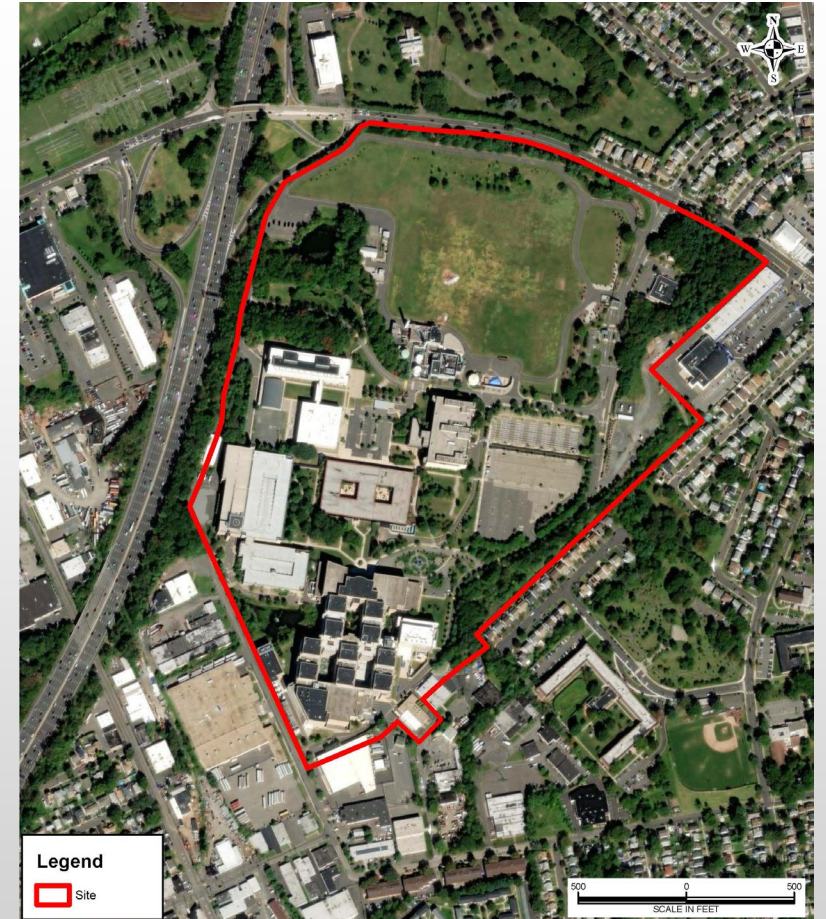


# KENILWORTH BOROUGH

## REDEVELOPMENT PLAN MAYOR AND COUNCIL MEETING

BLOCK 181 LOT 1 - 2000 GALLOPING HILL ROAD

SEPTEMBER 18<sup>TH</sup>, 2024





# Second of Three Step Process:

## Step 1: Investigation and Designation

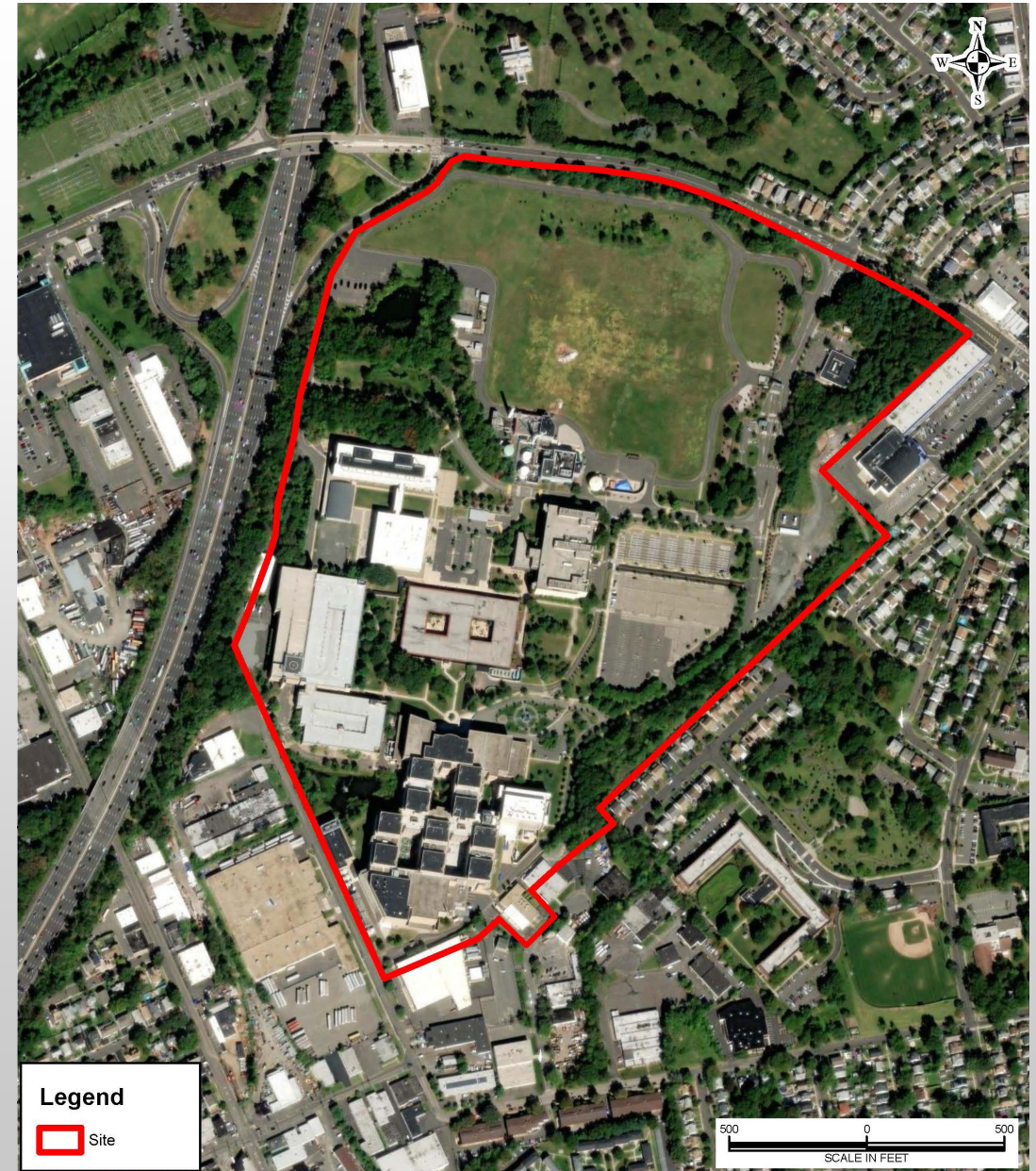
- Planning Board provided recommendation
- Mayor and Council designated property as an area in need of redevelopment

## Step 2: Redevelopment Plan:

- Mayor and Council refers to the Planning Board (September 4<sup>th</sup>)
- Planning Board: Reviews for consistency with the Master Plan (September 11<sup>th</sup>)
- Mayor and Council can adopt the Redevelopment Plan at the second reading (September 18<sup>th</sup>)

