class II Member
Melissa Fostle Class III Member
Rob Van den Hende, Chair, Class IV Member
Fran Hallowich, Class IV Member
Tom Foley, Class IV Member
John Driscoll, Class IV Member
Heidi Roldan, Class IV Member
Eric Green, Class IV Member
David Karpman, Alternate Member 1
Rockie Fuller, Alternate Member 2
Eric Wilson, Alternate Member 3

May 26, 2023

**The original of this document was signed and sealed
in accordance with N.J.S.A. 45:14A-12.**

Prepared by:



Jessica Caldwell Dykstra, P.P., A.I.C.P., Borough Planner

License No. 5944

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INTRODUCTION

This Redevelopment Plan is prepared pursuant to N.J.S.A. 40A:12A-5 for property within the Borough of Mount Arlington designated on the Borough's tax maps as Block 17, Lot 18 (Plan Area). The Plan Area is generally bound by Rooney Road to the south; Park Avenue to the East; Prospect Street to the North and Block 17, Lot 14 to the West.

The Borough Council of the Borough of Mount Arlington (Council) adopted a resolution on November 6, 2019 (See Resolution No. 2019-170) directing the Borough Land Use Board to study an area including Block 17, Lot 18 in order to determine whether the area should be deemed a non-condemnation area in need of redevelopment in accordance with the criteria specified by Local Redevelopment and Housing Law (LRHL) at N.J.S.A 40A:12A-5. The Land Use Board directed its consulting planners, J. Caldwell & Associates, LLC to conduct their study. The consultants submitted their report titled *Area in Need of Redevelopment Mount Arlington Borough Morris County, New Jersey Scattered Sites* to the Land Use Board on May 1, 2020 and a public hearing was then held by the Land Use Board to determine whether the study area should be recommended to be designated as a non-condemnation area in need of redevelopment pursuant to LRHL at N.J.S.A 40A:12A-6. On May 27, 2020, the Land Use Board adopted a resolution recommending that the area be designated as a non-condemnation area in need of redevelopment which was memorialized on June 24, 2020.

The Council agreed with the conclusions of the Land Use Board and adopted resolution #2020-109 on July 9, 2020, declaring the area, including Block 17, Lot 18, a non-condemnation area in need of redevelopment pursuant to N.J.S.A 40A:12-5. The Borough Council directed J. Caldwell & Associates, LLC to prepare a redevelopment plan for the Plan Area pursuant to the LRHL at N.J.S.A 40A:12A-7, which provides that "no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need or redevelopment or an area in need of rehabilitation, or both, as appropriate".

The Plan Area, commonly known as 61 Rooney Road, is located in the northerly portion of the Borough, west of Howard Boulevard. The location of the Plan Area within the Borough of Mount Arlington is shown on Figure 1. The Plan Area is generally bound by Rooney Road to the south; Park Avenue to the East; Prospect Street to the North and Block 17, Lot 14 to the West. The Plan Area's lot and area boundaries and aerial boundaries is provided in Figure 2. In terms of land use, Block 17, Lot 18 is the former Our Lady of the Lake School which closed before 2020.

