

Rockaway Borough Redevelopment Plan Master Plan Consistency

Prepared by **Topology**

For **The Borough of Rockaway**

July 27, 2022

Meeting Objectives

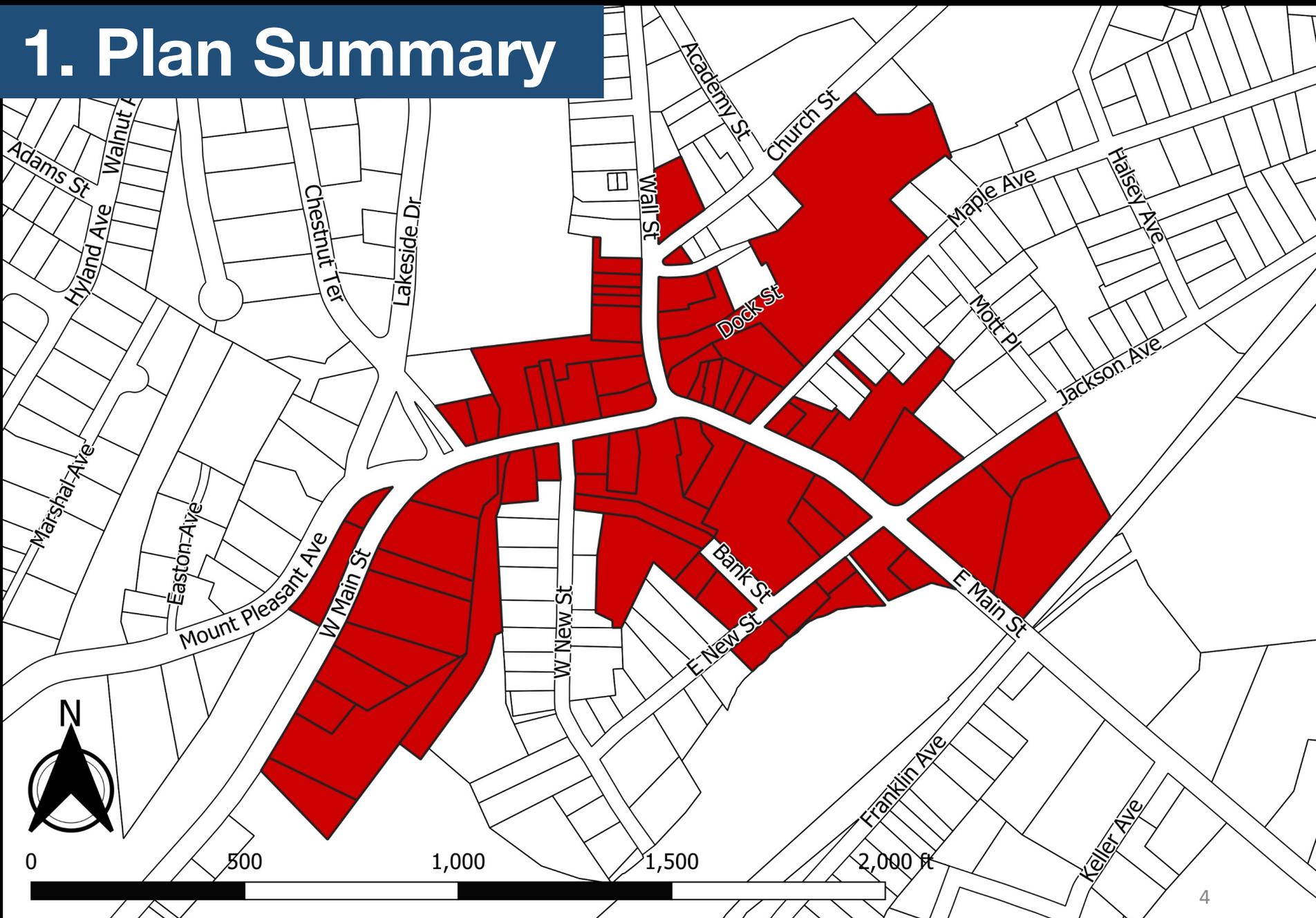
- Our goal for today is to review the proposed Downtown Rockaway Redevelopment Plan's consistency with the 2018 Master Plan.
- Afterward, the Land Use Board (Planning Board) will provide the Borough Council with its recommendation concerning the Redevelopment Plan (available on the Borough's website).
- Borough Council is required to review this recommendation when it considers the adoption of the Redevelopment Plan during its public meeting on **August 11, 2022**.
- After adoption, certain development proposals need to be reviewed and approved first by Borough Council on a case-by-case basis to ensure that they comply with the Redevelopment Plan.

Agenda

- 1 Brief Plan Summary**
- 2 Master Plan Consistency**
- 3 Recommendation**



1. Plan Summary



1. Plan Summary

Principal goal is to promote reinvestment in downtown properties to ensure the economic health of the Borough.

Proposes future development of moderate density that bridges the downtown and surrounding neighborhoods.

Emphasizes context-sensitive design that is appropriate in Rockaway Borough's historic and walkable downtown.

