

REQUEST FOR PROPOSAL
FOR
REDEVELOPER DESIGNATION
BLOCK 305.02, LOT 15
TOWNSHIP OF NORTH BERGEN, NEW JERSEY

ISSUED BY:

The Township of North Bergen

SUBMISSION DATE: TUESDAY, APRIL 19, 2016 @ 10:00 a.m.

TOWNSHIP OF NORTH BERGEN
HUDSON COUNTY, NEW JERSEY

PUBLIC NOTICE FOR THE SOLICITATION OF REQUEST FOR PROPOSALS FOR\
REDEVELOPER DESIGNATION – BLOCK 305.02, LOT 15

NOTICE IS HEREBY GIVEN that sealed request for proposal submissions will be received by the Township of North Bergen Purchasing Agent for the “Redeveloper Designation – Block 305.02, Lot 15” in accordance with the “fair and open process” pursuant to N.J.S.A. 19:44A-20.5, et seq.

Submission package may be examined or obtained at the Township Purchasing Office, Township of North Bergen, 4233 Kennedy Boulevard, Room 211, North Bergen, NJ 07047 (phone 201-392-2040), Monday through Friday during business hours, 9:00 a.m. to 4:00 p.m. or downloadable on the Township’s website www.northbergen.org/notices.

Request for proposals (“RFP”) responses shall be submitted to Suzanne Taylor, Purchasing Agent, Township of North Bergen, 4233 Kennedy Boulevard, North Bergen, NJ 07047, on or before Tuesday, April 19, 2016 at 10:00 a.m. prevailing time, at which time said responses will be publicly opened and read in the Municipal Chambers.

Responses must be enclosed in a sealed envelope. The service provider must indicate the following on the outside of the envelope: “**Sealed RFP Response – Redeveloper Designation – Block 305.02, Lot 15.**” Responses may be delivered by hand, overnight courier or mail. The envelope containing the response must be received by the Township of North Bergen by the date and time set forth above. No late responses will be accepted.

All professional service contractors are required to comply with the requirements of N.J.S.A.52:32-44 (Business Registration of Public Contractors), N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 (Contract Compliance and Equal Employment Opportunities in Public Contracts).

Contracts will be awarded based on the most advantageous responses. The Township of North Bergen reserves the right to reject any or all responses.

Suzanne Taylor
Purchasing Agent

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I. INTRODUCTION

In June 2015, the Township of North Bergen adopted an amended Redevelopment Plan for a site known as Block 305.02, Lot 15 (116 73rd Street) within the Township of North Bergen, Hudson County, New Jersey (the “Redevelopment Area”). The Redevelopment Area is located in the northeastern portion of the Township of North Bergen on the north side of 73rd Street between Park Avenue and Broadway. The Redevelopment Area is comprised of one tax lot containing a vacant four and one-half-story building with 18 condominium units. The site had previously been designated as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the Redevelopment Area. A copy of this plan entitled Redevelopment Plan for Block 305.02, Lot 15, 116 73rd Street, Township of North Bergen, New Jersey, June 2015, (hereinafter the “Redevelopment Plan”) is included in the Appendix.

The adoption of the Redevelopment Plan presents an opportunity for the replacement of an existing abandoned building with a new residential building consistent in character and scale with the surrounding neighborhood. The following is a brief summary of the opportunity and the submission requirements, selection criteria and other relevant information for a qualified developer to submit a successful response to this Request for Proposal (RFP).

II. LOCATION DESCRIPTION

The Township of North Bergen is a community of over 60,000 residents located in Hudson County, New Jersey just across the river from New York City. The Redevelopment Area is a single parcel known as Block 305.02, Lot 15 that measures 3,800 square feet in area. It is located in a portion of the Township featuring a mix of land uses. The immediate surrounding properties with frontage on 73rd Street are predominantly comprised of one- to four-family residences, as well as several larger apartment buildings. Nearby properties on Broadway to the west of the site are primarily commercial or mixed-use commercial/residential. Properties along Park Avenue (to the east of the site) are residential in nature, primarily consisting of multi-family residential apartment buildings with some smaller one- to four-family dwellings. The Township’s border with the Town of Guttenberg is located south of the subject property, between 71st and 72nd Streets. River Road and Palisades Medical Center are located several blocks east of Park Avenue and situated along the Hudson River. Bus service is available in the vicinity of the Redevelopment Area.

