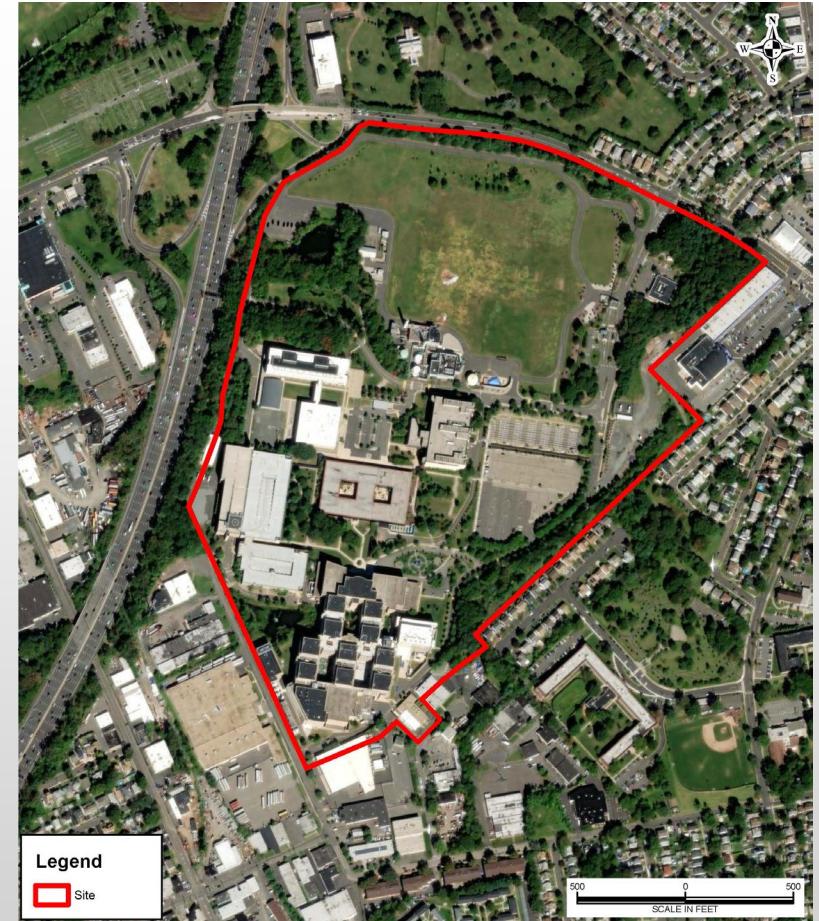


KENILWORTH BOROUGH

REDEVELOPMENT PLAN MAYOR AND COUNCIL MEETING

BLOCK 181 LOT 1 - 2000 GALLOPING HILL ROAD

SEPTEMBER 18TH, 2024



Second of Three Step Process:

