

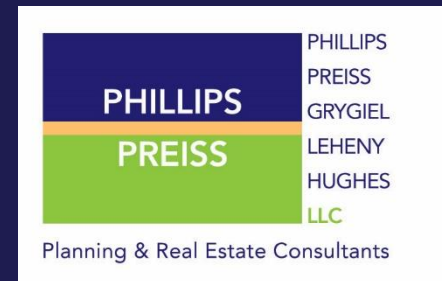
American Legion Drive (ALD)/ Beverly Road/Garrison Avenue Concept Plan



Community Meeting

Township of Teaneck

March 27, 2024



Agenda

1. Common ground rules
2. Objectives and principles
3. Master Plan: update; survey & workshop
4. November 2023 community meeting
5. Project area overview
6. Redevelopment plans, generally
7. Amended concept plan
8. Constructive feedback on planning aspects
9. Next steps

Common Ground Rules

- Be polite and courteous.
- Raise your hand.
- Keep comments brief.
- Listen actively.
- Brainstorm, don't debate.
- No sidebar conversations; one person talks at a time.

Objectives

- Share changes to the concept plan.
 - Weigh the various aspects of the plan.
 - Provide constructive feedback.
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- Reminder: we are not rehashing the redevelopment designations or the settlement agreement. The focus today is on planning issues.

Principles

My primary obligation as a planner:

To serve the public interest.

First purpose of Municipal Land Use Law:

To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.

Let's each strive to achieve these principles tonight.

Master Plan: Update

- Original timeline:
 - 12-18 months (June 2023 start), on-track.
- Wrapping up a full draft.
- Progressing well.
- Planning Board leads the process in reviewing, allowing for public input, revisions, and eventual consideration for adoption.

Master Plan: Survey & Workshop

- Top concerns related to new development
 - #1: Traffic/mobility
 - #2: Affordability
 - #3: Aesthetics
- Location preference for multi-unit housing
 - Existing business districts
- Cedar Lane feedback
 - Provide public gathering spaces
 - Support for parking garage, but concern for massing.

Master Plan: Survey & Workshop

Design preferences: multi-unit buildings:

- Prefer traditional architectural styles (building materials, detailing, etc.)
- Avoid boxy or bulky styles.
- Avoid “flat” building facades; add variation and detailing.
- Provide extensive landscaping in front yards.
- Diminish prominence of parking garages/lots.
- Provide public gathering spaces, art, seating, etc.
- Four-story buildings with “step-backs” seen as acceptable in business districts.

November 2023 Meeting

- Beverly Rd:
 - Lower height and provide step-backs to allow sunlight and reduce shadows on Beverly Rd.
 - Preference for townhouse-style buildings.
 - 655-space garage is excessive.
 - Provide dense landscaping in front yards.
- ALD North/West:
 - Lower height, provide step-backs to allow sunlight and reduce shadows at rear (west) side.
- ALD South/East:
 - Range of heights are acceptable, from 3 to 5 stories.
 - Setbacks can be minimal.

Project Area: Beverly Rd.

- Block 819, Lots 1, 14, 16, & 17
- Municipal parking
- Adjacent:
 - Cedar Lane (rear of)
 - 2½-story dwellings
 - 3-story house of worship



Project Area: ALD South/East

- Block 707, Lots 1, 2, 3, 4, & 5
- Stop & Shop
- Parking lot
- House of worship
- Adjacent:
 - Railroad tracks
 - Water St. businesses
 - 3-story apts.
 - VFW, non-profit
 - ALD North/West



Project Area: ALD North/West

- Block 705, Lot 4.01
- Municipal parking
- Adjacent:
 - Dwellings (rear of), 1-family + multi-unit (2 to 3½ stories)
 - Alma Ter. (rear of businesses)
 - Chestnut St. farmer's market plaza
 - Non-profit
 - ALD South/East



Redevelopment Plans

Process:

- Governing body authorizes a planning board to prepare a redevelopment study/plan.
- Planning board makes recommendations to a governing body on a redevelopment plan. Governing body adopts redevelopment plan.
- Redevelopment plan creates “new zoning” and regulations.
- Redevelopment plans can require community benefits.
- Selected redeveloper(s)/applicant(s) need site plan approval at Planning Board.



Seymour St/Wellmont Redevelopment, Montclair

Concept Plan: Changes

- Fewer dwelling units: 364 → 318 units.
- Less garage parking: 979 → 898 spaces.
- Street parking: unchanged, 36 spaces.
- Commercial space: unchanged, 12,000 sf.
- Public open space: 0 sf → 7,750 sf.

