

Route 46 West

Redevelopment Plan

Public Information Session

Township of Montville, New Jersey

by: Joseph H. Burgis PP, AICP
June 22, 2016



Study Area



Evergreen Realty Site

BLOOMFIELD AVENUE

Pine Brook Motel Site

Park Center IV

ROUTE 46

CHANGEBRIDGEROAD

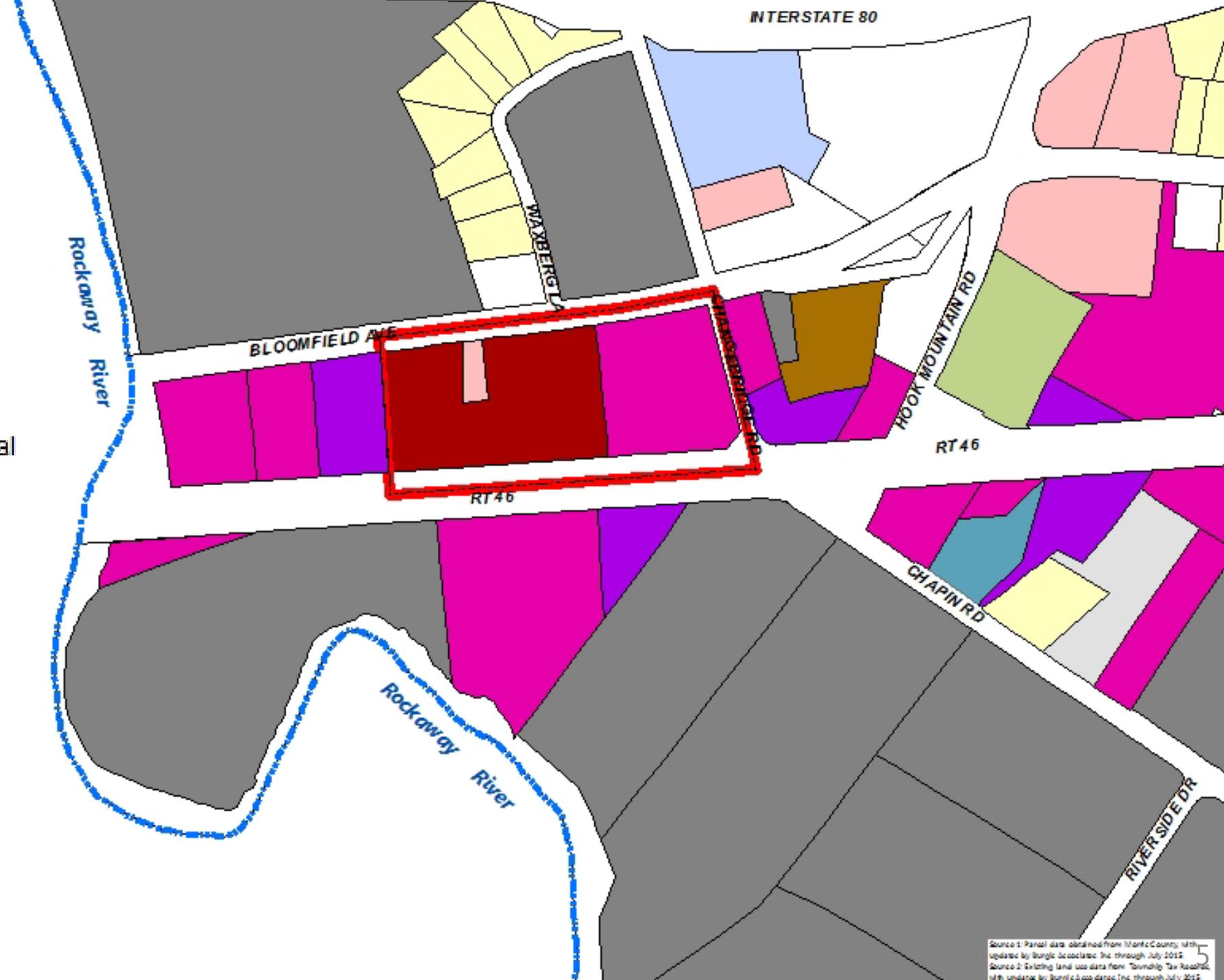
Site Constraints



Surrounding Land Uses

Existing Land Uses

- Vacant
- One & Two Family Residential
- Apartments
- Public - Park & Ride
- Place of Worship
- Cemetery
- Industrial
- Retail-Service
- Office
- Lodging
- Automotive Services
- Utility