Step 1: Investigation and Designation

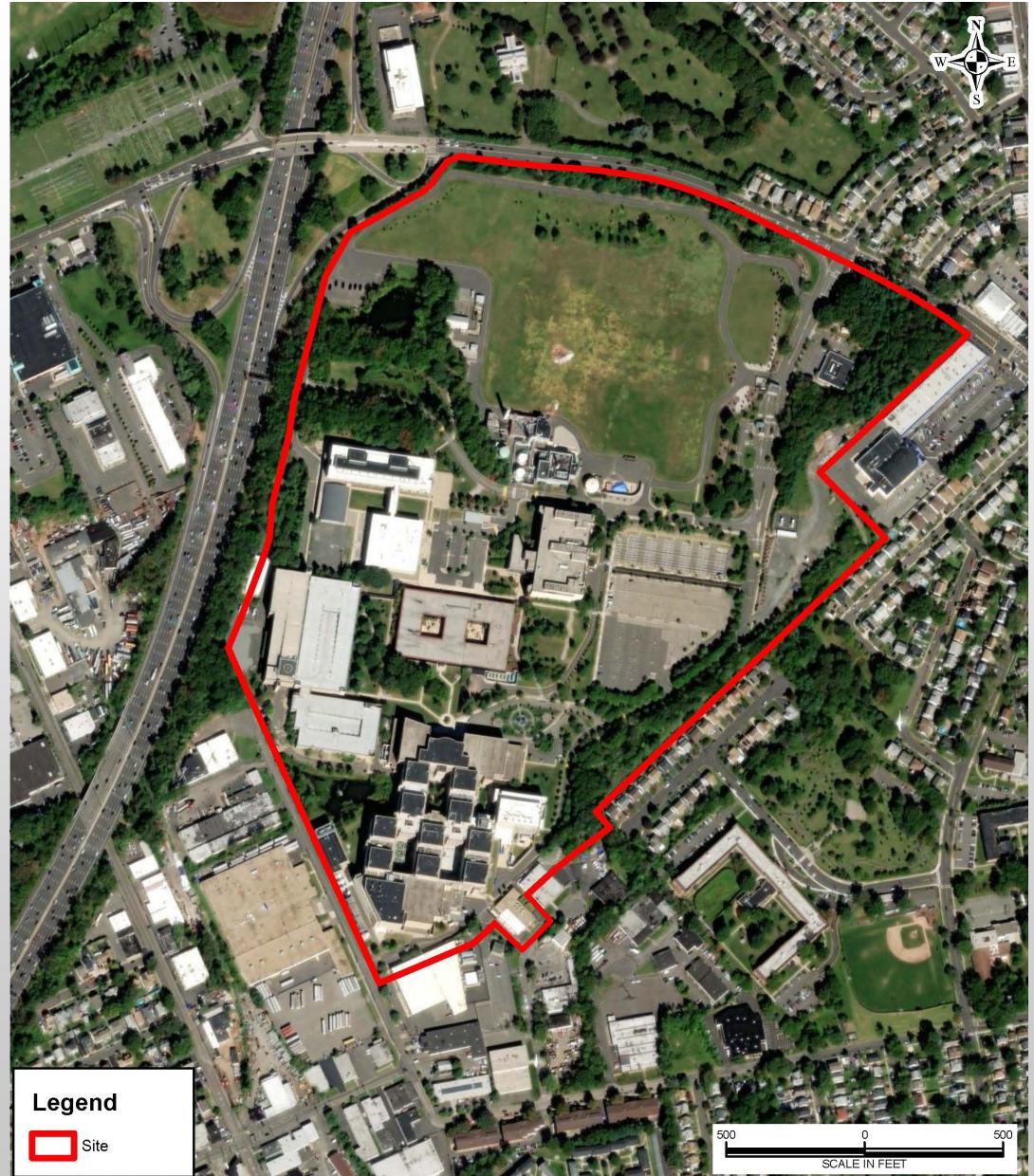
- Planning Board provided recommendation
- Mayor and Council designated property as an area in need of redevelopment

Step 2: Redevelopment Plan:

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

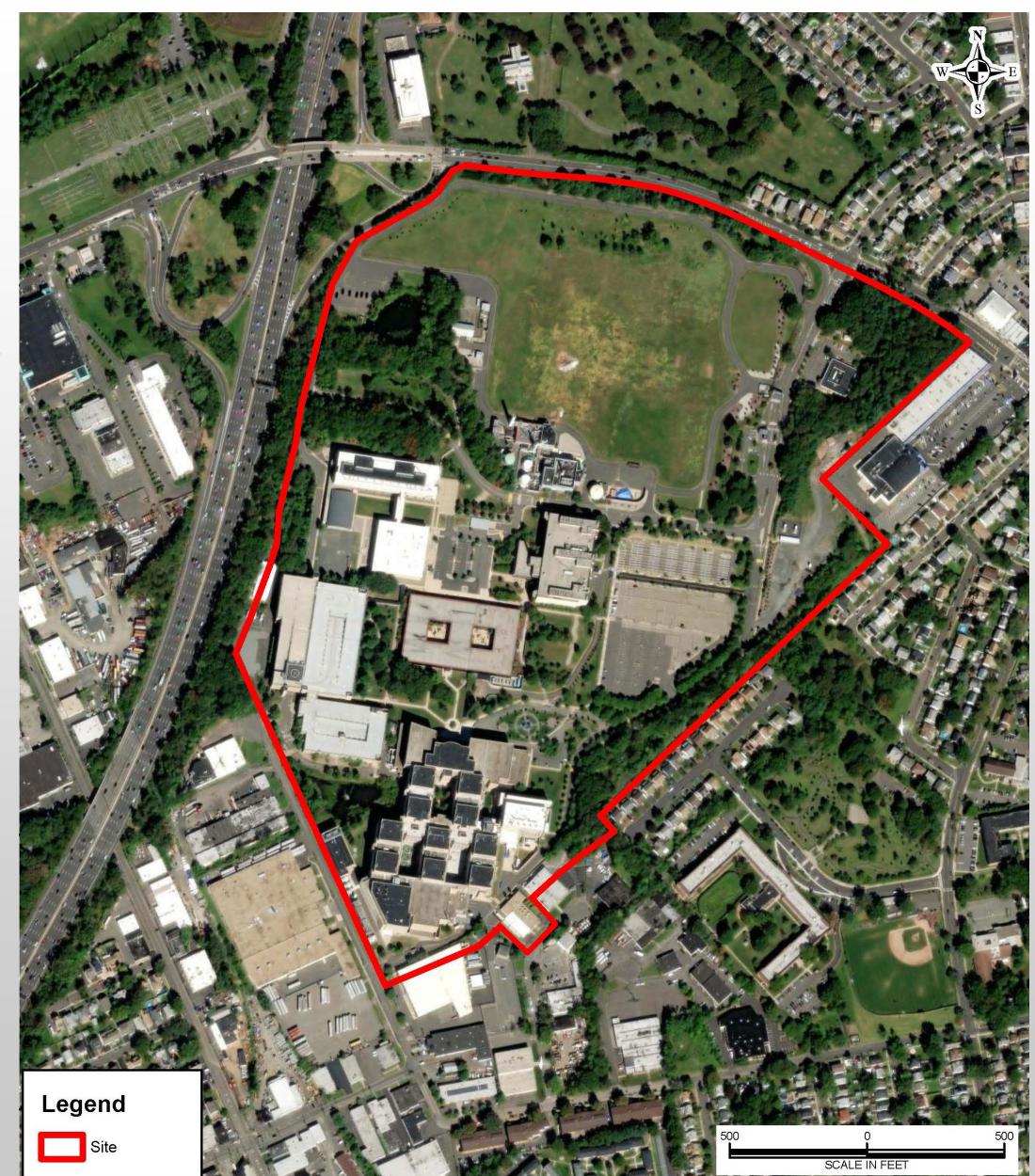
Step 3: Site Plan Application(s):