Figure 1 : Redevelopment Area Location

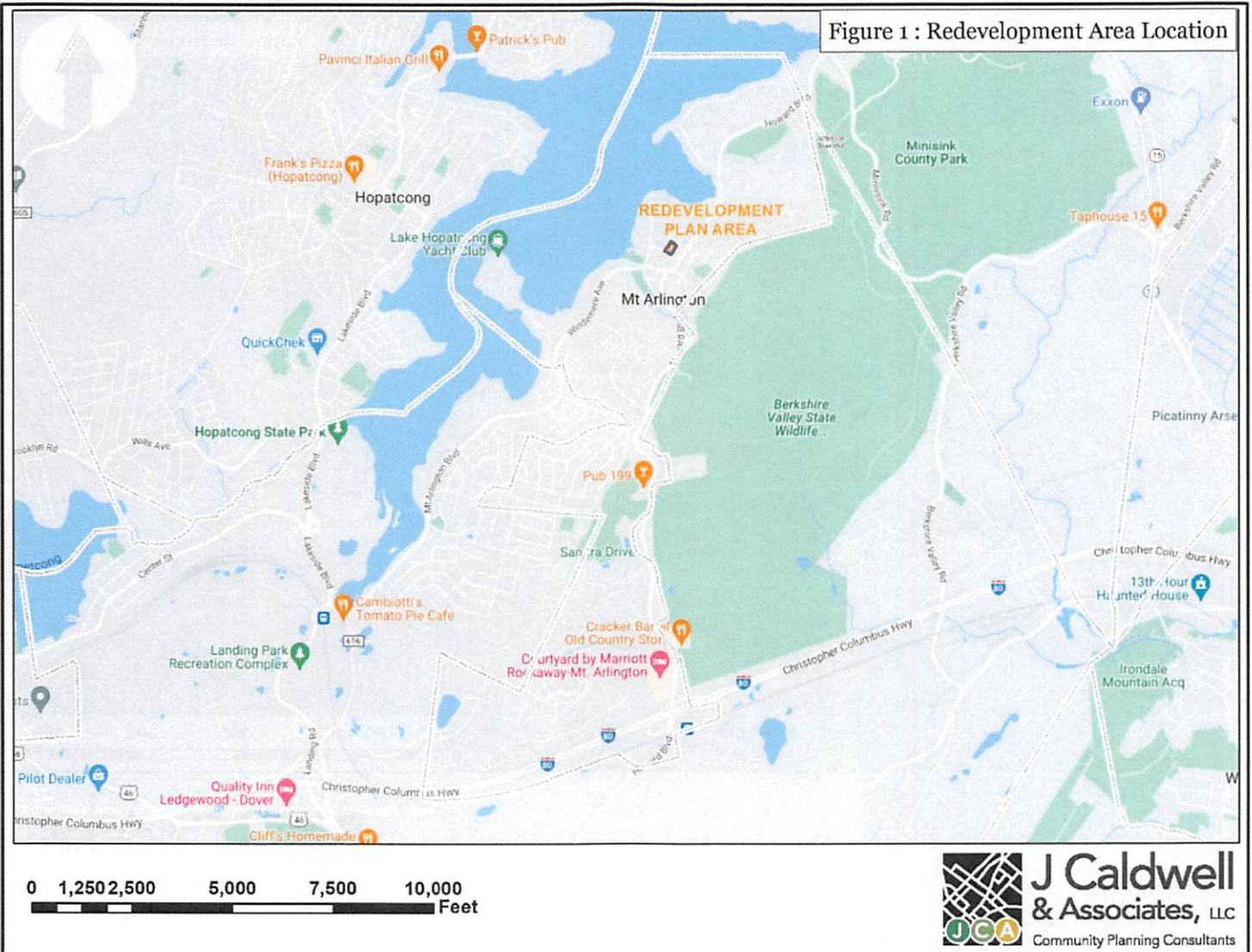
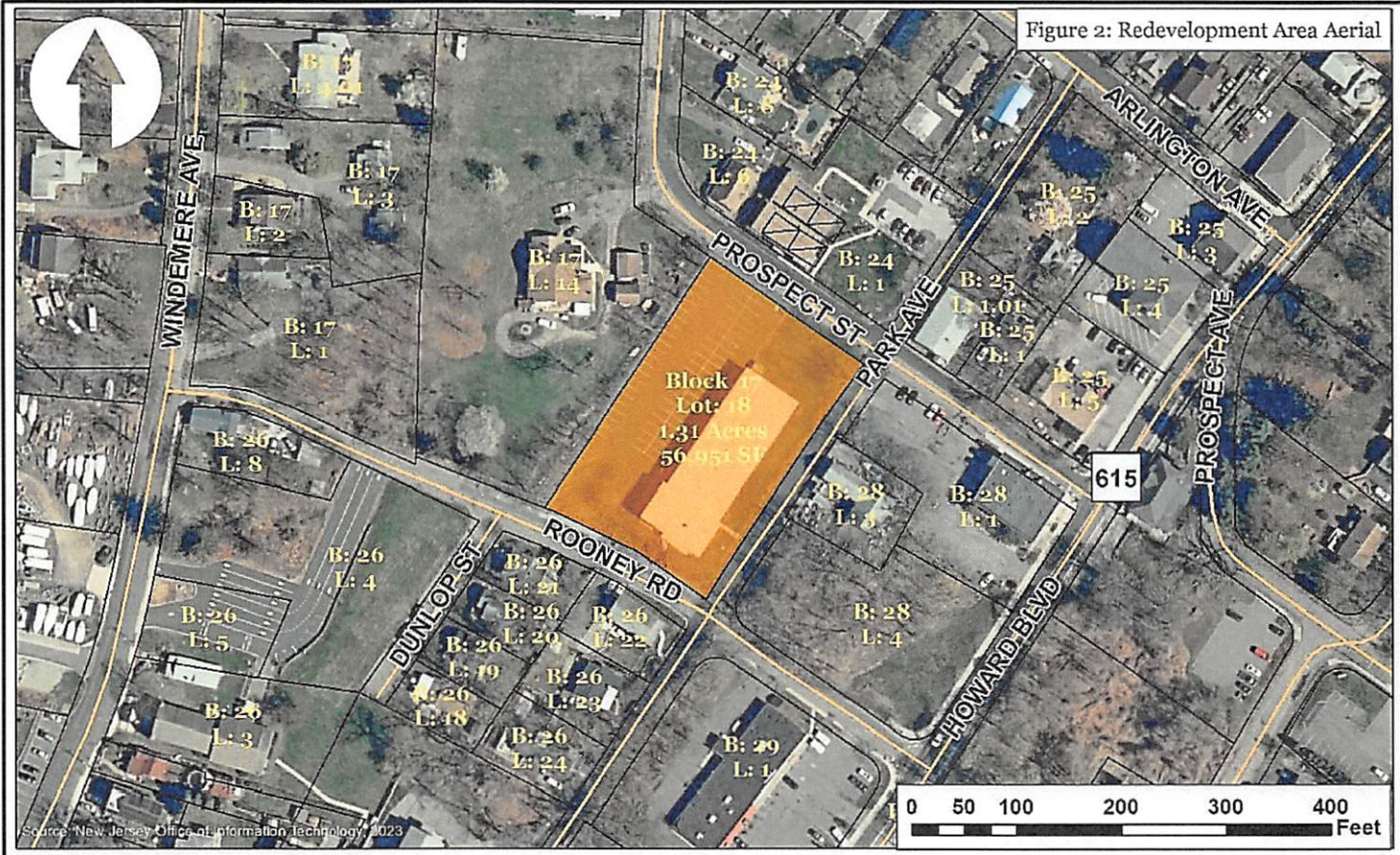