Public Engagement

Public Workshop

- Saturday, March 12, 2016
- Presentation of:
 - Background data
 - Concept plan sketches
- Gathered feedback via post-it board comments and “dot-democracy”



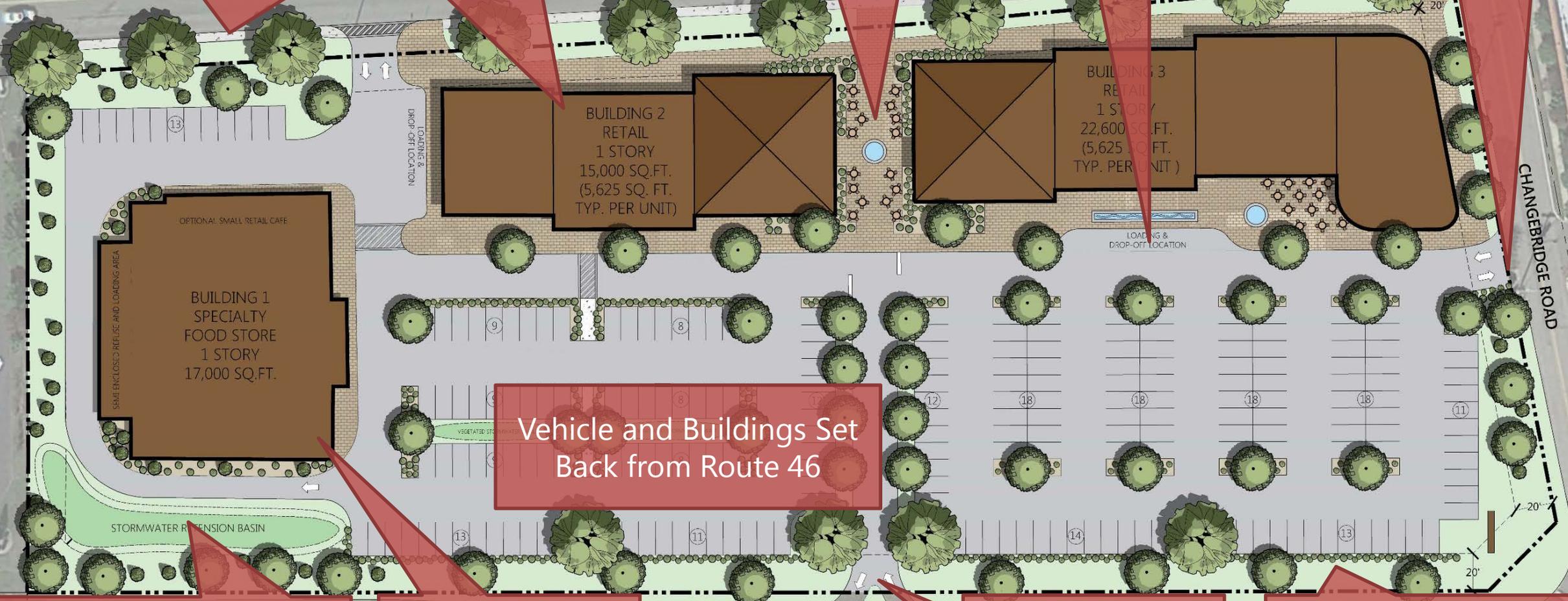
Continuous Sidewalk Along Bloomfield Avenue