## Step 3: Site Plan Application(s):

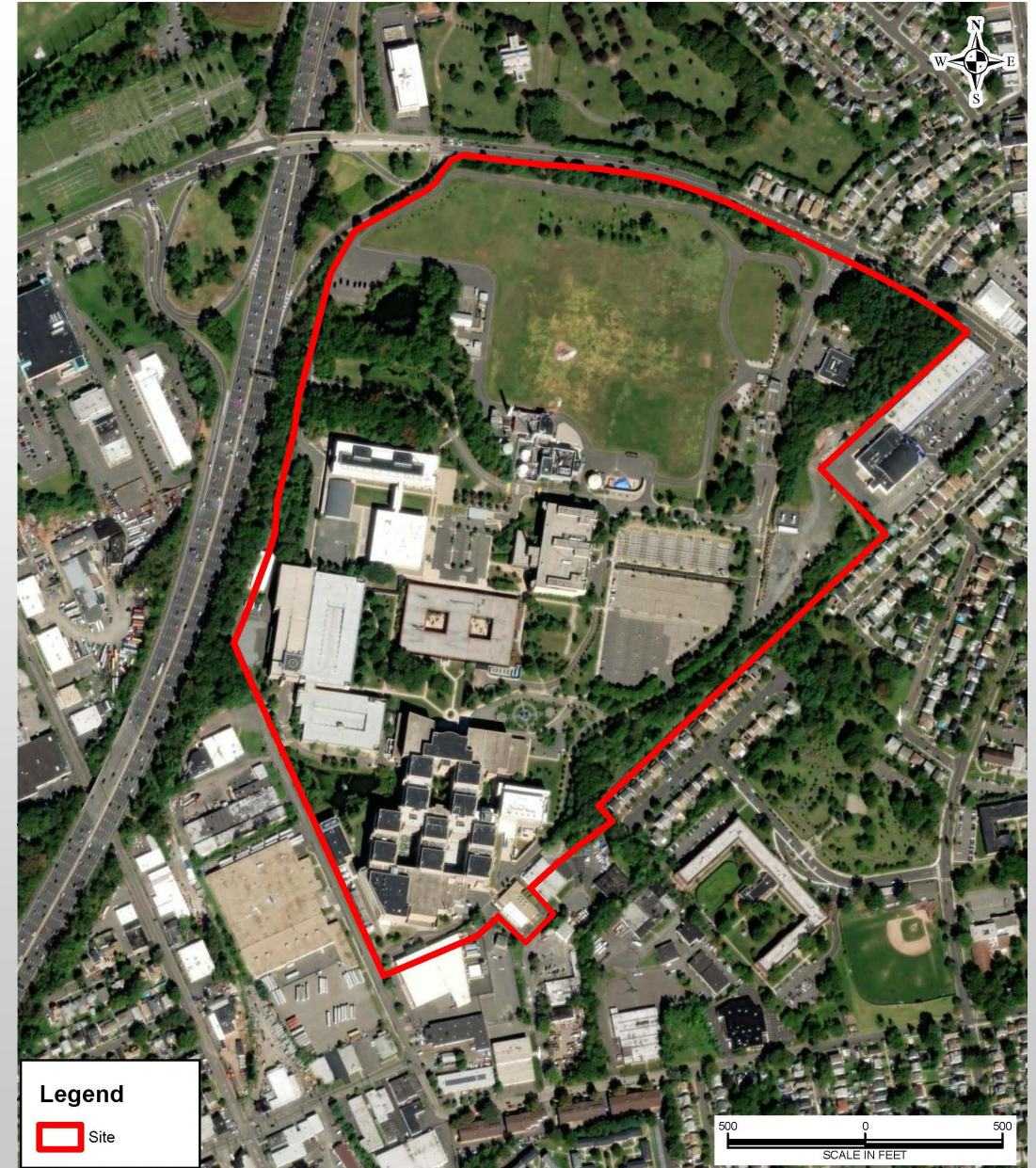
- Site Plan Application(s)
- Planning Board Review for consistency with the Redevelopment Plan
- Public review and comment





# Step 1: Investigation Study:

- **Res.#2024-130 (May 15<sup>th</sup>, 2024)**
  - Presented to the Planning Board;
  - Designated without condemnation;
- **DMR prepared the Redevelopment Plan;**
  - Purpose: Redevelopment from a predominantly vacant office complex to a modern mixed use center.
  - Provide flexibility to meet current and future market conditions.
  - Stabilize tax base
- **Redevelopment Plan:** Governing Body adopts as an ordinance.
  - Redevelopment Plan represents new zoning for the property.
  - Supersedes the underlying zoning