Figure 2: Redevelopment Area Aerial



Legend

- 61 Rooney Road Redevelopment
- Municipal Boundary
- Parcels
- Road Centerlines

**J Caldwell
& Associates, LLC**

Community Planning Consultants

PLAN CONTEXT

The Plan Area occupies approximately 1.31-acres that includes one (1) tax lot detailed above and is located along Rooney Road. The Plan Area is in the northern section of the Borough located near Howard Boulevard in the Village Center area, and is developed with the former Our Lady of the Lake private school.

The Plan Area is developed with a 20,929 square foot two-story building with associated parking and a development footprint of 34,765 square feet. The existing building fronts along Park Avenue with parking located behind the building to the east. The main parking and building access are along Rooney Road and a secondary ingress and egress is located along Prospect Street. Beyond the parking area surrounding the building to the east, south and north are landscaped areas. The Plan Area slopes from Park Avenue to the east toward Lake Hopatcong.

Across Park Avenue is a single-family home on an approximately quarter acre lot, the parking lot for a mixed use building fronting Howard Avenue and an undeveloped forested area. Across Prospect Street is an eight (8) unit multifamily building on an approximately half-acre lot and a two-family residence on a quarter-acre lot. Across Rooney Road are two single family residences on quarter to eighth acre lots. The property at Block 17, Lot 14 is a 1.377-acre single-family residence.

Surrounding the Plan Area to the east are a mix of commercial uses, public land and undeveloped property along Howard Boulevard. To the west of the Plan Area is primarily a single-family residential neighborhood adjacent to Lake Hopatcong. To the north is a residential neighborhood, Saint Peter's Episcopal Church and Borough Hall along Edgemere Avenue. To the south are a mix of residential uses and Our Lady of the Lake Roman Catholic Church complex. Rooney Road and Prospect Street connect to Howard Boulevard (County Route 615), which is the major collector road through the Borough. Park Avenue connects with Altenbrand Avenue, which is part of County Route 616 and connects to Windemere Avenue.

GOALS

The specific goals of this Redevelopment Plan are as follows:

1. To promote a vibrant Village Center through the rehabilitation and renovation of a vacant former school building into an attractive multifamily residential development.
2. To enhance the character of the Village Center neighborhood with an attractive residential use, thereby increasing pedestrian traffic and providing greater opportunity for neighborhood commercial uses.
3. To provide for a variety of residential uses in the Borough including high quality apartments in close proximity to Village Center commercial uses, Lake Hopatcong and surrounding parks and open space.
4. To provide for affordable housing in compliance with the Borough of Mount Arlington's fair share housing obligation.

PURPOSE

The purpose of this Redevelopment Plan is to provide standards for the redevelopment of the Plan Area for use as multifamily residential and affordable housing. The Redevelopment Plan seeks to promote economic development and a vibrant Village Center by providing high quality housing in the Plan Area. The Plan requires compliance with current and future state and local affordable housing regulations. Developments should include inviting streetscapes, sidewalks, street furniture, landscaping and attractive building facades to create an engaging public realm. Furthermore, this Redevelopment Plan is designed to encourage the integration of building, parking, landscape and signage elements in order to improve the appearance of the streetscape and to support the specific goals and policy statements set forth in the Borough Master Plan.

PLAN CONSISTENCY REVIEW

Consistency with Municipal Master Plan

The Redevelopment Law requires that the Redevelopment Plan define the relationship of the Plan to the local Master Plan goals and objectives such as appropriate land use, population densities, improvements to traffic, public utilities, recreational and community facilities and other improvements.