III. HISTORICAL BACKGROUND

The Redevelopment Area is developed with a vacant four and one-half-story multi-family dwelling consisting of 18 residential units. The building footprint occupies the entire lot

except for a small rear yard and narrow alleys on either side of the building adjacent to the property lines. According to Township records, the structure was built in 1930 and has been vacant for approximately 20 years. The Township of North Bergen has acknowledged the structure's long-term vacancy and has placed it on the Township's Abandoned Property List, created in 2012. In the State of New Jersey, an abandoned property list is a legal tool codified at N.J.S.A. 55:19-78 e.t seq. as part of the 2004 Abandoned Properties Rehabilitation Act. A municipality may pass an ordinance authorizing the creation of such a list, which includes properties determined by the administrative officer to meet the criteria for an "abandoned property" per the statutory definition. All property owners were noticed and given the opportunity to appeal. If no challenge is heard, the Township reserves rights to perform maintenance or rehabilitation work at the expense of the owner. The Township does not own the property. The Township holds certain tax sale certificates. The Redeveloper will be required to obtain all interest and title to the property.

IV. GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN

The Redevelopment Plan sets standards for the construction of buildings and other improvements in the Redevelopment Area. The Redevelopment Plan is intended to provide development standards for the construction of a new residential structure following demolition of the existing building on the site. Though the redevelopment area is located in a mixed-use neighborhood with excellent transit access within Hudson County and to/from New York City, it is not feasible to continue the use on the site as a higher-density multi-family residential building with no off-street parking due to present parking conditions and market realities. The introduction of new multi-family housing to the Redevelopment Area with limited but appropriate off-street parking will provide transit-adjacent residential options for North Bergen in the vicinity of the existing Broadway and River Road commercial corridors. The new building will remain consistent in character and scale with the surrounding neighborhood while introducing additional housing options on a formerly blighted site.

V. REQUEST FOR PROPOSALS

The Township of North Bergen will receive sealed proposals from qualified applicants for development of the Redevelopment Area in accordance with and subject to the Redevelopment Plan.

Responses to this RFP should address the qualifications of the Applicant both in terms of financial capability and prior development experience as detailed below. **SEALED PROPOSALS SHALL BE SUBMITTED TO THE FOLLOWING BY 10:00 AM, LOCAL TIME, ON TUESDAY, APRIL 19, 2016:**

Suzanne Taylor, Purchasing Agent
Township of North Bergen
4233 Kennedy Boulevard

Room 211
North Bergen, NJ 07047
PHONE # 201-392-2040

The RFP may be examined or obtained at the Township Purchasing Office at the above address, Monday through Friday between the hours of 9:00a.m. and 4:00 p.m. and on the Township of North Bergen's website, www.northbergen.org/notices.

Any questions or clarifications regarding this RFP must be directed in writing to the procurement officer, Suzanne Taylor, at the address listed above or via email (staylor@northbergen.org). Questions must be received by April 12, 2016.

The Township will provide written answers to proposers' questions. Any other form of interpretation, correction, or change to this RFP will not be binding. Proposers must sign and return any addendum with their RFP response. Responses will be posted online at www.northbergen.org/notices.

The key dates related to RFP submission are as follows:

Start RFP Distribution Period	Tuesday, March 29, 2016
Deadline for Questions	Tuesday, April 12, 2016
Distribution of RFP Question Responses	Wednesday, April 13, 2016
Developers' Sealed Proposals Due	Tuesday, April 19, 2016 (10:00am)

The Township assumes no responsibility for any costs incurred by those responding to this RFP, or to any other RFP-related requests that should follow including any interviews, meetings, or appeals for additional information prior to the signing of a Redeveloper's Agreement.

Submitted proposals will be reviewed by an Evaluation Committee according to the procedures and selection criteria discussed in the following section. The respondent determined to best meet the Township needs will then be recommended to the governing body for award based on which proposal best meets the selection criteria and goals of the Redevelopment Plan.

Upon the Board of Commissioners' designation of a Redeveloper, the Redeveloper will have the responsibility of immediately beginning land acquisition as well as financing, planning and engineering studies and architectural plans as necessary to determine the

final scope and timeline for the project. The Township and the Redeveloper will negotiate and sign a Memorandum of Understanding within three (3) months of the redeveloper's designation, followed by the signing of a final Redeveloper's Agreement within four (4) months of selection.

All proposals submitted shall be considered the property of the Township of North Bergen. In the case of architectural drawings and other copyright protected materials which are submitted, the developer agrees to the following: a) the reproduction of copyright protected material by the Township of North Bergen; and b) where the developer is not the owner of the copyright protected material, they represent that they have received permission from the copyright owner to permit reproduction of such copyright protected material by the Township of North Bergen and agree to defend or indemnify the Township in the case of any claims filed by the copyright owner against the Township for reproduction of copyright protected material.

This Request for Proposals does not commit the Township to enter into a Redevelopment Agreement, to pay any costs incurred in the preparation of a proposal in response to this request or in subsequent negotiations, or to procure or contract for the Project. The Township may, at its option, and in its sole discretion, reject any or all proposals that are submitted. Proposals received after the given date and time will not be considered.

