BLOCK 504, LOTS 1-5 & 10
121-131 WEST RUBY AVENUE &
20-40 FAIRVIEW STREET
REDEVELOPMENT PLAN

PREPARED FOR:
Borough of
Palisades Park

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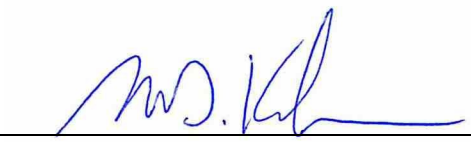
This copy conforms to the original copy of this report which is stamped and signed by Michael D. Kauker, Professional Planner's License Number 5737; in accordance with *N.J.S.A.* 45:14A regulating the practice of Professional Planning in the state of New Jersey.



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I. Introduction

On March 24, 2025, the Council of the Borough of Palisades Park adopted Resolution No. 2025-85 authorizing the Planning Board to conduct a preliminary investigation to determine whether the properties identified as Block 504 and Lots 1, 2, 3, 4, 5 and 10 would meet the statutory criteria for redevelopment under N.J.S.A. 40A:12A-5. On April 28, 2025, the Council adopted Resolution No. 2025-141 designating all the Study Area properties between West Ruby Avenue and Fairview Street as a non-condemnation area in need of redevelopment (hereinafter the "121–131 West Ruby Avenue and 20–40 Fairview Street Redevelopment Area" or "Redevelopment Area") based on a finding that criteria "a," "b," "d," and "h" of the LRHL were applicable to all the Study Area properties. On the same date, the Council adopted Resolution No. 2025-142 authorizing the Planning Board to prepare this Redevelopment Plan for the designated Redevelopment Area. This Redevelopment Plan (hereinafter the "121-131 West Ruby Avenue & 20-40 Fairview Street Redevelopment Plan" or "Redevelopment Plan") will guide future development for the Redevelopment Area as depicted in Maps 1 and 2. This Redevelopment Plan provides a brief history of the Redevelopment Area and the redevelopment process undertaken by the Borough. This Redevelopment Plan offers foundational goals and objectives, provides an evaluation of the relationship of the Redevelopment Plan to the Palisades Park Master Plan, the master plans of surrounding communities, the Bergen County Master Plan, and the State Development & Redevelopment Plan. This Redevelopment Plan also sets forth general redevelopment strategies, provides a conceptual development vision, and includes elements of a Form Based Code.

This Redevelopment Plan has been prepared in accordance with the requirements and procedures of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Statutory Basis for The Redevelopment Plan

In accordance with the Local Redevelopment and Housing Law, the Borough Council is authorized to adopt a redevelopment plan for the designated redevelopment area. This document constitutes the official Redevelopment Plan for the Redevelopment Area. This Redevelopment Plan shall supersede all zoning designations and regulations for the Redevelopment Area, except as otherwise specifically indicated herein.

The intent of the redevelopment plan is to produce inclusionary high-rise residential development, complimentary commercial space on the ground floor, and on-site parking and amenities to support the principal uses. The Redevelopment actions as anticipated include demolition and clearance of existing buildings and improvements, remediation of any existing soil and water contamination, consolidation of tax lots, and construction of new buildings and other site improvements.

The redevelopment plan sets forth standards for land use, bulk, parking, and design. While some such standards are fixed, others are intended to be flexible though in keeping with overall Plan goals and objectives.

The Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

(1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

(2) Proposed land uses and building requirements in the project area.

(3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

(4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

(5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

(6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

(7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

(8) Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

Redevelopment Plan Area

This Redevelopment Plan has been prepared for the designated Redevelopment Area, which is comprised of six tax lots located between West Ruby Avenue and Fairview Street in the southwestern part of the Borough, identified in the Borough's tax records as Block 504, Lots 1, 2, 3, 4, 5 and 10. According to Bergen County tax records, these lots are owned in common by 27 Fairview LLC.[1]

- Block 504, Lots 1, 2, 3, 4 & 5 (20-40 Fairview Street) – 59,540 square feet (1.367 acres).
- Block 504, Lot 10 (121-131 West Ruby Avenue) – 35,117 square feet (0.806 acres).