1. Plan Summary

The Redevelopment Plan builds on the 2021 and 2022 Preliminary Investigation and Borough-wide rehab designation that authorizes the Borough to:

- Prepare and adopt redevelopment plans
- Provide certain tax abatement incentives

The designation does NOT:

- Authorize the use of condemnation powers

The Redevelopment Plan establishes the following requirements:

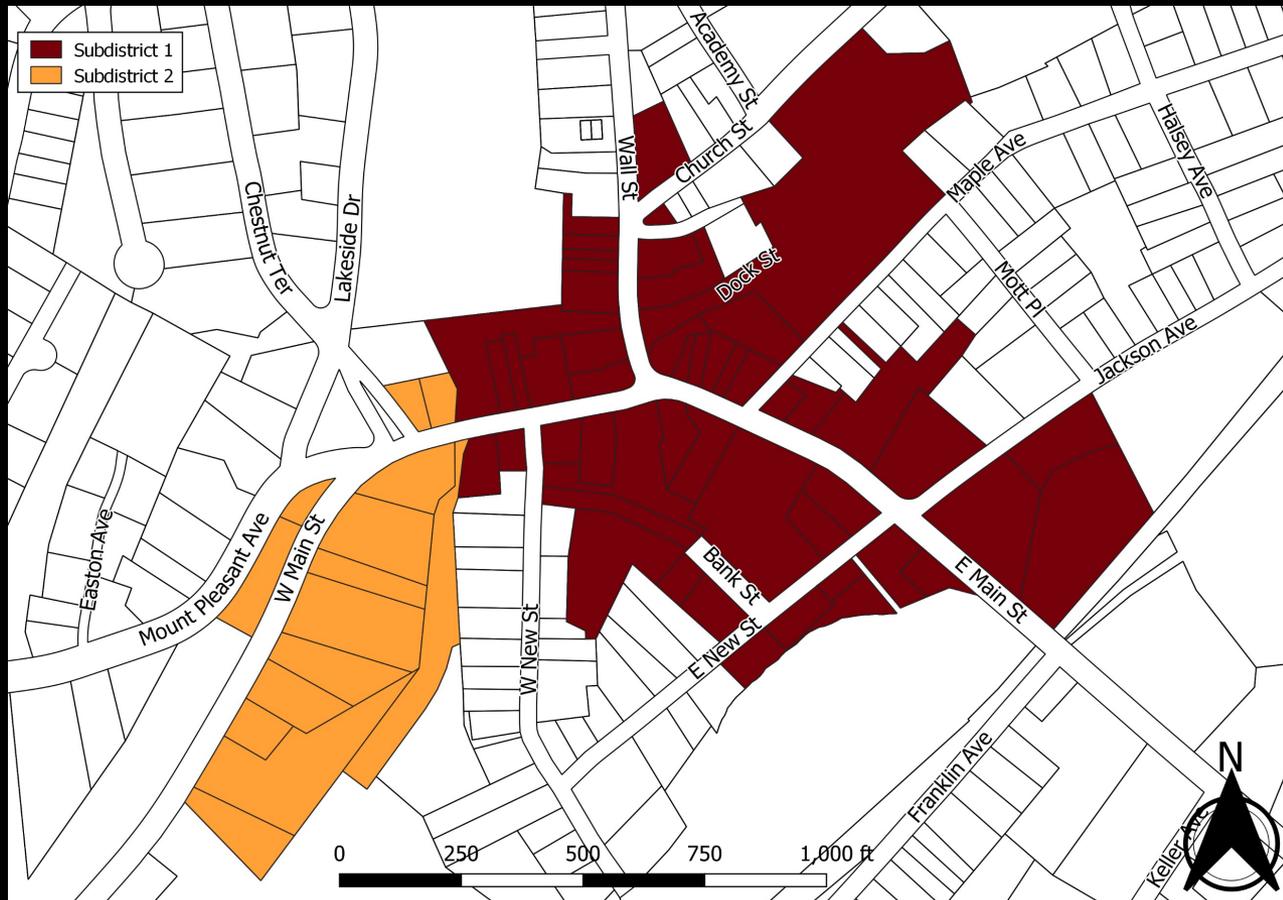
- Land uses
- Bulk and area standards
- Design criteria
- Streetscape design

1. Plan Summary

A multi-district approach allows for a flexible redevelopment strategy

Subdistrict 1: A traditional downtown with mixed-use zoning (residential above the ground floor commercial)

Subdistrict 2: A moderate mixed-use corridor that will be more residential



1. Plan Summary – Subdistrict 1

Permitted Uses:

- Government/Civic
- Commercial
 - Banks
 - Tavern / Brewpubs
 - Convenience Store
 - Farmer's Market
 - Gyms
 - Gaming
 - Grocery
 - Hotels
 - Pharmacy
 - Recreation
 - Restaurants
 - Retail (Various)
- Office/Professional
- Multifamily (Upper Floors)

Intensity Controls:

- Building Height: 3 to 3.5 stories / 40-48 feet*
- Residential Density: 20-30 units per acre*