Concept Plan: Aerial



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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

Concept Plan: Beverly Rd.

10-ft. front yard setback

BEVERLY RD

GARRISON AV

PARKING GARAGE
18 SPACES

COMMERCIAL
8,000 SF

LOBBY
8,000 SF

PARKING GARAGE
71 SPACES

±0-15-ft. rear yard setback

WINDSOR RD

20-ft. setback
(30 ft. from curb)

CEDAR LN

96 dwelling units
160 parking spaces (residential & commercial)
455 public parking spaces

Concept Plan: ALD North/West



94 dwelling units
113 parking spaces (residential garage)
36 on-street parking spaces

10-ft. setback

10-ft. front yard setback

15-ft. setback

Concept Plan: ALD South/East



10-ft. setback

15-ft. front yard setback

15-ft. setbacks (east & south)

128 dwelling units
170 parking spaces (residential garage)

Concept Plan: Public Open Space

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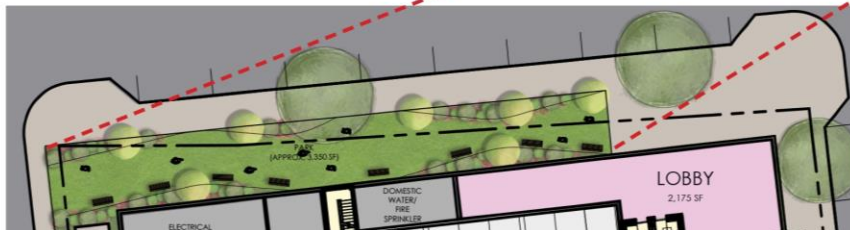


Chestnut St. plaza

4,400 sf

BUILDING C - PUBLIC SPACE (APPROX. 4,400 SF)

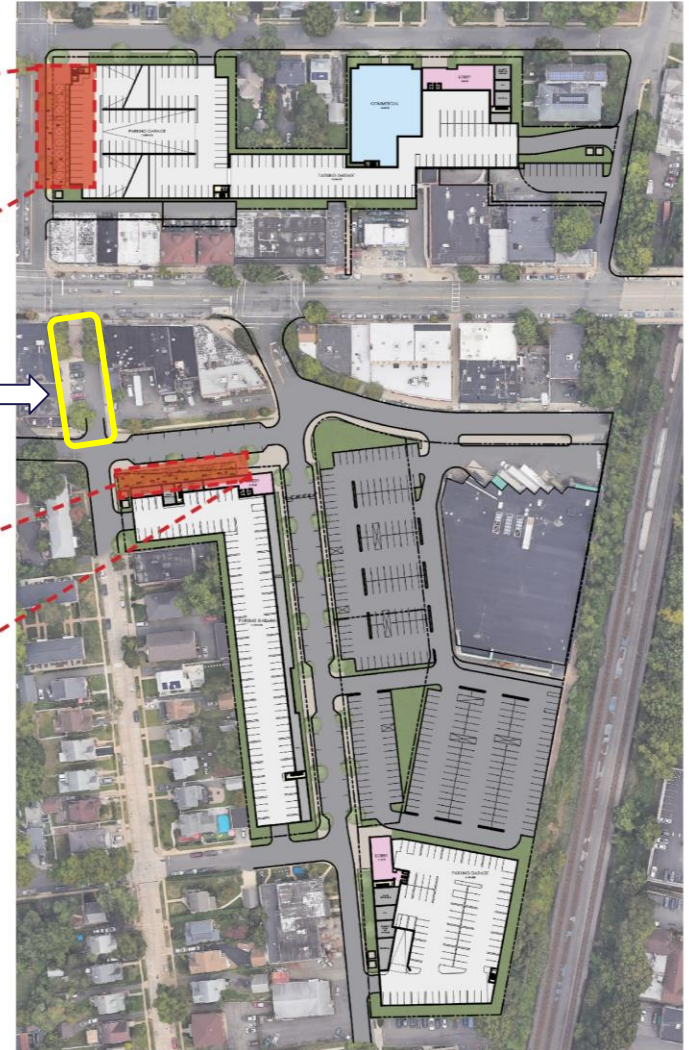
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3,350 sf

BUILDING A - PUBLIC SPACE (APPROX. 3,350SF)