The Redevelopment Area occupies approximately 2.17 acres (94,657 square feet) and is bounded by Fairview Street to the north, light industrial uses to the east, West Ruby Avenue to the south, and railroad tracks and additional light industrial uses to the west.

Challenge and Settlement

This redevelopment plan has been prepared to implement a directive of the Superior Court of New Jersey that identifies the Redevelopment Area as an intervenor compliance mechanism in Palisades Park's Housing Element and Fair Share Plan and defines the project parameters that govern how the site is credited and implemented. Pursuant to the Court Order, the planner for the developer drafted the first draft of this redevelopment plan, which was then reviewed and revised by the Borough.

The Court-ordered parameters in the Housing Element and Fair Share Plan provides a baseline compliance framework for the site of a mixed-use apartment building consisting of up to 540 rental units and up to 20 stories. The project shall provide a mandatory 20 percent affordable housing set-aside and may include approximately 9,000 square feet of retail space.

[1] Bergen County Board of Taxation website (https://taxrecords-nj.com/pub/cgi/m4.cgi?district=0245&l02=024500504____00001_____M), accessed March 6, 2026.

Map 1

Aerial Map of Redevelopment Area *Source: Nearmap (10/11/24)*

Map 2

Tax Map Showing Redevelopment Area *Source: Bergen County GIS*

II. Redevelopment Plan Regulations

The Borough has involved the landowners in the redevelopment process to provide input into the elements of this Redevelopment Plan. This Redevelopment Plan does not authorize the Borough to exercise condemnation power to acquire property through eminent domain proceedings. This Redevelopment Plan provides both general land uses to be permitted within the development, along with strategies and concepts to guide landowners and developers to achieve the overall redevelopment vision.

A. Effect of Redevelopment Plan on Current Zoning

The Redevelopment Area is located within the M-1 Zoning District. This Redevelopment Plan does not constitute overlay zoning within the Redevelopment Area, but supersedes Palisades Park's M-1 Zoning District and development regulations within the Redevelopment Area, including all other zoning requirements of Chapter 300 of the Borough Code.

B. Redevelopment Goals and Objectives

1. This Redevelopment Plan shall implement the terms of a Court Order between the Borough and the Tamares to provide up to 540 dwelling units, including 20 percent of units set aside for very low-, low-, and moderate-income households.
2. Transform an underutilized site into high-quality housing.
3. Provide commercial spaces that meet the needs of the residents of the development and surrounding area.
4. Encourage an attractive streetscape environment through the use of high-quality construction and façade materials, landscaping, and street trees.
5. Provide for an increase in the borough's economic base.

C. Planning Board Review Process

All development applications shall be submitted to the Borough of Palisades Park Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall be able to review an application for redevelopment for any property subject to this Redevelopment Plan after the applicant has been designated by the Borough Council as a redeveloper(s) and entered into a redevelopment agreement.

D. Variances & Design Waivers

All applications must be presented to the Planning Board. The Planning Board shall not grant any deviations from the terms and requirements of this Redevelopment Plan that would involve the granting of any "d" variances. If the redeveloper makes any proposal which would create the need for a "d" variance, then the redeveloper shall revise the application to eliminate the "d" variance or will have to go to the Borough and request an amendment to the redevelopment plan.

Nothing shall prevent the redeveloper from applying for a waiver or bulk variance from any standard imposed by the Redevelopment Plan and/or the Borough's Land Use and Development Ordinance as applicable, and the standards set forth in the MLUL and/or the Redevelopment Law, as applicable, shall determine if the redeveloper is entitled to this relief or from seeking a waiver or de minimus exception to any standard or requirement under the

applicable regulations.