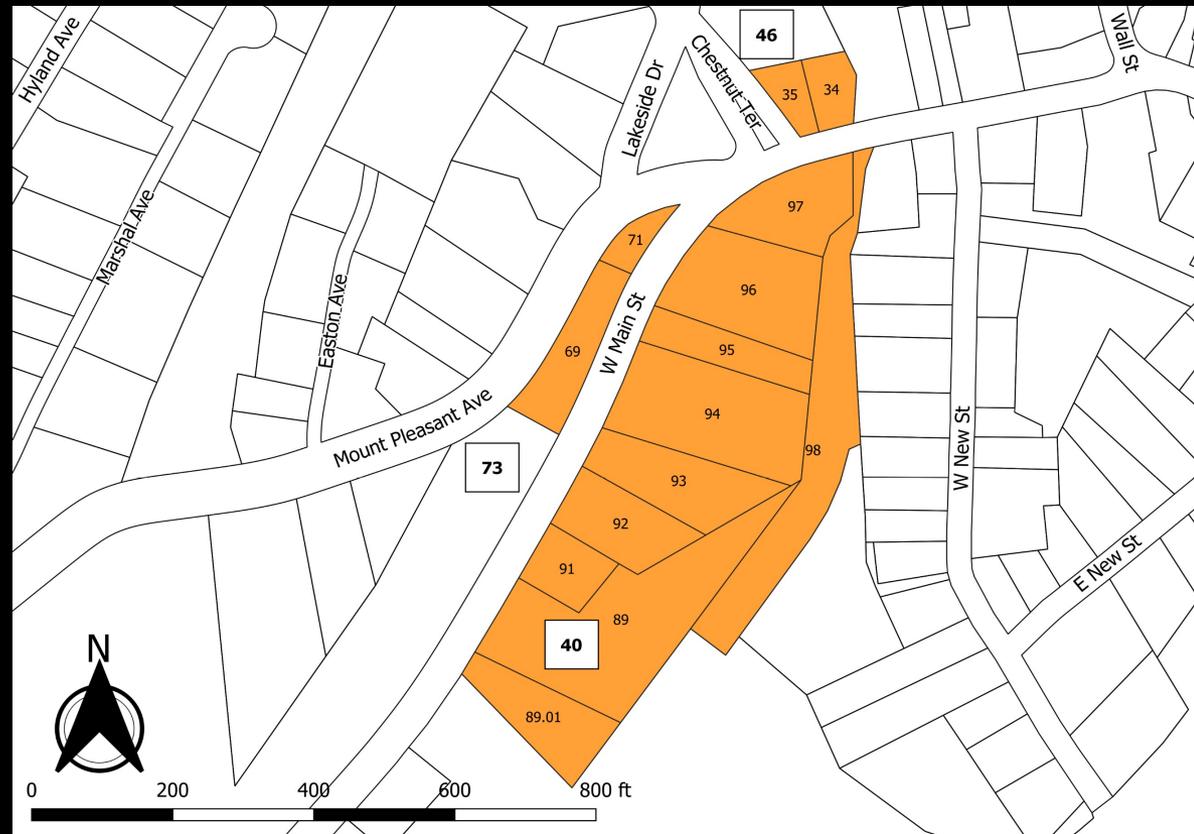
1. Plan Summary – Subdistrict 2

Permitted Uses:

- Government/Civic
- Commercial
 - Banks
 - Tavern / Brewpubs
 - Convenience Store
 - Farmer's Market
 - Gyms
 - Gaming
 - Grocery
 - Pharmacy
 - Recreation
 - Restaurants
 - Retail (Various)
- Office/Professional
- Multifamily, Townhomes
- 1-4 Family

Intensity Controls:

- Building Height: 3 stories / 36 feet
- Residential Density: 15 units per acre



See page 20 of the Plan

2. Master Plan Consistency

As required by the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7):

“Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate”.

2. Master Plan Consistency

Local Municipal Master Plan (2018):

- *“When asked where people would like to see new development or redevelopment, the number one response was Borough Center. Rockaway should conduct an Area in Need of Redevelopment and Rehabilitation Study in the Borough Center. The Borough Center has high retail vacancies and high turnover. Even staple retailers within the center are struggling and there is a fear that these long-lasting institutions will close. Historic facades are also in need of rehabilitation and there is a need to plan comprehensively for the area. Properties that meet the requirements of the Local Redevelopment and Housing Law will be included with the Redevelopment Plan, which should supersede existing zoning and should also include design standards, streetscape standards, sign standards specific to the area, and a façade improvement program. Revitalizing Rockaway’s Borough Center will help transform this distressed area into an economically viable part of the community and will attract residents, businesses, and visitors to the Borough.”*

The redevelopment plan is drafted to effectuate this recommendation. The plan includes detailed standards for building and site design, streetscape, and signage standards in Downtown Rockaway Borough, and redevelopment plan regulations will supersede existing zoning provisions in the plan area.

3. Recommendation

- The Redevelopment Plan advances significant portions of the Master Plan.
- The Redevelopment Plan is consistent with the Master Plan.
- We recommend the proposed Redevelopment Plan be considered consistent with the Master Plan.