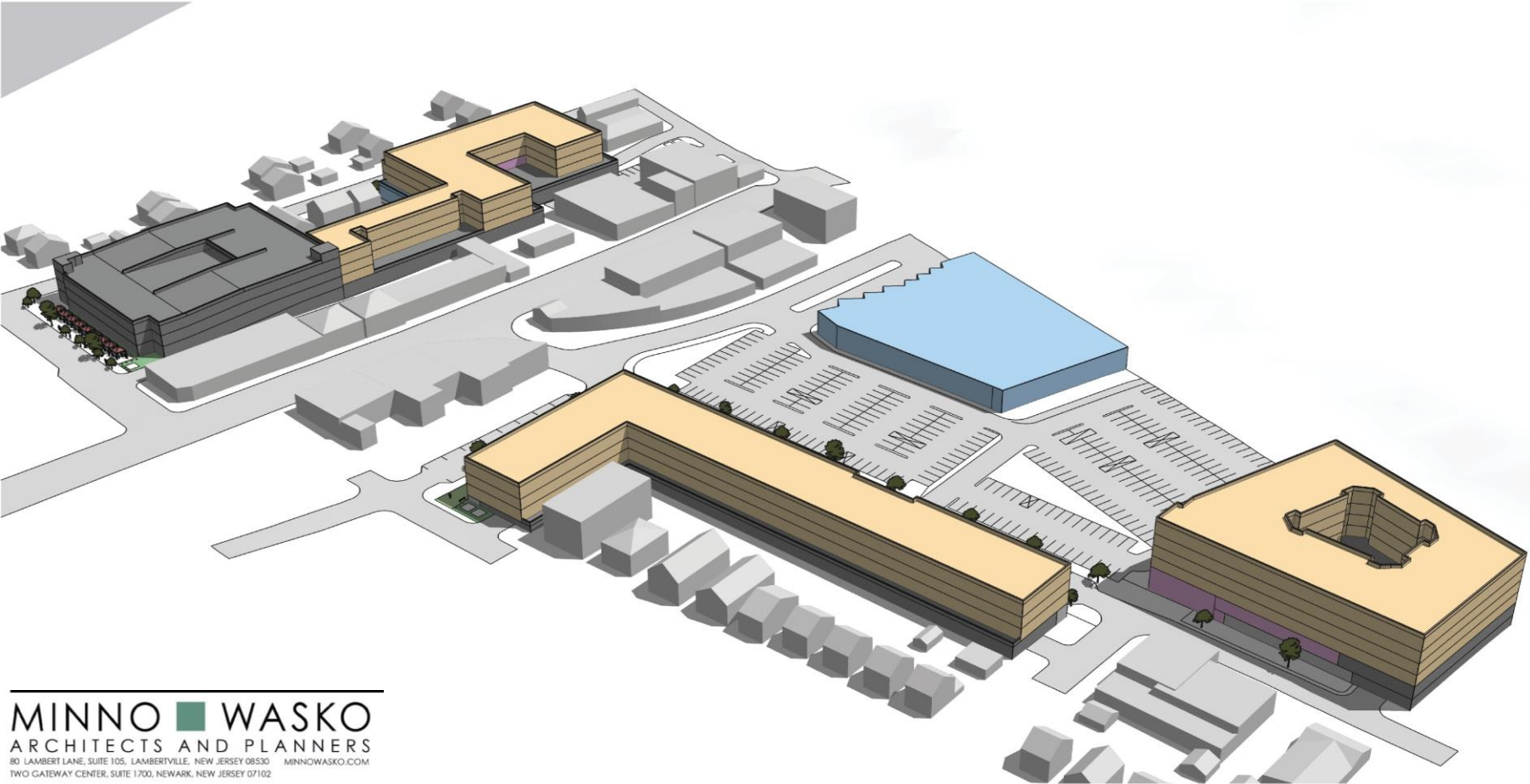
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KEY PLAN
NTS