The Borough adopted an updated Master Plan in December 2015. The Borough's Master Plan enumerates a number of specific goals and objectives, which form the basis for the Master Plan's land use recommendations. The following goals from the Master Plan are consistent with the Redevelopment:

- a) Encourage redevelopment and rehabilitation in the Village Center area in order to provide more housing options to encourage a larger population living within walking distance of the Village Center businesses and services;
- b) Ensure compatibility of diverse land uses and developments by enforcing regulations addressing intensity of development and buffers;
- c) Preserve the residential character of Mount Arlington;
- d) Maintain the spirit of the Village Center designation by promoting development and redevelopment opportunities in the Village Center; and
- e) Comply with current and future COAH requirements, where feasible.

Local, Regional, and State Plan Consistency

The relationship of the Redevelopment Plan with surrounding communities' Master Plans is also reviewed to determine if any significant relationship exists. The relationship of the Plan with the Morris County Master Plan, the Highlands Regional Master Plan and the State Development and Redevelopment Plan must also be reviewed for consistency. Due to Mount Arlington's unique geographic shape, the Borough is almost completely surrounded by Roxbury Township. The Plan Area is located in the northern section of Mount Arlington and while not abutting any adjacent municipalities, Jefferson Township to the east and Roxbury Township to the south and west are the closest municipalities to the Plan Area.

Jefferson Township Master Plan

Mount Arlington's eastern border with Jefferson Township is developed with single family residences with a similar development pattern and zoning to Mount Arlington. The changes proposed within the Plan Area do not significantly impact any existing development or zoning in this area.

Roxbury Township Master Plan

Mount Arlington's western border with Roxbury Township is developed with similar residential uses as in Roxbury Township and zoned accordingly to ensure future compatible land use patterns across municipal boundaries. The changes proposed within the Plan Area do not significantly impact any existing development or zoning in this area.

Morris County Master Plan

The Morris County Master Plan Land Use Element was adopted in 2020. The County's Master Plan includes an overarching guiding principal to "Promote, enhance and preserve the natural resources, community assets, and the rich culture and history of the County, while actively promoting a thriving, robust economy, diverse housing opportunities and a strong infrastructure to protect and enrich Morris County's overall quality of life." This Plan proposes diverse housing opportunities, including multi-family apartment units with an affordable housing set-aside consistent with the overarching goals of the Morris County Master Plan. Additionally, the following goals are consistent with this redevelopment plan:

1. The creation of balanced and diverse economic and housing opportunities.
2. The efficient use of land and resources.

This Redevelopment Plan is consistent with these goals and objectives of the Morris County Master Plan.

Highlands Regional Master Plan

The Borough is located entirely within the Highlands Region, with the majority of the Borough located in the Planning Area. The Borough has conformed to the Highlands Regional Master Plan in the Preservation Area of the Borough. The Plan Area is located in the Planning Area of the Highlands Region where the Plan Area is located in an Existing Community Zone. The Redevelopment Plan is consistent with the Highlands Regional Master Plan, which encourages redevelopment in areas of existing development.

New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan designated the Borough of Mount Arlington as a Suburban Planning Area 2 (PA2) and Environmentally Sensitive Planning Area (PA5). The Plan Area is in the PA2, which is considered an appropriate area for growth including new development and redevelopment. The Redevelopment Plan is consistent with the State Development and Redevelopment Plan.