All information furnished in this RFP was gathered from sources deemed to be reliable. No representation or warranty is made as to the accuracy or completeness of the information contained in this document. All information included in this RFP should be independently verified by prospective developers.

The submission of a proposal shall be considered evidence that the developer has investigated all relevant conditions, circumstances, procedures and requirements, including conditions existing at the site and in the market area. The developer shall be conclusively presumed to have read and become familiar with all of the proposal documents.

VI. SELECTION CRITERIA

The proposals will be evaluated according to the following criteria:

1. The financial capability of the applicant based on the strength of its current financial status and its ability to obtain financing. – 20%
2. The business reputation and professional experience of the applicant as demonstrated by its success in previous renovation and redevelopment projects. – 20%
3. The professional and technical competence of the applicant based on project team qualifications. – 15%

4. The capability of the applicant to acquire all interest to the property and a schedule for such acquisition. – 20%
5. The proposed project schedule.- 15%
6. The strength of the applicant's references. – 10%

The Township reserves the right to interpret and weigh the criteria in evaluating project proposals as deemed necessary and in accordance with the goals and objectives of the Redevelopment Plan.

VII. SELECTION PROCESS

The Township will review all proposals to determine if they satisfy the RFP requirements and evaluate the proposals based upon the Evaluation Criteria. An evaluation committee will evaluate submitted proposals and may shortlist a limited number of candidates to interview, based on the selection criteria discussed in the prior section. Additional information and documentation may be requested from short-listed applicants.

The Evaluation Committee shall undertake whatever due diligence it may deem necessary to evaluate, including but not limited to the following: review of the submitted applications; checking references; conversations with municipal staff and officials where applicants have undertaken projects; site visits to representative developments completed by applicants; interviews of applicants; etc.

Once a Redeveloper has been selected, the Township and the designated Redeveloper shall engage in negotiations to complete a Memorandum of Understanding, to be followed by a final Redeveloper's Agreement. The Township reserves the right to terminate negotiations with the Redeveloper for any reason. Termination of negotiations by the Township may include (but is not limited to) the following reasons: 1) the Memorandum of Understanding is not completed within the stated sixty days from receiving the redeveloper designation; 2) the Redeveloper's Agreement is not signed within 120 days of selection; or 3) the Redeveloper defaults on either of these documents. In the case that the Township ceases negotiations with the selected Redeveloper, then the Township may choose to designate the second-ranked Applicant as Redeveloper or elect to reinstate the RFP process.

The Township of North Bergen reserves the right to refrain from selecting any candidates as redeveloper if proposals are not considered responsive to the Request for Proposals.

VIII. CONDITIONS

The adopted June 2015 Redevelopment Plan shall govern all development in the Redevelopment Area. The bulk, height and density requirements and design guidelines stipulated in the Redevelopment Plan supersede the underlying zoning found in the Township's Zoning Ordinance. The requirements are as follows:

Minimum Lot Area	3,800 square feet
Minimum Lot Width	38 feet
Minimum Lot Depth	100 feet
Maximum Building Height	35 feet
Minimum yard Setbacks:	
Front Yard	Five (5) feet
Side Yard	Four (4) feet, except that where a driveway is provided on one side to access rear yard parking, no side setback shall be required on the opposite side of the building.
Rear Yard	Thirty (30) feet
Maximum Number of Dwelling Units	Four (4)
Maximum Building Coverage	55 percent
Maximum Lot Coverage	85 percent
Off-street Parking	One (1) parking space per unit

IX. SUBMISSION REQUIREMENTS AND INSTRUCTIONS

Applicants shall submit **10 copies** of their proposal to this RFP.

Proposals must be received by the Township Purchasing Agent by the time and date stipulated herein (Tuesday, April 19, 2016, 10:00am). Proposals shall be deemed valid and active for a period of one year from submission.

Proposals shall adhere to the following outline:

A. Identification of Development Entity and Project Participants

Provide a description of the applicant firm. Indicate corporate relationships and affiliations (parent companies, subsidiaries, limited liability corporations, etc.). Identify the size of the staff and length of operation as a company. Indicate key staff that are likely to be involved in the project and provide their respective qualifications, roles and responsibilities. Include any other attributes of the applicant that may be considered special qualifications for carrying out this redevelopment project.

A. Financial History and Capability of the Development Entity

Provide information regarding the applicant's general and financial history relative to its capability to complete the project. Provide evidence of the applicant's ability to obtain the requisite financing for proposed project. Include Letters of Commitment, if applicable, names and addresses of financial references for the applicant and any other named sources of debt and/or equity financing as may be required for the project proposed by the applicant. Applicants are required to provide complete financial statements for the past three years.