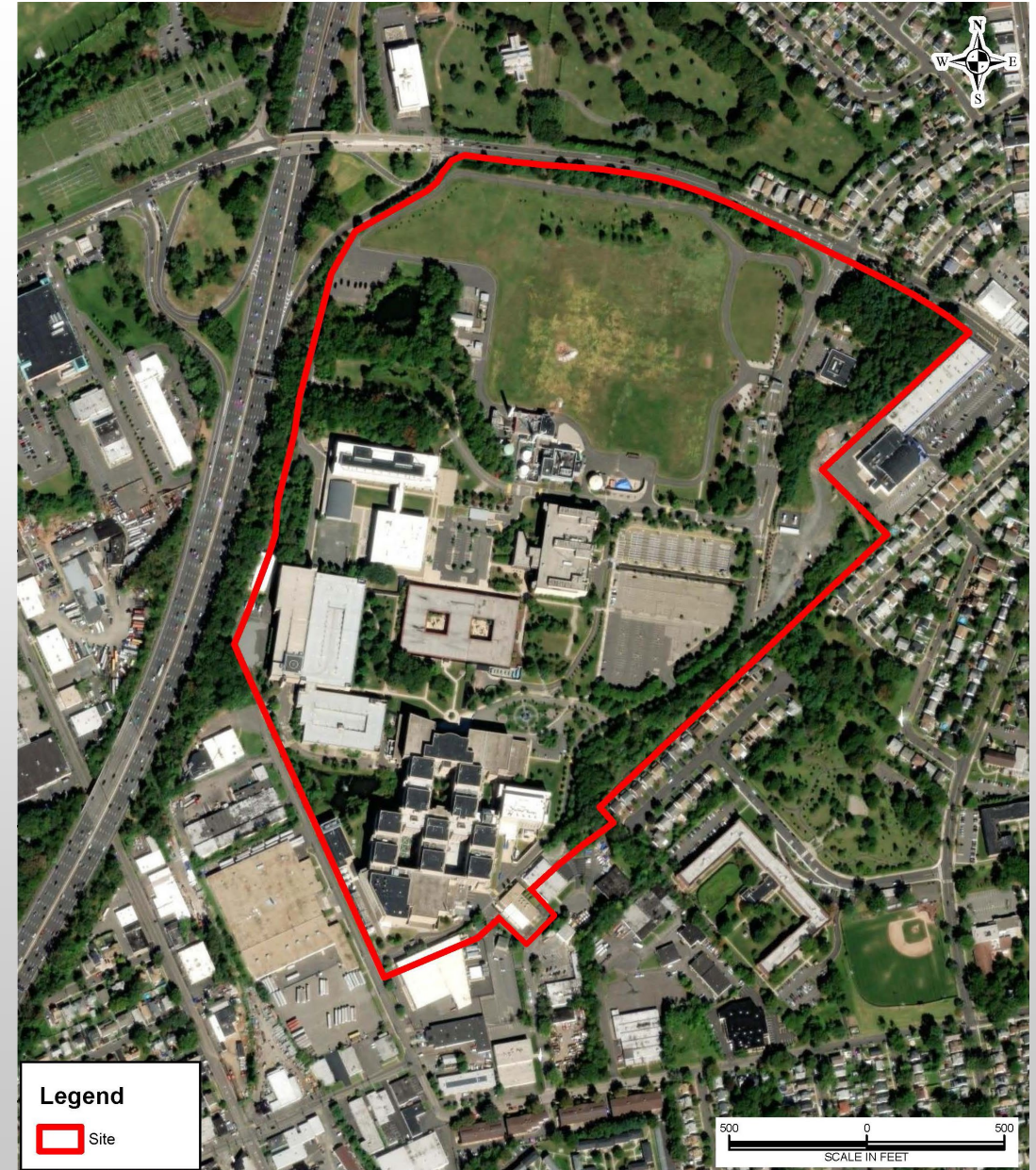




# Permitted Uses:

## Permitted Uses:

- a. Research and development, laboratories, including life sciences;
- b. Light industrial;
- c. Offices, general and medical;
- d. Veterinary facilities;
- e. Data centers;
- f. Warehouses;
- g. Self-storage facilities;
- h. Retail and service uses;
- i. Public and private schools & universities;
- j. Student housing;
- k. Public and private utility facilities;
- l. Hotels;
- m. Age-restricted housing;
- n. Assisted living and long term care facilities;
- o. Other uses substantially similar to those identified in this section;