Buildings Set Close to Street to Mask Parking

Outdoor Plaza Space

Loading Area

Access to/From Changebridge Road



Vehicle and Buildings Set Back from Route 46

Stormwater Retention Area

Larger Specialty Food Store

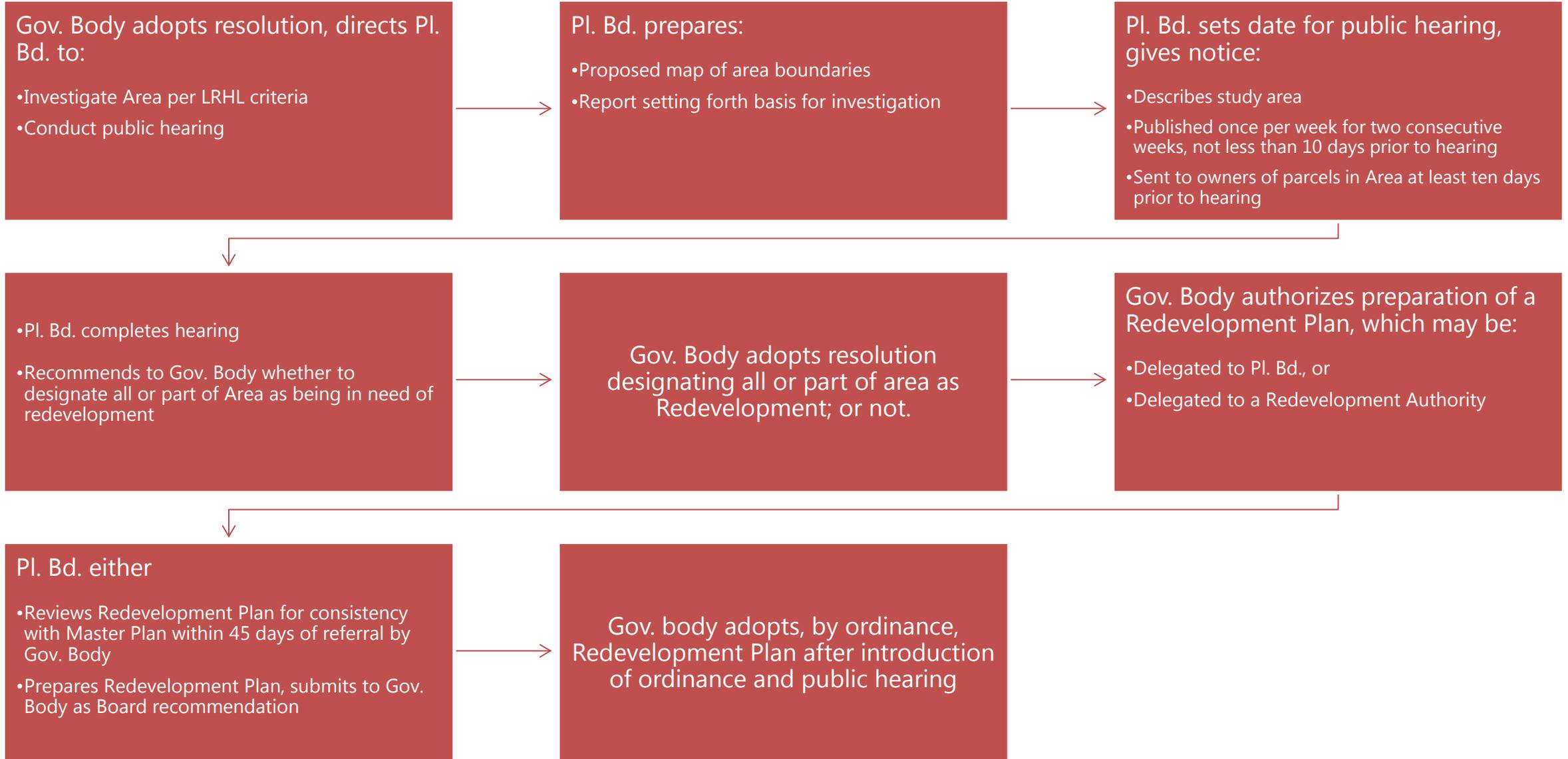
Consolidated Right Turn only Access

Parking Setback Landscape Amenities

Zone Requirement	Concept
Min. Lot Area (sq. ft.)	43,750
Min. Lot Area (sq. ft.)	237,140
At Street Line	175
At Required Setback Line	175
Min. Depth of Corner Lot (ft)	200
	>200