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



Step 1: Investigation Study:

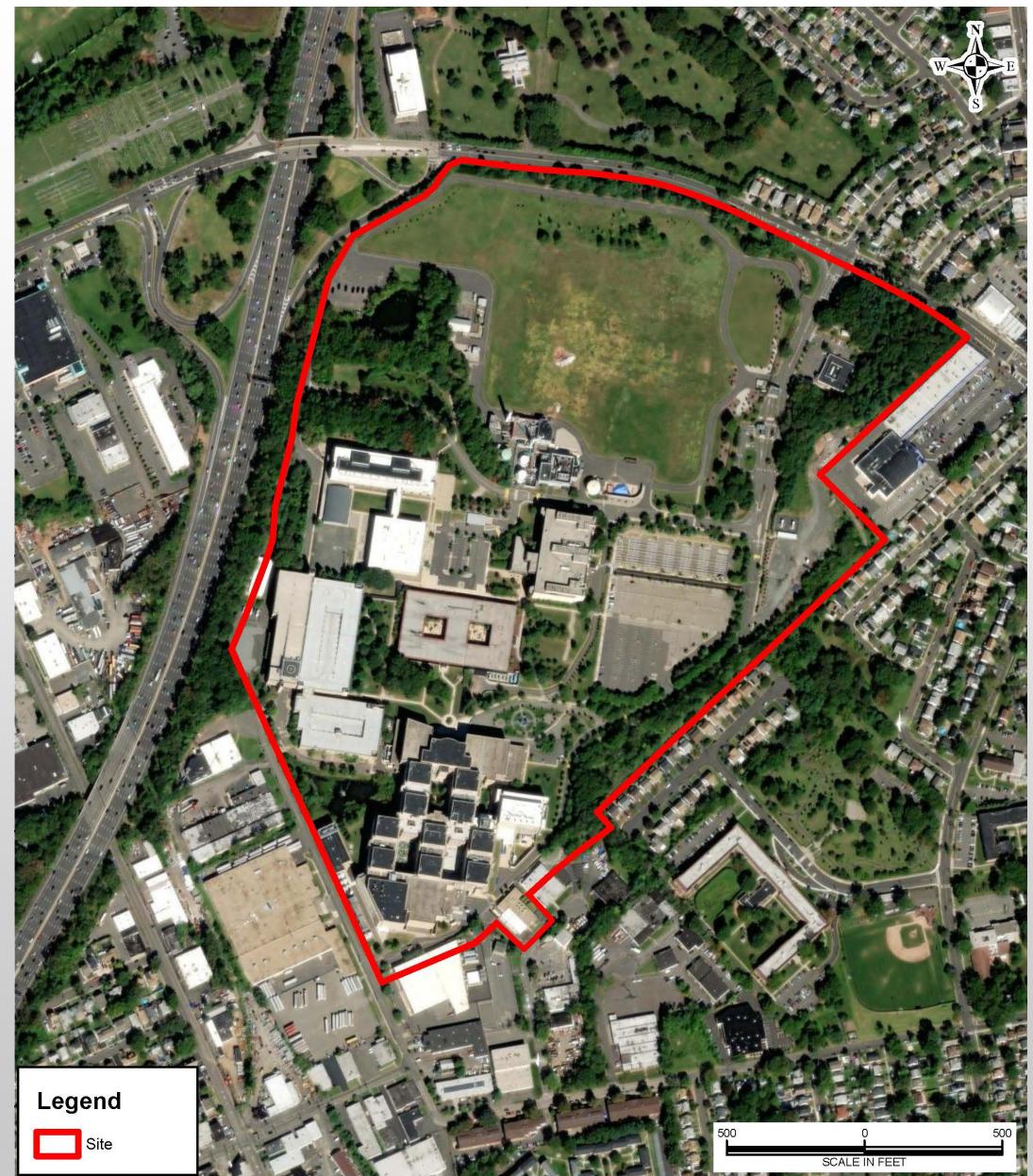
- **Res.#2024-130 (May 15th, 2024)**
 - Presented to the Planning Board;
 - Designated without condemnation;
- **DMR prepared the Redevelopment Plan;**
 - Purpose: Redevelopment from a predominantly vacant office complex to a modern mixed use center.
 - Provide flexibility to meet current and future 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;