E. Redevelopment Plan Amendment

The provisions of this Redevelopment Plan shall not be amended, nor shall any new ordinance supersede the provisions of this Redevelopment Plan, without the express consent of the property owner or a Court Order requiring such an amendment.

F. Land Use Plan

This Redevelopment Plan permits a mixed-use high-rise development that provides affordable units to satisfy the Borough's fair share affordable housing obligation.

1. Permitted Land Uses

The following principal uses shall be permitted:

a. Multifamily dwellings.

b. Commercial uses located on the ground floor, occupying up to 10,000 square feet of floor area, and which include, but are not limited to, retail sales and services, restaurant/café establishments, health/fitness studios, offices and medical offices, commercial recreation, daycares, and private educational uses such as tutoring services and art/music lessons, but excluding primary or secondary schools and colleges for a credential/degree.

The following uses shall be permitted as accessory uses:

a. Parking areas, covered or uncovered, including temporary pick-up/drop-off areas, surface parking spaces, and parking garages that serve the residential and commercial uses.

b. Amenity spaces, including, but not limited to, lobbies, mail/package rooms, coworking spaces, pet spas, fitness rooms, club rooms and lounges, game rooms, swimming pools, residential storage, and private dining areas available to residents and accompanied guests but not the general public.

c. Terraces, balconies, roof decks, and courtyards.

d. Green infrastructure, including, but not limited to, green roofs, and stormwater infrastructure.

e. Bicycle parking/storage.

f. Landscaping and street furniture.

g. Leasing areas.

h. Maintenance rooms.

i. Electric vehicle service equipment, including Make-Ready infrastructure.

j. Home offices.

k. Other uses that are customarily accessory to any principal permitted use.

2. Residential Development Yield

The maximum residential yield shall be 540 dwelling units.

3. Project Phasing

A project may be constructed in one or more phases.

4. Affordable Housing

a. Dwelling units affordable to very low-, low, and moderate-income households shall account for 20 percent of the overall residential yield. For projects built in phases, dwelling units affordable to very low-, low, and moderate-income households shall account for 20 percent of the residential yield in each phase.
b. The affordable housing component shall comply with the Amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), the State's Uniform Housing Affordability Controls, as applicable, and any other applicable rules.
    i. The affordable housing units shall include a mix of one-, two-, and three-bedroom apartments.
    ii. The bedroom distribution of the affordable units must align with the UHAC standards and provide for studio and one-bedroom units no greater than 20%, at least 30% must be two-bedroom units and at least 20% must be three-bedroom units.
    iii. The remainder of any units may be allocated at the discretion of the developer.
    iv. At least 50 percent of the affordable units within each bedroom distribution shall be low-income units and the remainder may be moderate-income units.
    v. Furthermore, at least 13% of the total number of affordable units shall be made available to very-low income individuals.

5. Parking, Loadin, and Drive Aisles

a. Residential. The minimum required off-street parking ratio shall be 0.56 parking spaces per studio or one-bedroom dwelling unit, 1.40 parking spaces per two-bedroom dwelling unit, and 1.09 parking spaces per dwelling unit with three or more bedrooms. The required parking spaces for each unit type shall be added up to calculate the total minimum requirement. If the minimum number of parking spaces results in a fraction less than 0.5, then the minimum number shall be rounded down; if the minimum number of parking spaces results in a fraction equal to or greater than 0.5, then the minimum number shall be rounded up. This ratio accounts for the demand for visitor parking. Minimum residential parking space size shall be 9 feet by 18 feet, except that up to 20 percent of total spaces shall be permitted as compact spaces with minimum dimensions of 8 feet by 16 feet, provided such compact spaces are reasonably dispersed in the parking area.
b. Commercial. The minimum required off-street parking ratio shall be 2.0 spaces per 1,000 square feet of commercial floor area. Such parking spaces shall be designated with signage as reserved for use by the commercial uses' employees and patrons. Commercial parking spaces shall be provided on the same ground-floor level where the commercial sales and services are provided.
c. Loading. A minimum of one off-street loading area is required with a minimum size

of 10 feet by 40 feet. The minimum required loading space(s) must be located on the property. On-street loading areas may be designated at the discretion of the Borough Council, but these are not required.