B. Previous Development And Operations Experience and Qualifications

Provide evidence demonstrating general and project-related experience and qualifications of the applicant. Include joint-working experience of the members of the management team and other key project participants in building and operating similar projects.

Provide names and locations of relevant projects and associated references with contact information for each project. For each project, include the following information about the project: project name, address, dates, size of tract, number of residential units and commercial space constructed (where applicable), construction costs, funding sources, role of Applicant, status of project and any other relevant information. Provide the information for up to ten (10) projects from the last 10 years.

C. Project Concept

Provide a written narrative and graphic representations to illustrate the project's concept, scope and design. At a minimum the following elements should be provided:

1. The number and type of residential units that are proposed.
2. The proposed number of off-street parking spaces.
3. Any additional improvements that the applicant intends to make on-site or off-site as part of the redevelopment.
4. Any anticipated substantive changes to the Redevelopment Plan that the developer deems necessary to make the project feasible.

The project concept is intended to illuminate the applicant's intentions and is not binding for the developer at this stage in the process. For the designated Redeveloper, the plans will be considered a starting point for negotiations with the Township. Beyond the applicant's financial capability and prior experience, the plans

and designs that most closely meet the goals and objectives of the Redevelopment Plan and this RFP will be given preferential consideration.

More detailed information may be requested from short-listed applicants.

D. Project Schedule

Include a brief summary of project deliverables and the anticipated project schedule. Provide deadlines and completion dates for land acquisition, planning and design, and construction phasing.

E. Other

The applicant may include any additional information that would be constructive in the evaluation of their proposal.

X. STATEMENT OF CORPORATION OR PARTNERSHIP – (Schedule 1)

To be completed by applicant

XI. AFFIDAVIT OF NON-COLLUSION – (Schedule 2)

To be completed by applicant

XII. APPENDIX

Copy of Redevelopment Plan for Block 305.02, Lot 15, 116 73rd Street, Township of North Bergen, New Jersey, June 2015, prepared by Phillips Preiss Grygiel LLC.

SCHEDULE 1

STATEMENT OF OWNERSHIP OF CORPORATION OR PARTNERSHIP

New Jersey law, N.J.S.A. 52:25-24.2, provides that no corporation or partnership shall be awarded any state, county, municipal or school district contract for the performance of any work or the furnishing of any materials or supplies, unless prior to the receipt of the bid or accompanying the bid of said corporation or partnership there is submitted a statement. The statement shall set forth the names and addresses of all stockholders in the corporation or partnership who own ten percent (10%) or more of its stock of any class, or of all individual partners in the partnership who own a ten percent (10%) or greater interest therein.

If one or more of such stockholders or partners is itself a corporation or partnership, the stockholders holding ten percent (10%) or more of that corporation's stock, or the individual partners owning ten percent (10%) or greater interest in that partnership, as the case may be, shall also be listed. The disclosure shall be continued until names and addresses of every non-corporate stockholder, and individual partner, exceeding the ten percent (10%) ownership criteria established in this act has been listed.

Accordingly, this statement must be completed and submitted simultaneously with the bid.

In the case of corporate or partnership stockholders, continue the disclosure on extra sheets until all required individual stockholders or partners are disclosed.

- (1) Names and addresses of all stockholders in _____, a corporation, who own ten percent (10%) or more of its stock of any class are:

Names:

Addresses:

- (2) Names and addresses of all partners of _____, a partnership, owning an interest therein of ten percent (10%) or greater are:

Names:

Addresses:

- (3) Continued information on stockholders or partnerships that are themselves corporations or partnerships (Use extra sheets if necessary and attach).

WITNESS:

_____ (seal)
 (Contractor)

 (Signature)

By: _____
 (Authorized Signature)

 (Printed Name)

 (Printed Name)

 (Title)

 (Title)

 (Date)

 (Date)

APPENDIX 1

Redevelopment Plan for Block 305.02, Lot 15
116 73rd Street
Township of North Bergen, New Jersey

June 2015

Prepared for:
Township of North Bergen

Prepared by:
Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants

33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030

The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2

Paul Grygiel, AICP, PP
New Jersey Professional Planner License # 5518

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1 Introduction

A. BASIS FOR THE PLAN

This Redevelopment Plan has been prepared for the site known as Block 305.02, Lot 15 (116 73rd Street) within the Township of North Bergen, Hudson County, New Jersey (the “redevelopment area”). The redevelopment area is located in the northeastern portion of the Township of North Bergen on the north side of 73rd Street between Park Avenue and Broadway. The redevelopment area is comprised of one tax lot containing a four-story building with 18 condominium units. The North Bergen Board of Commissioners has determined by resolution that this property qualified as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the redevelopment area.