Local Redevelopment Housing Law

LRHL Process



LRHL Process

Pl. Bd. either

- Reviews Redevelopment Plan for consistency with Master Plan within 45 days of referral by Gov. Body
- Prepares Redevelopment Plan, submits to Gov. Body as Board recommendation



Gov. body adopts, by ordinance, Redevelopment Plan after introduction of ordinance and public hearing

Redevelopment Plan

Draft Redevelopment Plan

- Creates Pine Brook Redevelopment (PBR) Zone to encompass all lots in Redevelopment Area
- Proposes land uses and building requirements for PBR Zone, based on input from public and Redevelopment Task Group



Plan Goal

To redevelop the area with **attractive, high quality retail, service and/or hotel uses** which emphasize a **human scale** of development and **enhance the streetscape** along Bloomfield Avenue.



Permitted Principal Uses

- Retail stores (max. 20,000 sf GFA per tenant)
- Personal service establishments
- Eating and drinking establishments
- Banks
- Instructional studio spaces
- Hotels
- Banquet halls



Permitted Accessory Uses

- Off-street parking and loading
- Outdoor cafes
- Fences and walls
- Signs
- Accessory hotel uses: newsstands, gift shops, restaurants, bars, swimming pools, salons/spas, banquet halls, conference rooms



Area and Bulk Regulations

Requirement	PBR Zone
Min. Lot Area	5 ac.
Min. Setback to Building	10-20 ft (varies by street orientation)
Max. Setback to Building	20 ft* (from Bloomfield Ave)
Max. Building Height	30 ft / 2 stories 50 ft / 4 stories (hotels only)**
Max. Building Coverage:	25%
Max. Impervious Coverage:	80%

* Max. setback shall be met for at least 75% of the Bloomfield Avenue frontage.

** Any elements of buildings which are greater than 2 stories in height shall have the following minimum setback from all streets: 20 feet per story.

Supplemental Hotel Regulations

Required Component

Minimum Amount

Number of Guest Rooms

120

Restaurant Space

80 seats

Conference Room Space

6,000 square feet



Conceptual Design Plans

- For illustrative purposes only; site can be developed in alternative ways
- **Concept 2B:** mixed retail with specialty food store anchor
- **Concept 3A:** retail and hotel uses with restaurant and conference



Concept 2B



Requirements	Concept 2B Proposed
Total Area (sf)	237,140
Depth (ft)	

Concept 3A



Requirements	Concept 3A Proposed
Area (sf)	237,140
Width (ft)	277

Architectural Design

- Extended building lengths should be designed with articulations and breaks
- Along street frontages, the ground-floor façade must provide a minimum of 50% transparency
- Active streetscapes are encouraged along Bloomfield Avenue



