

2024 Master Plan Amendment

Land Use Plan Element

Borough of Palisades Park
Bergen County, New Jersey

Prepared for:
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This copy conforms to the original copy of this report which is stamped and signed by Michael D. Kauker, Professional Planner's License Number 5737 and Michael F. Kauker, Professional Planner's License Number 993, in accordance with N.J.S.A. 45:14A regulating the practice of Professional Planning in the State of New Jersey.



Michael D. Kauker



Michael F. Kauker

Amendment to the Land Use Plan Element of the Master Plan

Borough of Palisades Park

December 4, 2024

Introduction

This amendment to the Land Use Plan Element of the Master Plan is prepared pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). The purpose of this amendment is to address evolving community needs by promoting land use policies that accommodate multifamily development and affordable housing. This amendment to the 1993 Master Plan Land Use Plan Element prepared by Stewart/Burgis, the 2000 and 2024 Master Plan Reexamination Reports prepared by Kauker & Kauker, LLC, reflects the Borough of Palisades Park's commitment to addressing housing needs and complying with affordable housing obligations under the Fair Housing Act and related court settlements. The amendment identifies specific land use policies and zoning adjustments to facilitate the development of multifamily housing, including affordable units, while ensuring compatibility with existing land uses and the community's long-term vision.

Goals and Objectives

1. **Encourage Housing Diversity:** Promote the development of diverse housing types to meet the needs of residents across all income levels.
 2. **Comply with Affordable Housing Obligations:** Align with the Municipality's constitutional obligation to provide realistic opportunities for the development of affordable housing.
 3. **Support Smart Growth Principles:** Promote the development of mixed-use, walkable, and compact communities while providing a diverse range of housing choices and opportunities. Focus on creating vibrant neighborhoods with a strong sense of place.
 4. **Promote Sustainability:** Encourage sustainable design practices and efficient land use.
 5. **Enhance Community Character:** Ensure that new multifamily and affordable housing developments are designed to complement the existing character of the community.
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Land Use Policies

1. Residential Land Use Policy Adjustments:

- Introduce the following Multifamily Residential Districts (AHD-1, AHD-2, AHD-3, AHD-4, AHD-5 and AHD-6) to permit higher-density housing developments with affordable housing requirements.
- Encourage the inclusion of affordable housing in all new multifamily developments, with a minimum set-aside of 15%-20%.

2. Commercial and Mixed-Use Policies:

- Promote mixed-use development in designated areas to combine residential, retail, and office uses, enhancing walkability and access to services.

3. Redevelopment Areas:

- Identify and prioritize areas in need of redevelopment or rehabilitation for adaptive reuse and new developments consistent with municipal goals.
- Incorporate affordable housing requirements into redevelopment plans for designated areas.

4. Environmental Considerations:

- Protect environmentally sensitive areas by maintaining existing conservation zones and integrating green infrastructure requirements in new developments.
- Encourage sustainable design practices, such as energy-efficient buildings, stormwater management systems, and the use of renewable energy sources.

5. Transportation:

- Ensure that the roadways in the area can support both current and future development by encouraging necessary improvements to roadway infrastructure.

Recommended Amendments to the Land Use Plan Map

1. Reclassification of Properties:

- Reclassify the following properties to a multiple family housing land use designation and the following zoning districts:
 - AHD-1 Block 617, Lots 21 & 23
 - AHD-2 Block 420, Lot 16
 - AHD-3 Block 617, Lot 16
 - AHD-4 Block 613, Lot 18
- Reclassify the following properties to a mixed-use/multiple family housing land use designation and the following zoning districts:
 - AHD-5 Block 505, Lots 3 & 4
 - AHD-6 Block 505, Lot 1
- Reclassify the following properties to be include in the AHMUD Overlay Zone:

- Block 101, Lots 2, 4, 5
 - Block 102, Lot 1, 2, 3, 4, 5
 - Block 103, Lot 1
 - Block 104, Lots 1-17
 - Block 107, Lots 1.01-9
 - Block 108, Lots 1-6.02
 - Block 109, Lots 1-8
 - Block 110, Lots 1-6
 - Block 501, Lot 12
 - Block 506, Lot 1
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Implementation

The municipality will implement these changes through the following actions:

1. **Zoning Ordinance Updates:** Amend the zoning ordinance to align with the updated Land Use Plan Element.
 2. **Affordable Housing Compliance:** Update the Housing Element and Fair Share Plan to incorporate newly designated affordable housing sites and ensure compliance with COAH or court-approved plans.
 3. **Monitoring and Review:** Evaluate the impact of these amendments during regular Master Plan reexamination periods, as required under N.J.S.A. 40:55D-89.
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Conclusion

This amendment to the Land Use Plan Element supports the municipality's goals of fostering sustainable development, addressing housing needs, and preserving community character. By adopting these changes, Palisades Park will ensure that its land use policies remain responsive to evolving needs and aligned with statutory requirements.