d. All off-street parking spaces shall comply with the accessibility provisions of the Americans with Disabilities Act.

e. Any development within the delineated redevelopment area will be required to provide for electric vehicle charging infrastructure in accordance with applicable State statutes and Borough ordinances. Bonus credits shall be provided for electric vehicle charging spaces, as permitted by State law.

f. Shared parking is permitted with shared parking analysis provided to the Planning Board. A shared parking arrangement would reduce the parking requirement for each of the mixed-use components.

g. Drive aisles shall be a minimum 24 feet in width.

IV. Design and Bulk Standards for the Redevelopment Area

This section provides general design and bulk standards that shall apply to future development in the Redevelopment Area:

Building Requirements

A. Minimum Setbacks
   1. Front Yard (Fairview Street): 10 feet
   2. Front Yard (West Ruby Avenue – south):10 feet
   3. Side Yard (adjacent to rail right-of-way): 0 feet
   4. Side Yard (adjacent to interior lots):
      a. Floors 1 to 7: 0 feet
      b. Floors 8 to 20: 5 feet[2]

B. Coverage
   1. The maximum permitted building coverage is 95 percent.
   2. The maximum permitted impervious coverage is 100 percent.

C. Height
   1. The maximum height shall be 20 stories
   2. Rooftop amenity spaces including exterior roof decks and interior amenity penthouses (up to 10,000 SF) are not considered a story.
   3. Bulkheads for stairs, elevators, and associated vestibules shall be permitted up to 20 feet above the roof. Bulkheads shall comply with the additional provisions of the Rooftop Appurtenances section herein.

Building Articulation and Massing

[2] Balconies and terraces are not counted in the measurement of the setback.

A. Vertical Articulation

1. The podium of the building shall provide variations in its vertical massing.

B. Horizontal Articulation

1. The podium of the building may be differentiated horizontally from the tower above using architectural changes in material or other architectural methods.
2. The towers of the building are permitted to use the same exterior treatment across all floors.

C. Materials

1. Permitted façade materials include, but are not limited to, the following:
   - Brick, stone, or other cast masonry.
   - Fiber cement panels, shingles, or siding.
   - Cement stucco.
   - Aluminum/metal/composite panels or accents.
   - Glass curtainwall.
2. Insulated glass is permitted as a primary façade material on the tower elevations.
3. On the building elevations surrounding the parking garage, punched openings simulating windows are encouraged,.

D. Rooftop Appurtenances

1. All rooftop appurtenances shall be set back a minimum of 10 feet from any roof edge. This provision shall apply to stair/elevator bulkheads, HVAC equipment, generators, and rooftop interior amenity spaces; however, green roof areas are not subject to this rooftop setback requirement.
2. Generators and HVAC equipment shall be visually screened.

E. Accessibility

1. Access to buildings by the elderly, physically handicapped and/or disabled shall be required. Design standards shall meet at a minimum barrier-free design regulation as specified in the Uniform Construction Code. Handicapped parking requirements shall meet at a minimum, regulations as specified in the Americans with Disabilities Act or other applicable Borough Ordinances.

F. Streetscaping

1. A unified streetscape plan shall be provided with a site plan application. Such streetscape plan shall provide for the materials to be used for sidewalk and curb construction, the size, species and locations of all street trees and other horticultural materials, and for the type and location of street furniture.
2. The streetscape plan may include understory plantings along the base of the building, including on street frontages and along the western elevation facing the rail right-of-way.
3. Trees that are provided along street frontages shall be spaced at a regular interval of no more than 40 feet on center. However, a greater interval is permitted in front of driveway entrances and loading areas. The average spacing of trees along street

frontages is permitted up to a maximum of 50 feet when accounting for the greater driveway/loading intervals.