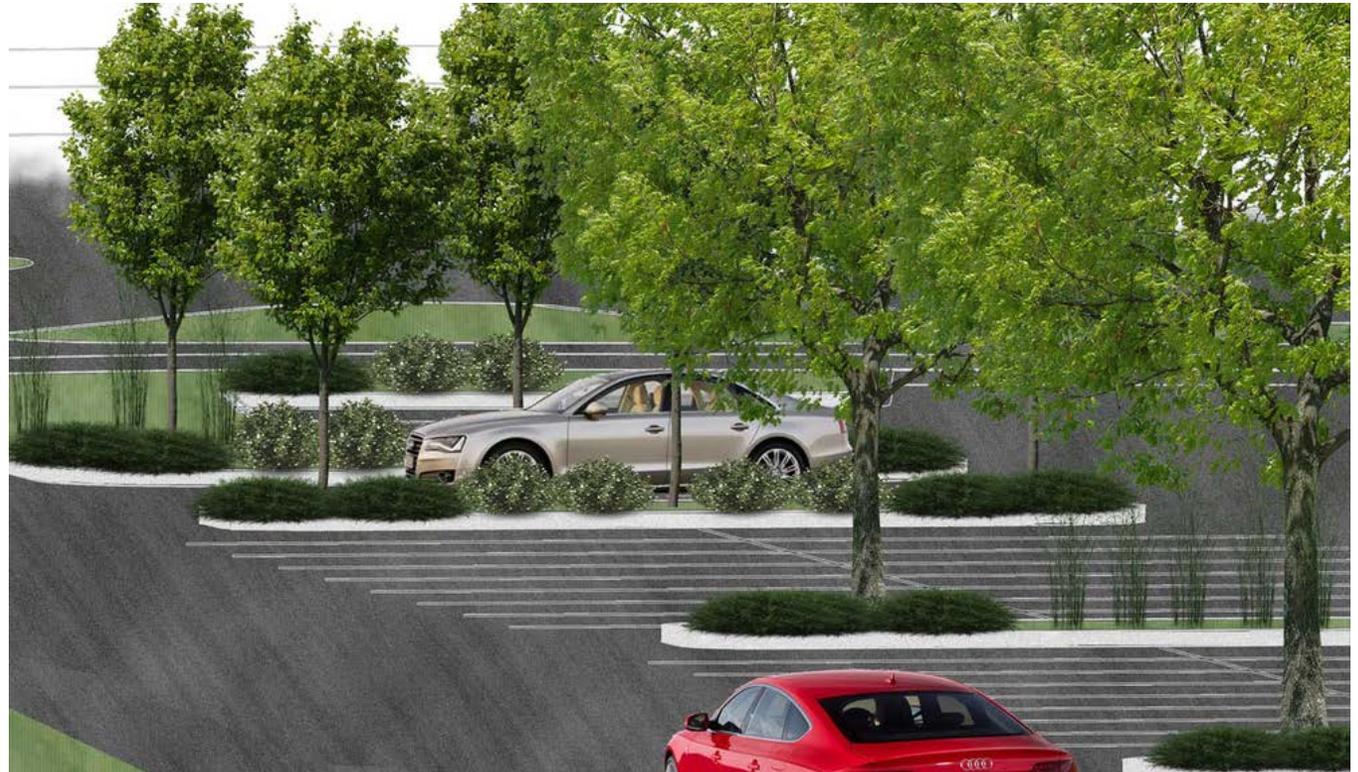
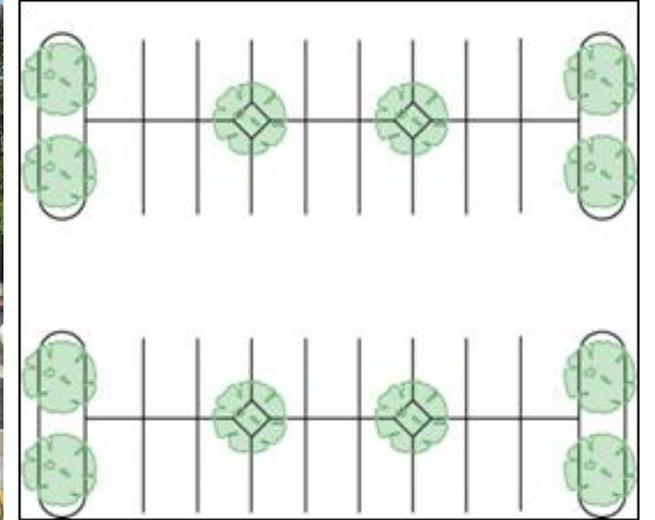


Pedestrian Circulation

- Encourage an environment that promotes walkability
- Sidewalks required along the length of the Bloomfield Avenue frontage to promote pedestrian mobility
- Pedestrian amenities (benches, trash receptacles) required along corridor.