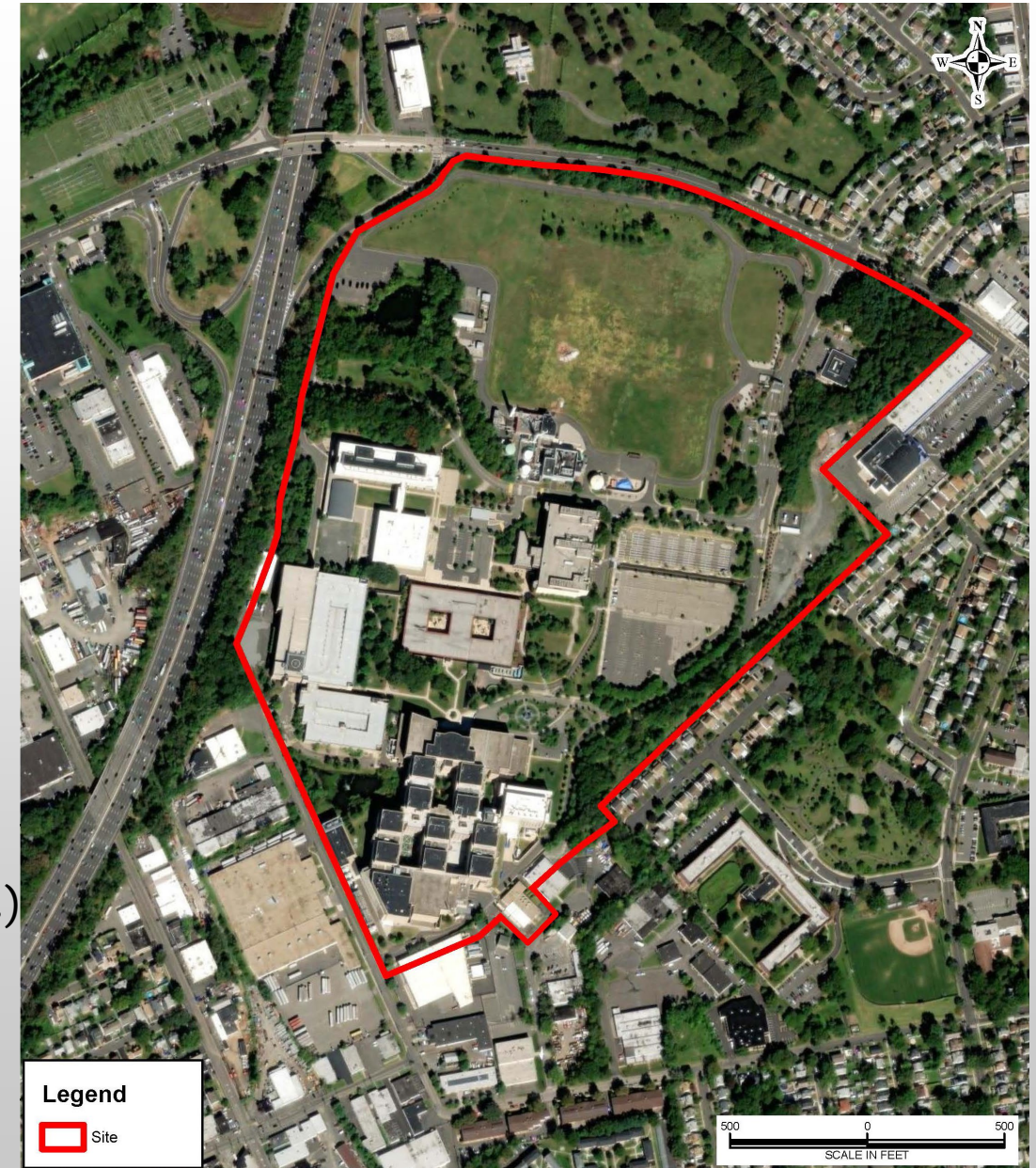
# BULK AREA REQUIREMENTS:

## Bulk Standards:

- |                                  |           |
|----------------------------------|-----------|
| a. Minimum Tract Area            | 10 ac     |
| b. Minimum Lot Area              | 10,000 sf |
| c. Maximum Building Height:      | 100 ft    |
| d. Maximum Building Coverage:    | 55%       |
| e. Maximum Impervious Coverage:  | 85%       |
| f. Maximum Floor Area Ratio:     | 1.25      |
| g. Minimum Landscape Open Space: | 15%       |
| h. Minimum Front Yard Setback:   | 40 feet   |
| i. Minimum Side Yard Setback:    | 10 feet   |
| j. Minimum Rear Yard Setback:    | 15 feet   |