B. PURPOSE/VISION

The Redevelopment Plan sets standards for the construction of buildings and other improvements in the redevelopment area. The Redevelopment Plan is intended to provide development standards for the construction of a new residential structure following demolition of the existing building on the site. Though the redevelopment area is located in a mixed-use neighborhood with excellent transit access within Hudson County and to/from New York City, it is not feasible to continue the use on the site as a higher-density multi-family residential building with no off-street parking due to present parking conditions and market realities. The introduction of new multi-family housing to the redevelopment area with limited off-street parking will provide transit-adjacent residential options for North Bergen in the vicinity of the existing Broadway and River Road commercial corridors. The new building will remain consistent in character and scale with the surrounding neighborhood while introducing additional housing options on a formerly blighted site.

C. NOTE ON PLAN TERMINOLOGY

Throughout this Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.”

- “Shall” means that a developer is required to comply with the specific regulation, without any deviations.
- “Should” means that a developer is encouraged to comply but is not required to do so.

D. DEFINITIONS

The definitions set forth in the Zoning and Development Regulations of the Township of North Bergen shall apply to this Redevelopment Plan. If a term used in this Redevelopment Plan is not defined

in the Zoning Ordinance of the Township of North Bergen, the definition in the Municipal Land Use Law or the Local Redevelopment and Housing Law shall apply.

2 Context

A. SURROUNDING AREA CONTEXT

The redevelopment area encompasses a single property located on 73rd Street in the Township of North Bergen. The study area comprises approximately 0.09 acres (3,800 square feet). The study area's locational context within the Township is shown on Figure 1; an aerial view of the study area and the immediate surrounding neighborhood is shown on Figure 2. The study area boundaries are formed by the property lines of Block 305.02, Lot 15. The study area's tax lot is identified on Figure 3. The street address of this property is 116 73rd Street. There are eighteen (18) condominiums located within a four-story building on the property, with several different owners of the various units, though all are currently abandoned. The study area is essentially rectangular in shape and is located on the north side of 73rd Street, with 38 feet of frontage along 73rd Street.

The study area is located in an area of the Township featuring a mix of land uses. The immediate surrounding properties with frontage on 73rd Street are predominantly comprised of one- to four-family residences with frontage on 73rd Street, with several larger apartment buildings. Nearby properties on Broadway to the west of the site are primarily commercial or mixed-use commercial/residential. Properties along Park Avenue (to the east of the site) are residential in nature, primarily consisting of multi-family residential apartment buildings with some smaller one- to four-family dwellings. The Township's border with the Town of Guttenberg is located south of the subject property, between 71st and 72nd Streets. River Road and Palisades Medical Center are located several blocks east of Park Avenue and situated along the Hudson River.