Landscaping

- Parking lot areas shall be screened from all streets
- Interior lot landscaping required, including curbed landscaped islands and perimeter plantings
- Street trees required along Bloomfield and Changebridge corridors
- Perennial and annual flower beds shall be incorporated into site





Lighting

- Decorative pole-mounted lighting shall be provided along all street frontages and within interior parking lots
- Decorative building-mounted lighting shall be provided along all building facades facing a street
- Decorative light fixtures shall be consistent with Towaco-style

Parking

- Parking and loading discouraged along Bloomfield Avenue
- Maximum one curb cut per street frontage
- Shared parking arrangement allows for adjustments to conventional parking design criteria



Expansion of PBR Zoning

- PBR Zone standards should also encompass properties to west of Redevelopment Area.
 - Block 162 Lots 1, 2 and 3
- Will allow for consistent zoning to municipal border with Parsippany-Troy Hills
- Consistent with comments offered from owners of these properties

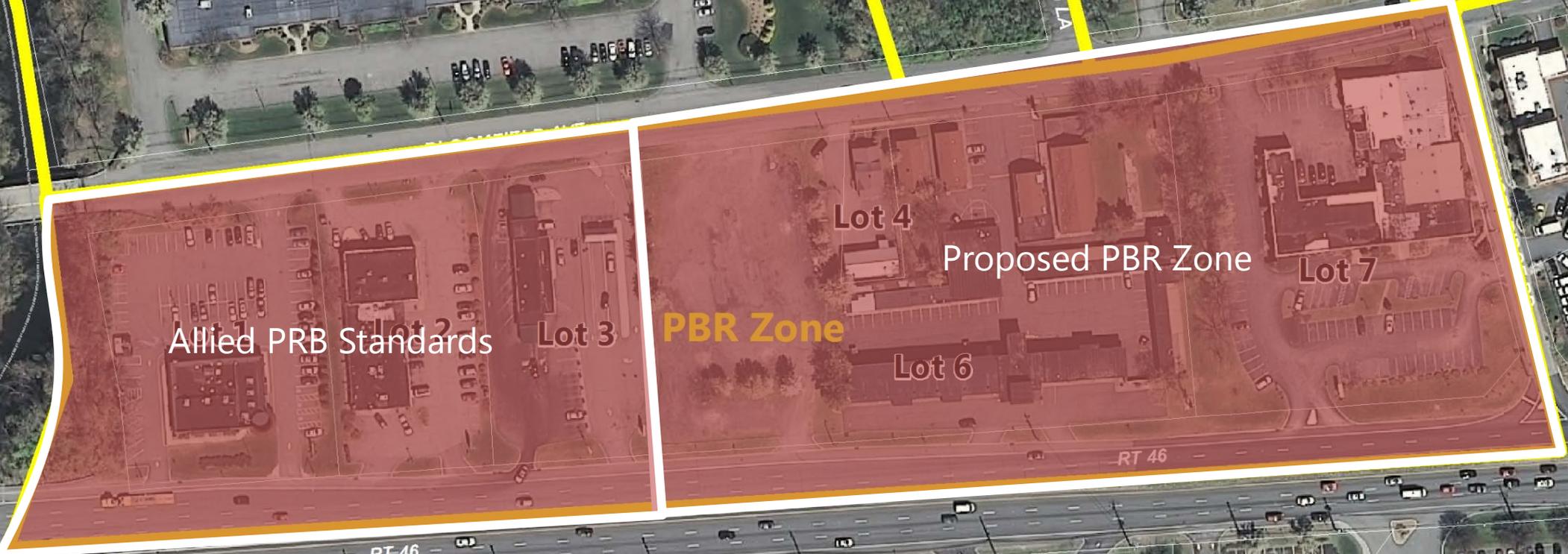


I-2 Zone

R-15 Zone

I-2 Zone

OB-1 Zone



Allied PRB Standards

PBR Zone

Proposed PBR Zone

Lot 3

Lot 4

Lot 6

Lot 7

RT-46

RT 46

B-3 Zone

Next Steps

- Public hearing: 7/14/16
- Forward to Township Committee
- Adopt ordinance



Thank You