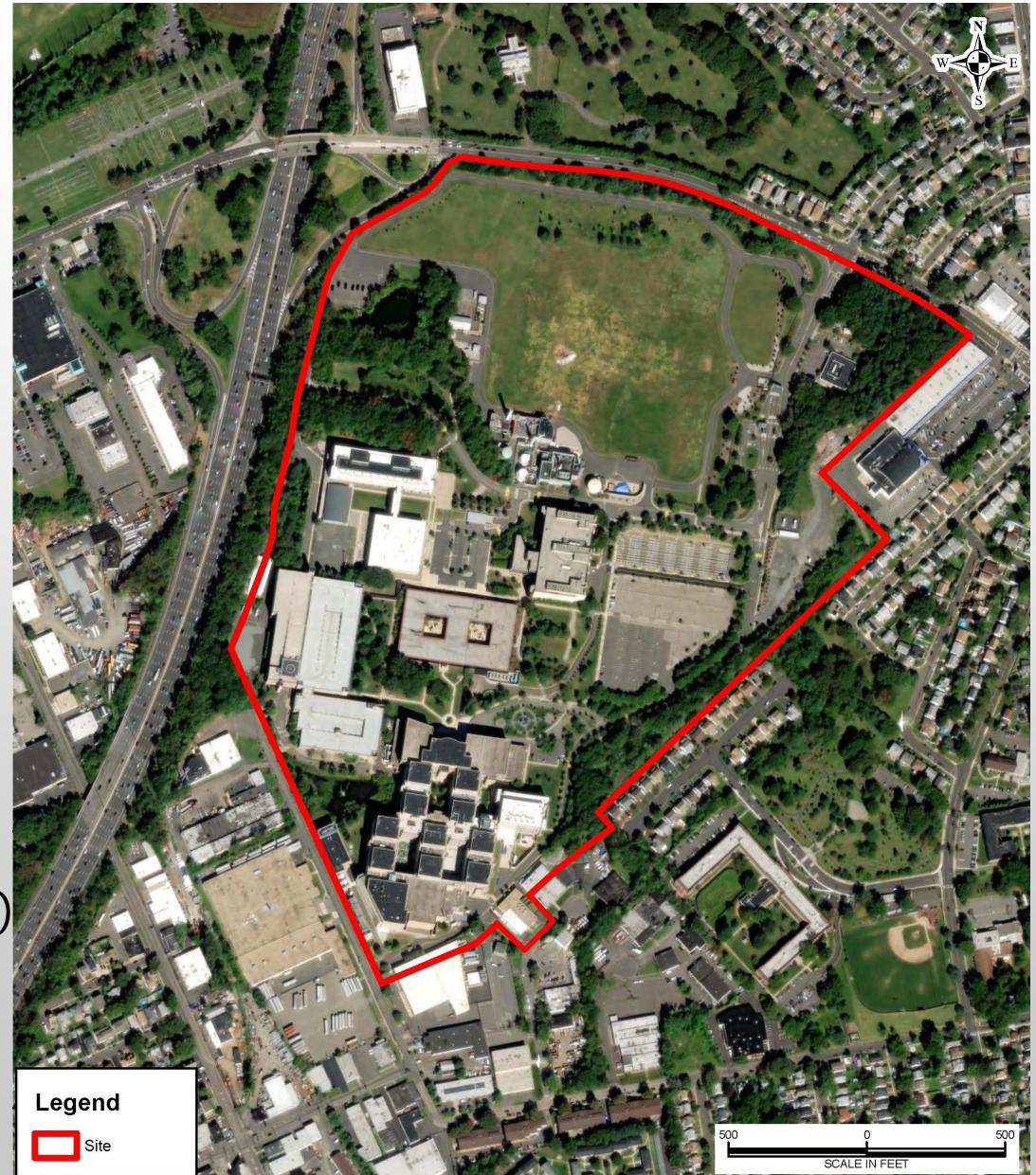
BULK AREA REQUIREMENTS:

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.)
100 ft max
(over 1 st.)



BULK AREA REQUIREMENTS:

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	
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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:

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:

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