REDEVELOPMENT PLAN FOR BLOCK 305.02, LOT 15 | NORTH BERGEN, NJ

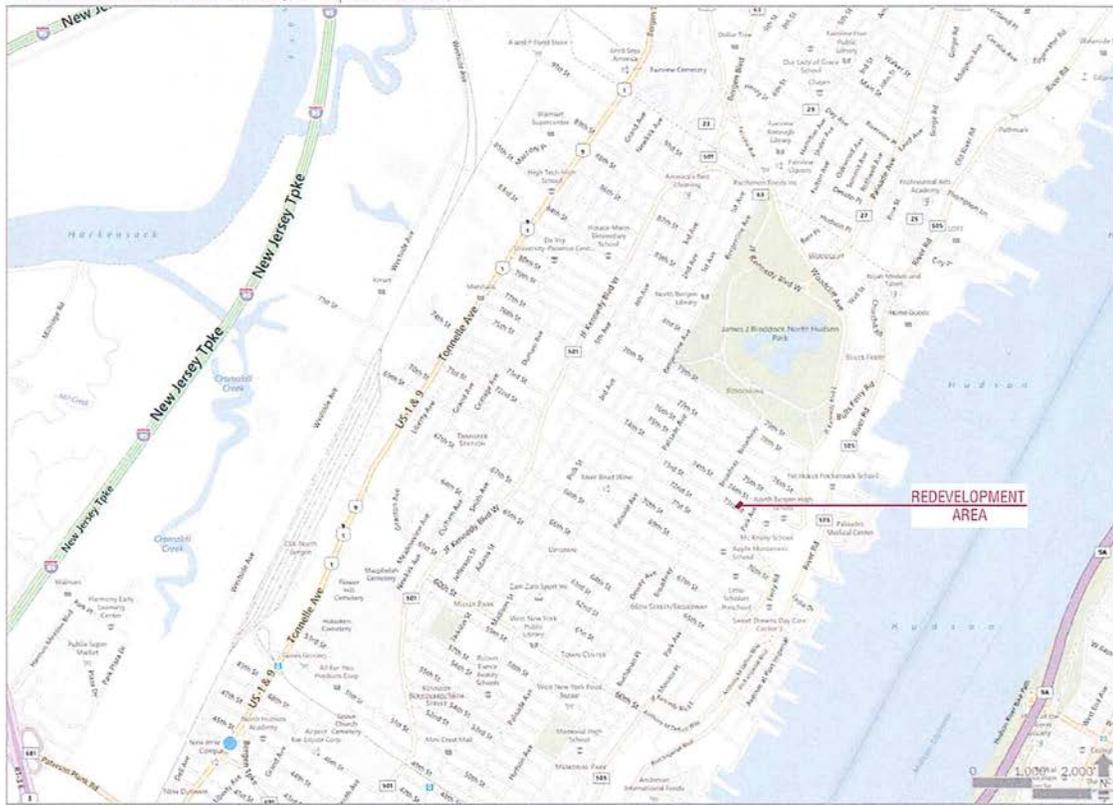


Figure 1: Location of Redevelopment Area | PHILLIPS PREISS GRYGIEL LLC

REDEVELOPMENT PLAN FOR BLOCK 305.02, LOT 15 | NORTH BERGEN, NJ



Figure 2: Aerial Context of Redevelopment Area | PHILLIPS PREISS GRYGIEL LLC

REDEVELOPMENT PLAN FOR BLOCK 305.02, LOT 15 | NORTH BERGEN, NJ

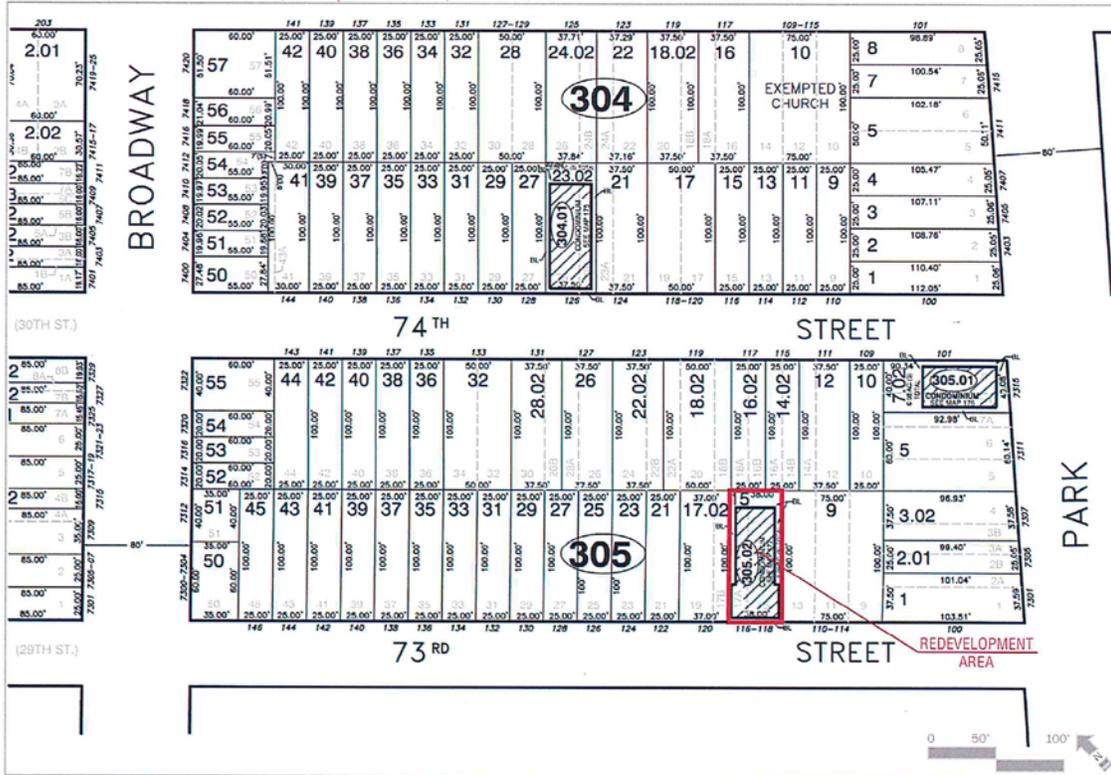


Figure 3: Redevelopment Area Boundaries | PHILLIPS PREISS GRYGIEL LLC

B. RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

The most recent Master Plan for the Township of North Bergen was adopted in 1994. This document has been supplemented by periodic re-examination reports as mandated by the Municipal Land Use Law. Re-examination reports were adopted in 2003 and 2009. The land use plan component of the 1994 Master Plan update acknowledges that the area surrounding the Redevelopment Area has retained the character envisioned by its R-1 zoning, though the subject property was a nonconforming use at this time. The zoning for the site and surrounding area remained R-1.