MULTI-FAMILY RESIDENTIAL REDEVELOPMENT AREA ZONE

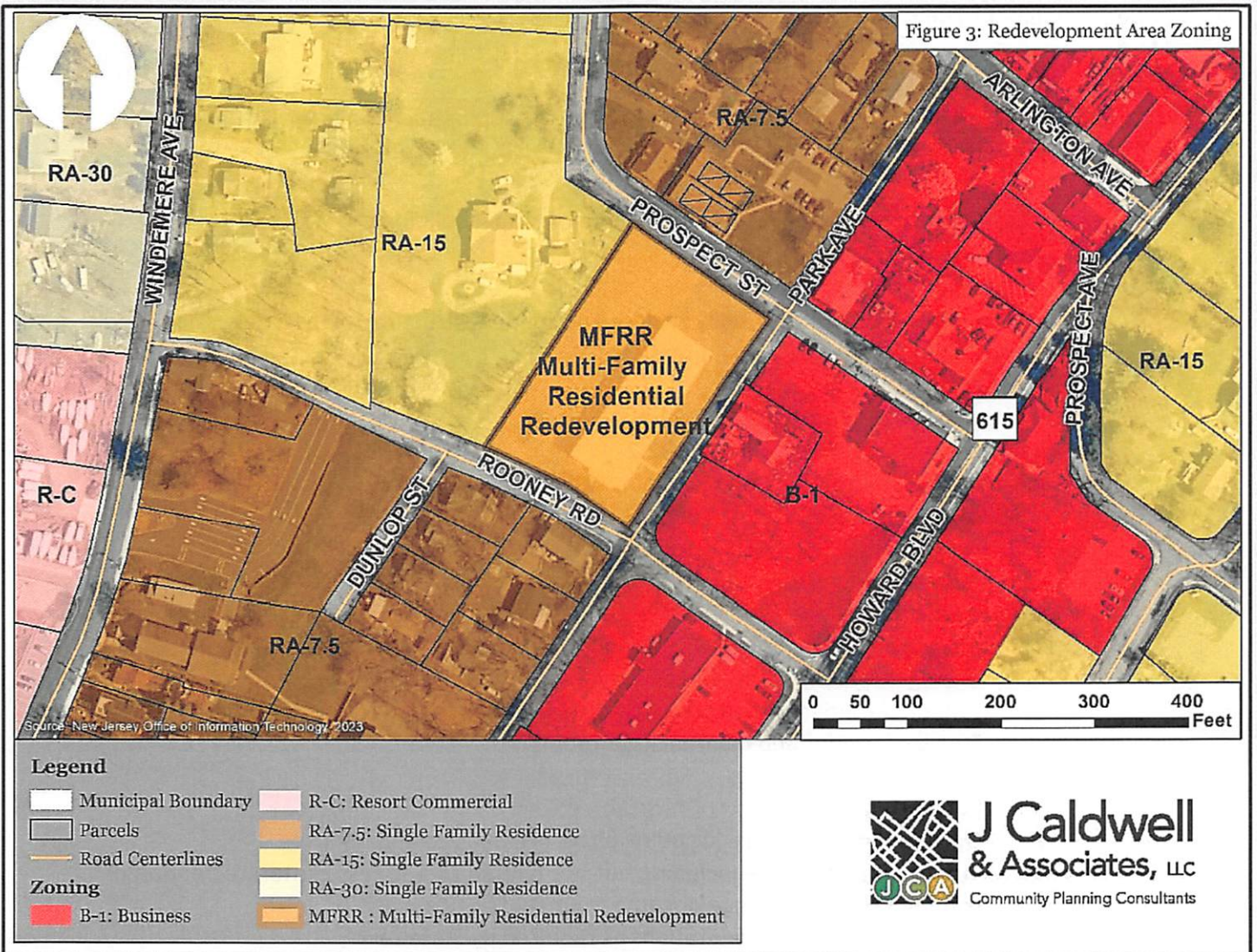
The Redevelopment Plan creates a Multi-Family Residential Redevelopment Zone which permits multi-family residential apartments and requires an affordable housing set-aside for low- and moderate-income households. This creates a realistic opportunity for the construction of low- and moderate-income housing in Mount Arlington on land that has become available for redevelopment, thereby addressing the Borough's fair share housing obligation under the New Jersey Fair Housing Act and constitutional obligations to provide affordable housing.

The Redevelopment Plan seeks to accomplish the following objectives:

- A. To encourage redevelopment of the Plan Area pursuant to, and consistent with the recommendations of this Redevelopment Plan;
- B. To facilitate adaptive re-use and new construction within the Plan Area with a unified design and approach to the location and relationship of development, access to the surrounding roadway network, vehicular and pedestrian circulation and on-site parking, architectural design elements and consideration of environmental features; and
- C. To promote multifamily development to support the Village Center of the Borough and encourage a cohesive economic, civic and cultural center that creates new businesses and services, promotes existing businesses, increases employment and improves the local economy and vitality of Mount Arlington.

With its close proximity to the Borough's municipal offices, police and fire departments, parks and Lake Hopatcong, the Plan Area is well-poised to provide a valuable residential use to support compatible commercial uses. This Redevelopment Plan encourages quality design with the Plan Area and improves the streetscape and surrounding public realm in keeping with the Master Plan's vision for a vibrant Village Center.

Figure 3: Redevelopment Area Zoning



APPLICATION OF REGULATIONS – MULTI-FAMILY RESIDENTIAL REDEVELOPMENT ZONE DISTRICT (MFRR)

The Borough will seek a Redeveloper for the Plan Area based on developer interest, capacity to develop the Plan Area and specialization. The Redeveloper will acquire, or work with the Borough to acquire the property in the Plan Area in order to redevelop the Plan Area according to the following land use regulations. The following are standards for the MFRR Multifamily Residential Redevelopment Zone:

Principal Permitted Uses

The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

- a. Multi-family residential units/apartments.
- b. Townhouses.
- c. Parks, playgrounds, firehouses, libraries and municipal buildings.