Concept Plan: 3D

RETAIL
RESIDENTIAL
LOBBY/AMENITY
UTILITY
PARKING

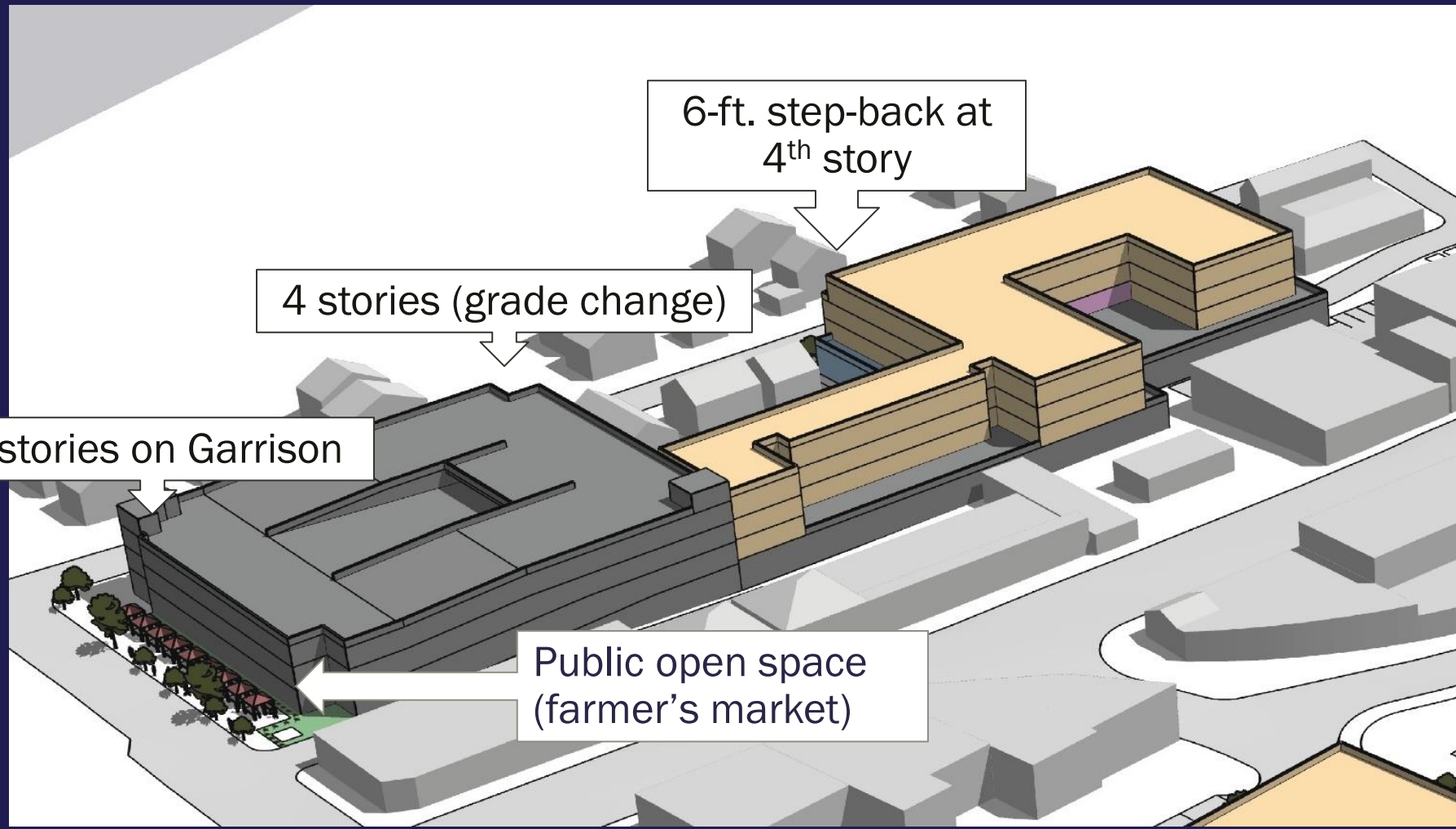


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CONCEPTUAL MASSING PLAN (VIEW A)

CONCEPTUAL MASSING

Concept Plan: Beverly Rd.



6-ft. step-back at 4th story

4 stories (grade change)

3 stories on Garrison

Public open space (farmer's market)

Concept Plan: Elevations



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03 BUILDING C - BEVERLY ROAD ELEVATION - GARAGE

SCALE: 1/16" = 1'-0"



02 BUILDING C - BEVERLY ROAD ELEVATION - RESIDENTIAL

SCALE: 1/16" = 1'-0"



01 BUILDING C - BEVERLY ROAD ELEVATION

SCALE: 1" = 20'-0"

CONCEPTUAL ELEVATIONS

Concept Plan: Beverly Rd.