The 2003 Reexamination Report mentions that prior parking problems in the area (i.e. retail users of Broadway parking on residential side streets) had been somewhat alleviated by the construction of a municipal parking lot at the corner of Broadway and 73rd Street. Streetscape and pedestrian improvements were also implemented along the Broadway corridor in this vicinity. Again, the R-1 zoning designation was retained for the site.

The site and surrounding area were not directly addressed in the 2009 Reexamination Report. In sum, the site has been zoned R-1 for over 20 years, and the Township's most recent planning documents continue to envision this type of low-density residential use for the site and surrounding area.

C. RELATIONSHIP TO ZONING ORDINANCE

This Redevelopment Plan shall supersede all provisions of the Zoning Ordinance of the Township of North Bergen regulating development in the redevelopment area. In any situation where zoning issues are not specifically addressed herein, the North Bergen Zoning Ordinance shall be applicable. Final adoption of this Plan by the Township Board of Commissioners shall be considered an amendment of the Township of North Bergen Zoning Map.

3 Development Regulations

Development in the redevelopment area shall be regulated by the requirements of this chapter. The same use and bulk standards shall apply to the entire redevelopment area. Specific development regulations are described below.

A. PERMITTED USES

1) **Permitted Principal Uses**

Multi-family dwellings

2) **Permitted Accessory Uses**

Uses customarily incident to principal permitted uses within the same district and on the same lot.

B. AREA, YARD, BULK AND PARKING REGULATIONS

Minimum Lot Area	3,800 square feet
Minimum Lot Width	38 feet
Minimum Lot Depth	100 feet
Maximum Building Height	35 feet
Minimum Yard Setbacks:	
Front Yard	Five (5) feet
Side Yard	Four (4) feet, except that where a driveway is provided on one side to access rear yard parking, no side setback shall be required on the opposite side of the building
Rear Yard	Thirty (30) feet
Maximum Number of Dwelling Units	Four (4)
Maximum Building Coverage	55 percent
Maximum Lot Coverage	85 percent
Off-street Parking	One (1) parking space per unit

4 Building and Site Design

A. BUILDING DESIGN

The intent of the Plan is to provide a high-quality, multi-family residential dwelling that retains the scale of the existing neighborhood while offering additional housing options based on the site's proximity to transit, stores, and services areas. Any building should be similar in height and prevailing setback to those in the immediately surrounding area. Accessory architectural features such as porches and balconies shall be permitted in accordance with the Zoning Ordinance of the Township of North Bergen.

B. OFF-STREET PARKING AND LOADING

A minimum of 1.0 off-street parking spaces shall be provided per dwelling unit. This ratio is lower than required by the New Jersey Residential Site Improvement Standards due to the redevelopment area's accessibility to transit service and the presence of stores and services within a reasonable distance. There is access to a number of NJ Transit buses in the immediate vicinity of the site, including Routes 23, 84, 89, 128, 165, 166, 168. These routes provide connections to New York City and Hudson and Bergen Counties, including several other transit options such as the PATH train, Hudson-Bergen Light Rail, and ferries.

C. LIGHTING

Any new lighting shall be installed such that it will not be visible from neighboring properties, particularly the residences east and south of the site.

D. SIDEWALKS

Sidewalks shall be maintained along 73rd Street. An additional street tree shall be provided along 73rd Street.

E. UTILITIES

Any new utility distribution lines and utility service connections the redevelopment area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

5 Plan Consistency Review

A. RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Plan provides for the redevelopment of a previously developed site in an area already served by infrastructure and transit. The redevelopment area is not located adjacent to any other municipalities. Therefore it would not impact the master plan of any municipality adjoining North Bergen.

B. RELATIONSHIP TO THE HUDSON COUNTY MASTER PLAN

The Hudson County Master Plan was adopted in February 2002. A reexamination report of the County Master Plan was adopted in 2008. The General Goals of the plan as set forth in the reexamination are as follows:

1. To protect the health, safety and welfare of Hudson County residents.
2. To improve the overall quality of life in Hudson County.
3. To provide for the economic revitalization of the County's commercial and industrial base.
4. To preserve the character of existing well established neighborhoods.
5. To provide a safe and efficient transportation system.
6. To increase the tax base.
7. To expand recreational opportunities for County residents.
8. To preserve and protect the natural environment.
9. To preserve historic sites and cultural resources throughout the County.
10. To reduce "greenhouse gas" emissions and mitigate the local effects of climate change.

The overall objectives and policies of this Redevelopment Plan are consistent with these goals.

C. RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

"Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination."

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been re-adopted once during the 18 years since its original adoption. A new State Strategic Plan (SSP) has been proposed as the revision to the 2001 SDRP but has not been adopted as of early 2013.

This Redevelopment Plan is thoroughly consistent with the SDRP and the draft SSP, as it epitomizes the smart growth principles set forth in both documents. In particular, the Redevelopment Plan promotes the reuse of developed property in an area well served by infrastructure and transit. This Redevelopment Plan therefore furthers the goals, strategies and policies of the SDRP and the proposed SSP.

6 Redevelopment Actions

A. OUTLINE OF PROPOSED ACTIONS

1) Demolition

It is proposed that the existing building on the site be demolished. The Plan proposes a significant change in use over the current conditions, and there is no reason to retain the existing structure.

2) New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in Chapters 3 and 4 of this Redevelopment Plan. Environmental remediation will take place as necessary to effectuate the Plan. Additional infrastructure will be constructed as determined by the Township's professional consultants for the project. The redeveloper must adhere to the overall parameters for development presented in Chapters 3 and 4 of this Plan and is encouraged to otherwise refine the design concepts presented therein in developing a unique and high-quality project proposal. Once a redeveloper is selected, the redeveloper will be required to enter into a redeveloper's agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

B. PROPERTIES TO BE ACQUIRED

No property acquisition will be undertaken by the Township of North Bergen to complete the redevelopment project.

C. OTHER ACTIONS

In addition to the demolition and new construction described above, the Township Board of Commissioners may undertake other actions to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for public infrastructure necessary to service new development, (2) environmental remediation, (3) vacation of public streets, utility easements and other easements and rights of way as may be necessary for redevelopment. See subsection 7H of this Plan for requirements for the provision of infrastructure to serve the redevelopment area.

7 General Provisions

A. SITE PLAN REVIEW

Prior to commencement of construction, a site plan for the construction and/or rehabilitation of improvements within the redevelopment area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), shall be submitted by the redeveloper for review and approval by the North Bergen Planning Board.

B. IMPACTS FROM CONSTRUCTION

The redeveloper shall make every effort to minimize impacts from construction and other redevelopment actions on existing uses, parking and circulation patterns in the vicinity of the redevelopment area. The redeveloper shall work with the Township to develop a plan for staging of equipment, vehicles and materials and/or for the parking of employee vehicles in such locations to minimize impacts on the residential communities surrounding the site.

C. APPROVALS BY OTHER AGENCIES

The redeveloper shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the redeveloper's agreement to be executed between the redeveloper and the Township.

D. NON-DISCRIMINATION PROVISIONS

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Board of Commissioners or by a developer or any of his successors or assignees, whereby land within the redevelopment area is restricted by the Township Board of Commissioners, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the redevelopment area on the basis of race, creed, color or national origin.

E. DURATION OF THE PLAN

The provisions of this Plan specifying the redevelopment of the redevelopment area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this Plan by the Township Board of Commissioners.

F. DEVIATION REQUESTS

The North Bergen 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 North Bergen Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this 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 detriment to the public good and 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 N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment area shall be permitted only by means of an amendment of the Redevelopment Plan by the Township governing body, and only upon a finding that such deviation be would be consistent with and the furtherance of the goals and objectives of this Plan.

G. ESCROWS

The redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the professional consultants retained by the Township to review the proposed redevelopment project and advise the Township on any and all aspects of the redevelopment process.

H. INFRASTRUCTURE

The redeveloper shall be responsible for providing, at its cost and expense, all sidewalks, curbs, street trees, street lighting and its pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project.

I. REDEVELOPER'S AGREEMENT

The Township and the redeveloper shall enter into a redeveloper's agreement as permitted by the LRHL at N.J.S.A. 40A:12A-9. The redeveloper's agreement shall contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

8 Other Provisions

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the redevelopment area.
- As indicated in Chapter 5, this Redevelopment Plan is substantially consistent with the Master Plan for the Township of North Bergen. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan shall supersede all provisions of the Zoning Ordinance of the Township of North Bergen regulating development in the area addressed by this Redevelopment Plan, except where specifically mentioned within the text of this Plan. In all situations where zoning issues are not specifically addressed herein, the North Bergen Zoning Ordinance shall, however, remain in effect. Final adoption of this Plan by the Township Board of Commissioners shall be considered an amendment of the Township of North Bergen Zoning Map.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

9 Procedure for Amending the Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$2,500 shall be paid by the party requesting such amendment, unless the request is issued from an agency of the Township. The party requesting the amendments also shall be required to post an escrow to defray the Township's costs in connection with the requested amendment. The North Bergen Township Board of Commissioners, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.