Permitted Accessory Uses

- a. Accessory storage, within a wholly enclosed permanent structure, of materials, goods and supplies intended for use on the premises.
- b. Fences and walls.
- c. Private garages as provided in §17-32.1
- d. Swimming pools as provided in §17-32.2
- e. Signs as provided in § 17-24.8.
- f. Tennis courts as provided in § 17-32.2.
- g. Other accessory buildings such as tool sheds as provided in § 17-32.1.
- h. Other uses that are customarily accessory to the principal permitted use, provided that they are subordinate to the principal use, do not change the character of the principal permitted use, and serve only the principal use, including but not limited to:
 - i. Management office and model rental unit.
 - ii. Laundry facilities and dry cleaning drop off/pick-up.
 - iii. Storage facilities and mail/package rooms.
 - iv. Bicycle parking facilities.
 - v. Pet wash facilities.
 - vi. Outdoor amenity space including picnic area, tables and benches.
 - vii. Indoor amenity space including but not limited to a fitness center, recreation or community room, lounge or game room and business center.
 - viii. Electric vehicle charging stations as required by State Law.

Conditional Uses

- a. Essential services as provided in § 17-33.6.
- b. Community buildings, clubs, social halls, Lodges, fraternal organizations, and similar uses as provided in § 17-33.3.
- c. Nursery schools as provided in § 17-33.4.
- d. Nursing homes as provided in § 17-33.5.

Plan Area and Bulk Requirements

MFRR – Multi Family Residential Redevelopment	
Standard	Required / Allowed
Minimum Lot Area	18,000 SF (0.41 Acres)
Minimum Lot Width	125 feet
Number of Units	36 units
Minimum Front Yard Setback	8 feet
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Combined Side Yard Setback	10 feet
Maximum Building Height	3 Stories / 45 Feet
Maximum Impervious Coverage	75%
Affordable Housing Set-Aside	15 % (6 units)

Affordable Housing Requirements

Residential development within the Plan Area is subject to inclusionary affordable housing standards pursuant to Article XVII Affordable Housing Obligations of the Borough's Ordinances found in Section 17-68 through Section 17-89 of the Borough Code and shall be a permitted use in the Plan Area. Affordable units shall meet the provisions of the State Uniform Housing Affordability Control standards.

Parking Standards

The following parking standards apply for the uses listed below. Uses not listed shall comply with Section 17-24.3. Except as noted below, development within the Plan Area shall generally comply with the Residential Site Improvement Standards (RSIS) including utilities, layout, circulation, the size of the parking spaces, drive aisles and/or parking aisle width. Loading for commercial uses shall be as per Section 17-24.4. Any standards not addressed shall adhere to Borough Code Article VII Design Standards for Development.

Plan Area Parking Standards Table	
Use	Minimum Space Requirement
Residential	1.5 spaces per unit

- A. Size of parking spaces (compact spaces):
 - 1. Each full-sized off-street parking space must measure at least eight and one half (8.5) feet in width by eighteen (18) feet in length.
 - 2. If the parking space is less than eight and one half (8.5) feet in width, it must be labeled a "compact" space.
 - 3. Compact parking spaces shall not constitute more than 30 percent of the parking provided on any one site.
- B. Electric Vehicle Supply/Service Equipment (EVSE) in accordance with [P.L.1975, c.171](#):
 - 1. At least 15% of the required off-street parking spaces must be EVSE or Make-Ready spaces. EVSE must be installed in at least one-third of the total number of required EVSE spaces, the remainder can be Make-Ready spaces.
 - 2. At least 5% of EVSE and Make-Ready spaces must be ADA accessible.
- C. Pedestrian circulation within parking lots:
 - 1. Pedestrian circulation within parking lots must be taken into consideration. Pedestrian crossings and amenities must be installed where deemed necessary by the Land Use Board and the Land Use Board Engineer and Planner.
 - 2. The circulation system should be designed so as to provide direct access to the building without requiring pedestrians to pass between parked cars.
- D. Parking lot landscaping and screening:
 - 1. Outdoor parking lots with ten (10) or more spaces, not less than 10% of the parking area shall be suitably landscaped to minimize noise, glare, and other nuisance characteristics, as well as to enhance the aesthetics, environment and ecology of the site and surrounding area.
 - 2. One (1) shade tree shall be planted for every ten (10) parking spaces within or surrounding the parking area.
 - 3. Parking lots shall meet New Jersey ADA requirements for handicapped parking.

Buffer and Screening Requirements

- A. The Redeveloper shall buffer or screen property lines adjacent to existing residential properties to include a combination solid fence and/or landscaping. If landscaping, the buffer shall be planted with a mix of evergreen and deciduous trees and shrubs to provide a year-round natural looking screen.
- B. Fences and walls shall not exceed eight (8) feet in height.
- C. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
- D. Trash and recycling areas located in parking areas must be fully screened from view with a screening fence or wall from both the parking area and adjoining residential properties. Parking areas should be buffered from adjacent roadways by a maximum four-foot fence, screening wall or evergreen shrubs.