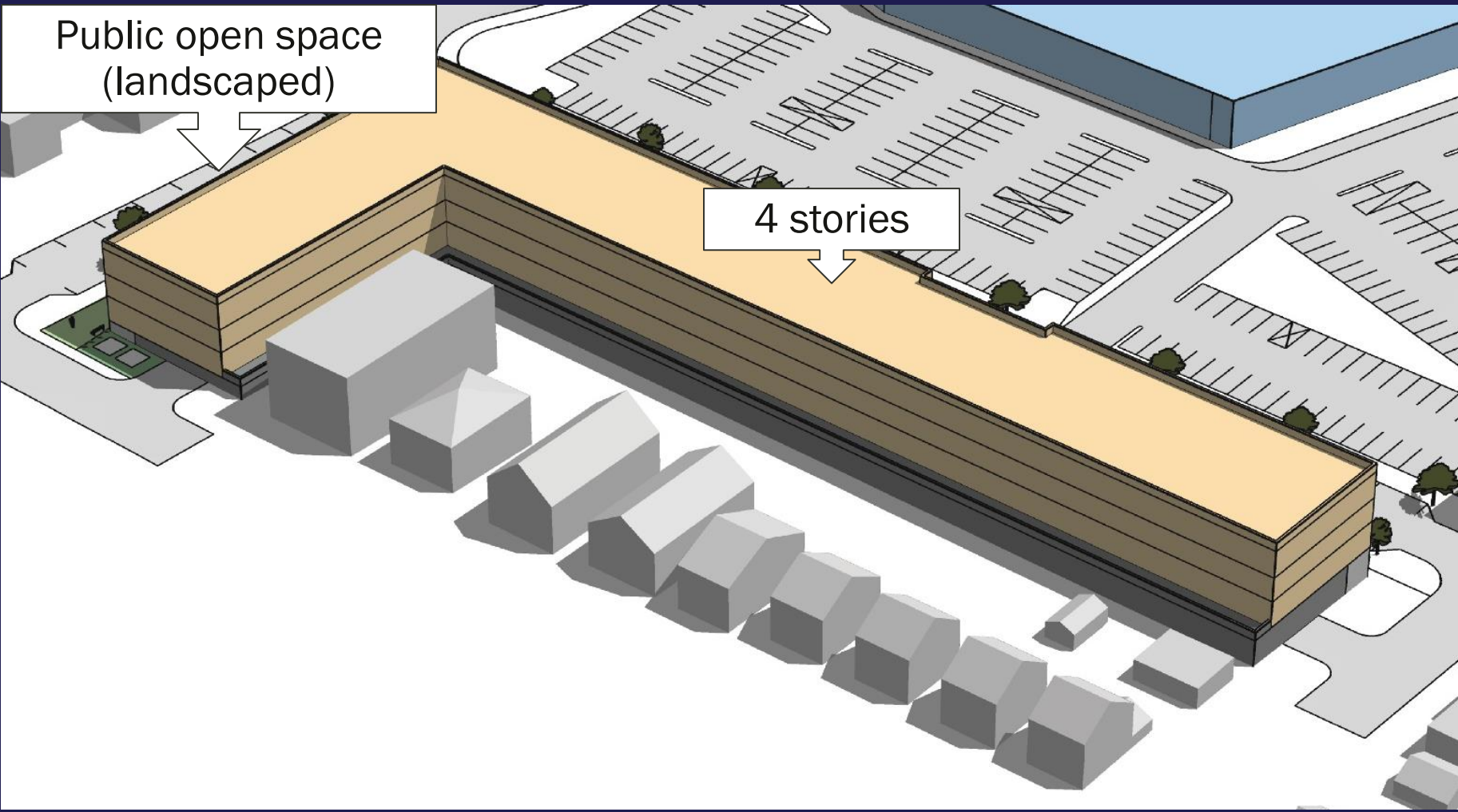


02 BUILDING C - BEVERLY ROAD ELEVATION - RESIDENTIAL

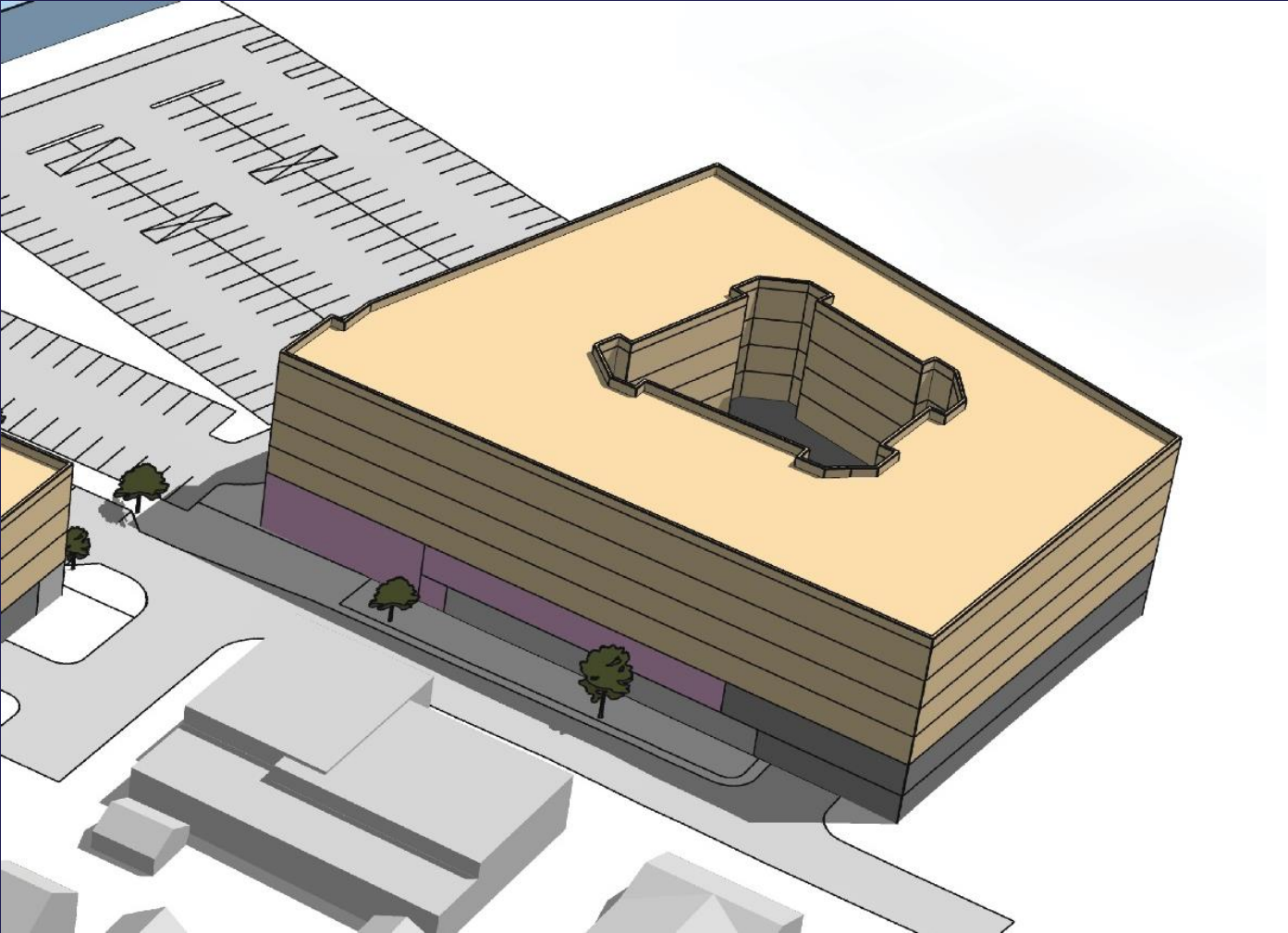


03 BUILDING C - BEVERLY ROAD ELEVATION - GARAGE

Concept Plan: ALD North/West



Concept Plan: ALD South/East



Aspects to Consider

Design:

- Massing
 - Height
 - Setbacks and step-backs
- Façade/outside wall design
- Streetscape
- Public open space
- Landscaping



4th-story step-backs, Hoboken



Aspects to Consider

Site:

- Grade change on Beverly Road
- Drainage on Beverly Road
- Traffic generation, circulation
- Parking demand and spaces

Affordable housing:

- Affordable units (15% = 48 units)
- 2025 “Fourth Round” obligation

Constructive Feedback

Open discussion

Next Steps

- Tonight: last opportunity for input before drafting a Redevelopment Plan.
- Prepare a draft Redevelopment Plan, incorporating feedback.
- Public hearing on Redevelopment Plan at Planning Board, makes recommendations to Council.
- Council adopts a Redevelopment Plan.
- Site plan application at Planning Board.
- Planning Board review and vote on site plan.
- If approved: permits, begin phases of development.