G. Lighting

1. Street lighting shall include decorative lighting fixtures, including but not limited to teardrop fixtures or acorn fixtures.
2. Wall-mounted lighting shall be decorative and promote an attractive streetscape environment, including but not limited to decorative wall sconces or gooseneck lighting.

V. Plan Consistency Review

Relationship to Local Objectives

The objectives of this Redevelopment Plan advance goals and objectives of the 2024 Master Plan Amendment/Land Use Plan Element, including the following:

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.

In addition, the plan recommended policy adjustments, including an affordable housing set-aside of 20% for all inclusionary multifamily developments, promotion of mixed-use development to enhance walkability and access to services, and prioritization of redevelopment areas for adaptive reuse and affordable housing, among other changes.

Relationship to Master Plans of Adjacent Communities

The Borough of Palisades Park shares many municipal borders, including borders with the following four municipalities: the Borough of Cliffside Park, the Borough of Fort Lee, the Borough of Leonia, the Borough of Ridgefield, and the Borough of Ridgefield Park, all of which are located in Bergen County. Of these four municipalities, two are located in relative proximity to the Redevelopment Area. The Borough of Ridgefield is located approximately 700 feet south of the Redevelopment Area. At the municipal border in this area, U.S. Highway Route 46 generally divides the bulk of properties in Palisades Park and Ridgefield. The Borough of Ridgefield's 2024 Master Plan Reexamination Report notes that traffic is a problem from Route 46 and recommended several local actions to address it. In addition, the Borough of Ridgefield Park is located approximately 1/3-mile (1,600 feet) to the west, which is separated by Overpeck Creek. The Borough of Ridgefield Park's 2022 Master Plan stated, "The portion of Palisades Park that is adjacent to the Village lies north of Route 46 along Overpeck Creek. The entirety of the boundary between the municipalities is separated by the Creek. Palisades Park has designated this area as an industrial area but also has a recreation facility along Overpeck Creek." Therefore, this Redevelopment Plan will not have a significant effect on Ridgefield Park.

Relationship to Bergen County Master Plan

Bergen County last adopted its last Master Plan in 2023. The first goal of the plan is to "Become the model for smart growth and sustainable development both in New Jersey and in the region." In addition, Goal 4 is to "Encourage a wide variety of housing types, range of

densities, and price points." This Redevelopment Plan advances these goals of the Bergen County Master Plan.

Relationship to The State Development and Redevelopment Plan

Among the goals of the 2025 New Jersey State Development and Redevelopment Plan is to revitalize existing urban centers by directing growth and development to those areas. On the State Plan Policy Map, this Redevelopment Area is located within a PA-1 Metropolitan Planning Area, which is identified in the State Plan as an appropriate location to accommodate much of the State's new growth.

VI. Redevelopment Actions

Relocation

The Borough does not anticipate the displacement or relocation of any residents or businesses within the Plan Area. No existing restricted affordable housing units are to be removed or displaced as a result of the implementation of this Redevelopment Plan. See N.J.S.A. 40A:12A-7(a)6 and (a)7. As such, there is no need to make adequate provision for affordable replacement housing.

Other Actions

1. In addition to demolition and new construction several other actions may be taken to further the goals of this Plan. These actions may include but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation and; (3) vacation of public utility easements and other easements or rights of way as may be necessary to effectuate development.
2. Redevelopment activities within the Redevelopment Area shall comply with all requirements in any executed redevelopment agreement between a designated redeveloper and the Borough of Palisades Park.
3. Upon the inspection, verification and approval by the Borough Council that the redevelopment of a parcel subject to a Redevelopment Agreement has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper, and such parcel will be deemed no longer in need of redevelopment.