Landscaping Requirements

Landscaping must be provided to promote a desirable and cohesive natural environment. Landscaping must also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for buildings, streets, and parking, according to the following standards:

- A. Ornamental trees should be provided throughout the Plan Area, particularly at key locations such as site entrances and along existing roadway frontages.
- B. Hedges, shrubs, and ground cover must be used to define space and provide privacy. Foundation plantings should include evergreen and deciduous shrubs, ornamental grasses and perennial flowering plants.
- C. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced the following planting season.
- D. Use of native plant species is encouraged. Invasive species are prohibited.

Street Trees

- A. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, they must be replaced the following planting season.
- B. All trees shall have a minimum caliper of 2.5 to 3 inches measured 5 feet from grade in accordance with standards established by the American Association of Nurserymen. Trees shall be nursery-grown, free of disease substantially uniform in size and shape and have straight trunks. The minimum branch height at planting shall be 6 feet, except where planting is on a sight triangle in which case no branches shall be below 8 feet.

Mobility Regulations

Thoroughfares are an important aspect of public space. Streets and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming this sense of place for the Village Center.

- A. Access and automobile circulation:
 - 1. Access configurations shall be designed to meet projected vehicular traffic and circulation needs of the area.
- B. Pedestrian and bicycle access and circulation:
 - 1. Sidewalks must be provided along all streets and must be a minimum of four (4) feet wide to provide safe and convenient movement for pedestrians.
 - 2. Pedestrian-only walkways must be at least four (4) feet wide.
 - 3. All building entrances must provide pedestrian access to adjacent streets and parking areas.

Building Design Standards

- A. Architectural Attributes:
 - 1. Buildings in the Plan Area shall be designed to evoke the architectural attributes of existing historic and architecturally significant buildings in the area.
 - 2. The building mass, footprint and architecture shall be designed to create an attractive visual presence at a pedestrian scale.

B. Building Materials and Colors:

1. All building materials and colors used on the exterior of a building shall be compatible with its overall design. Textured vinyl, cement fiber materials, brick, wood clapboard, or manufactured equivalent, natural wood or cedar shade siding is permitted. Vinyl siding (non-textured), aluminum siding, non-decorative concrete block and other similar materials are prohibited. Stucco or stucco like products such as E.I.F.S may be used only as an accent material and not encompass more than 40 percent of the wall surface.
2. Building colors shall utilize historic paint color palettes or other creative color palettes that reflect the character of the area. The building colors shall include a base color, complementary trim colors, and accent colors for doors and shutters.
3. Buildings with multiple spaces or units shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage and lighting fixtures on all facades.
4. Changes in building material should occur at a logical place such as a change in building mass, roof or an inside corner.

C. Building Walls:

1. Blank windowless walls are strongly discouraged. The façade shall be broken up into sections or bays to provide variety and interest. These bays or sections shall be a minimum of 20 feet wide and a maximum of 36 feet wide. Columns, recesses, variations in the rooflines shall be used to break up the wall of the building into smaller sections. Variations in buildings, materials, patterns and colors shall also be used to differentiate the building wall. Landscaping can also be used to break up a blank wall area.
2. Building facades shall provide unified design with a clearly defined building entrance. Recessed entrances are encouraged similar to those on older commercial buildings. Columns, awnings, canopies and pilasters can be used to define the entryway. Doors and window trim shall be used to highlight these features.
3. The architectural treatment of the front façade shall continue around all visible exposed side of the building. Each facade of a building shall be consistent in style, materials, colors and details. Buildings shall have a defined base and cap. The base may align with the windowsill level of the first floor, the foundation edge, or the ground with foundation plantings. The cap of the building includes the building cornice, parapet or eaves at the top of the building wall.

D. Roofs and Roof Material:

1. Roofs shall feature an articulated roof design in the form of cornices, dormers, flared eaves, and/or other appropriate design features.
2. Roofs shall be designed to hide the rooftop service equipment.

E. Service Equipment:

1. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing,

satellite dishes and other telecommunications receiving devices shall be screened from public view, by using walls, roof elements or other such screening devices, designed to be architecturally compatible with the building's style, materials, colors and details.

2. Fire escapes shall not be permitted on a building's front façade. In buildings requiring a second means of egress pursuant to Uniform construction Code, internal stairs or other routes of egress are preferred. Only in exceptional circumstances shall an attached external fire escape be permitted as one of the required means of egress, only if located, on a building's rear or side elevation.

Lighting

- A. A lighting plan providing a minimum of 0.5 foot-candle for streets, sidewalks and parking areas shall be provided and consistent with the Borough Lighting Standards in Code Section 17-24.3(l).
- B. Lighting shall be shielded to prevent glare and off-site light pollution.
- C. The use of creative lighting schemes to highlight building facades and related areas of a site is encouraged.