## Building Heights by Use:

- |                           |   |
|---------------------------|---|
| a. Warehouse Uses         | 60 ft max                                       |
| b. Data Processing Center | 40 ft max (1 st.)<br>100 ft max<br>(over 1 st.) |



# BULK AREA REQUIREMENTS:

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## Building Heights by Setback from Galloping Hill Road:

- |                           |                        |
|---------------------------|------------------------|
| a. <60 feet in height     | 40 ft building setback |
| b. 60-80 feet in height   | 50 ft building setback |
| c. >80-100 feet in height | 60 ft building setback |

## Warehouse Bulk Standards:

- |  |            |
|--|------------|
| a. Max. Buildable Area                                 | 580,000 sf |
| b. Enhanced landscape buffer along Galloping Hill Road |            |
| c. Loading docks cannot face Galloping Hill Road       |            |

## Residential Bulk Standards:

- |  |  |
|--|--|
| a. Residential uses must be within 2,000 ft of Galloping Hill Road |  |
|--|--|

# PARKING REQUIREMENTS:

## Parking Requirements by Use:

a.	Research and development / laboratories:	1 sp per 1,000 gfa
b.	Light industry / assembly:	1 sp per 750 gfa or 1 sp per employee max shift
c.	Office (general / admin / executive / business)	1 sp per 300 gfa
d.	Office (medical)	1 sp per 250 gfa
e.	Veterinary facilities	1 sp per 300 gfa
f.	Data processing centers	1 sp per 10,000 gfa or 1 sp per employee max shift
g.	Warehouses:	1 sp per 5,000 gfa or 1 sp per employee max shift
h.	Self Storage:	1 sp per 15,000 gfa
i.	Retail and Service Uses:	1 sp per 300 gfa
j.	Restaurant (full service):	1 sp per 3 seats
k.	Restaurant (all others):	1 sp per 250 gfa or 1 per 3 seats
l.	Financial Institutions:	1 sp per 300 gfa
m.	Art, music and dance studios with fixed seats:	1 sp per 3 seats + 1 sp per meeting hall with fixed seats
n.	Art, music and dance studios without fixed seats:	1 sp per 100 gfa
o.	Recreational facilities:	1 sp per 250 sf
p.	Wholesale establishments:	1 sp per 1,000 gfa or 1 sp per employee max shift
q.	Public / Private Schools:	1 sp per staff + 1 sp per 6 students
r.	Higher Education:	1 sp per each 6 students
s.	Hotels:	1 sp per guest room plus 1 sp per employee max shift
t.	Public / private utility facilities:	2 off street spaces min or 1 sp per employee
u.	Student Housing:	RSIS Standards
v.	Age Restricted:	RSIS Standards
w.	Assisted living / long term care:	1 sp per 3 beds

# LANDSCAPE DESIGN REQUIREMENTS:

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## **Surface Parking Screening:**

- a. Evergreen shrubs to screen parking (3 ft height min.)
- b. Perimeter trees (30 ft O.C.)

## **Interior Landscape Planting for Surface Parking:**

- a. 1 tree for every 12 spaces (over 40 spaces)
- b. 1 tree at least every 20 spaces in a row

## **Screening Requirements:**

- a. Dumpsters, recycling containers, solid waste handling areas
- b. Service entrances, utility structures
- c. Loading docks / spaces
- d. Utility meters, HVAC equipment, Generators, Transformers
- e. Outdoor storage of materials / equipment

## **Street Tree Requirements:**

- a. 1 tree per 50 ft along Galloping Hill Road

## **Phasing:**

- a. Can be completed in multiple phases



## CONSISTENCY REVIEW:

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The Redevelopment Plan encourages and facilitates the ***transformation of an obsolete corporate office campus into a mixed-use development*** that helps the redevelopment area play a vital role in the commercial growth and activity of Kenilworth, consistent with the 2011 Master Plan.

Mixed-use redevelopment as permitted for in this Redevelopment Plan would ***provide zoning that could transform the dated, obsolete corporate office complex into a vibrant mixed-use commercial, industrial, and retail development.***

The Redevelopment Plan offers a unique opportunity to revitalize the former corporate campus, allowing for existing permitted uses while adding to the permitted uses for development flexibility, consistent with the master plan goals noted above.



# Questions