Signage

- A. Wall mounted signs shall be limited to a building identification sign, address of building and identification or wayfinding signage. The total area of all signs affixed to the building shall not exceed 5% of any building facade.
- B. Monument signs:
 1. One (1) monument sign is permitted, not to exceed 30 square feet in area and twelve (12) feet in height.
 2. The monument sign shall be located a minimum of 5 feet from the right-of-way line and not be located within any line of site from access driveways or adjacent roadways.
- C. General Sign Regulations:
 1. The area surrounding ground signs shall be landscaped.
 2. Directional signs having less than three (3) square feet are exempt from area and location regulations but shall be shown on an approved site plan and further providing they do not constitute a hazard to the traveling public.
 3. All signs shall be kept in good repair which shall include replacement or repair of broken structural elements, casings, or faces, maintenance of legibility and all lighting elements working.
 4. No sign or any part of a sign, except publicly owned or authorized signs, shall be placed in or extend into or over the public right-of-way if same impedes traffic or obscures the ability of persons traversing the public streets and sidewalks.
 5. No sign shall be affixed to any roof, tree, fence, utility pole or other similar structure nor placed upon motor vehicles which are continually or repeatedly parked in a conspicuous location to serve as a sign. Signs painted on pavement surfaces shall be

restricted to traffic control markings only.

6. Any signs not regulated by this Plan shall be regulated by the Section 17-24.8 of the Borough Code.

Design Standards for Site Plans

Features of the site design not addressed by the Redevelopment Plan shall be regulated by Article VII, Design Standards Development, of the Mount Arlington Borough Land Development Ordinance. Where conflicts between the Plan and the Borough Ordinance exist, the Plan shall supersede Borough Ordinances.

Submittal Requirements

A redeveloper who wants to develop the Plan Area in accordance with this Plan shall enter into a redevelopment agreement with the Borough to effectuate the goals and requirements of this Plan (the "Redevelopment Agreement"). The Redevelopment Agreement will stipulate the precise nature and extent of the improvements to be made and their timing and phasing. The Redevelopment Agreement will also contain the terms, conditions, specifications, and description of required performance guarantees pertaining to the redeveloper's obligation to provide the necessary infrastructure and improvements. A Redevelopment Agreement must be fully executed prior to submission of a development application to the Borough Land Use Board. The Borough Land Use Board shall deem any application for redevelopment subject to this Plan incomplete if the applicant has not entered into a Redevelopment Agreement with the Borough.

After entering into a Redevelopment Agreement with the Borough, a redeveloper shall submit to the Borough Land Use Board a development application for the Plan Area. The development application must be consistent with this Redevelopment Plan and the Redevelopment Agreement. The approval process for the development application will proceed in accordance with the Borough Land Use Board's rules and requirements.

LEGAL PROVISIONS

Validity of the Plan

If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjudication will only apply to the particular section, subsection, paragraph, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Borough Council, the Zoning Map of the Borough of Mount Arlington is hereby amended and must be revised to show the boundaries of the Village Center on Howard Boulevard Redevelopment Area and identify the district as the "Multi-family Residential Redevelopment Zone." All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Borough Council, this Redevelopment Plan will

supersede all provisions of the Mount Arlington Zoning Ordinance for the Plan Area. Any zoning-related issue that is not addressed herein will refer to the Mount Arlington Zoning Ordinance for guidance.

[Amendment to the Our Lady of the Lake School Redevelopment Plan](#)

The Our Lady of the Lake School Redevelopment Plan may be amended from time to time in compliance with the requirements of the LRHL.

As development occurs within the Plan Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Borough Mount Arlington, and its citizens. Amendments may be required in order to accommodate these changes.

[Variations in Site Plan Design](#)

Modifications from standards that are expressly stated to be “mandatory” under the Land Use Regulations of this Plan, may be approved by the Land Use Board only by formal grant of a deviation as provided. No variances that would be considered “d” variances pursuant to N.J.S.A. 40:55D-70d(1)-(6) are permitted. The Land Use Board will have the authority to grant deviations from the requirements of this Plan that are cognizable as variances pursuant to N.J.S.A. 40:55D-70c(1) and (2) as outlined below or that would be considered a design standard waiver or exception pursuant to N.J.S.A. 40:55D-51.

The Land Use Board may grant deviations from the regulations contained within this 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 Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Land Use Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan, and the benefits of granting the deviation would outweigh any detriments. The Land Use Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan.

An application requesting a deviation from the requirements of this Plan must provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12a & b.

Any party seeking a deviation from this Plan which cannot be granted by the Land Use Board as set forth above may apply to the Governing Body to request an amendment to this Plan.

ACQUISITION PLAN

There is no property acquisition by the Borough of Mount Arlington anticipated by this plan.

RELOCATION PLAN

There is no property acquisition by the Borough of Mount Arlington anticipated by this plan and no residential or occupied uses on the site, so a Relocation Plan is not necessary.