

**BOROUGH OF HAWTHORNE
PASSAIC COUNTY, NEW JERSEY
NOTICE OF PUBLIC HEARING
ADOPTION OF REDEVELOPMENT PLAN
HAWTHORNE CHEVROLET REDEVELOPMENT AREA**

PLEASE TAKE NOTICE that the **Borough Council of the Borough of Hawthorne**, in the County of Passaic, State of New Jersey, will hold a **public hearing on Wednesday, March 4, 2026, at 7:00 p.m.**, or as soon thereafter as the matter may be heard, at **Borough Hall, 445 Lafayette Avenue, Hawthorne, New Jersey**, to consider the **final adoption of a Redevelopment Plan** pursuant to the **Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.**

The Redevelopment Plan proposed for adoption is entitled:

“Redevelopment Plan for 471–491 Lafayette Avenue, Borough of Hawthorne, Passaic County, New Jersey,”
dated **February 9, 2026.**

The Redevelopment Area consists of the following properties as designated by the Borough Council and as shown on the Borough Tax Maps:

- **Block 131, Lots 4, 5, 6 and 7**
- **Block 132, Lot 1 and Lots 2 through 8**

commonly known as **471–491 Lafayette Avenue**, Hawthorne, New Jersey, and formerly known as the **Hawthorne Chevrolet site.**

The Redevelopment Plan sets forth the permitted land uses, development standards, bulk and design requirements, and administrative provisions governing redevelopment of the Redevelopment Area, and provides for **senior residential housing and mixed-use commercial and residential development**, including required affordable housing. Adoption of the Redevelopment Plan shall constitute an amendment to the Borough Zoning Ordinance as it applies to the Redevelopment Area.

At the public hearing, **all interested parties shall have an opportunity to be heard**, either orally or in writing.

A copy of the proposed Redevelopment Plan can be found on the borough website: <https://www.hawthornenj.org/651/Legal-Notices-Bids-RFPs> and on file and available for public inspection during normal business hours in the Office of the **Borough Clerk**, Borough Hall, **445 Lafayette Avenue, Hawthorne, New Jersey.**

This Notice is published pursuant to **N.J.S.A. 40A:12A-7(f)** and **N.J.S.A. 40:49-2.**

By Order of the Borough Council
Borough of Hawthorne

Lori Fernandez, RMC, CMC
Borough Clerk

Dated: February 13, 2026

ORDINANCE NO. 2382-26
AN ORDINANCE APPROVING REDEVELOPMENT PLAN
FOR 471-491 LAFAYETTE AVENUE, BLOCK 132, LOTS 1 AND 4

WHEREAS, the Municipal Council of the Borough of Hawthorne previously authorized the Planning Board to conduct an investigation of 471-491 Lafayette Avenue, further identified as Block 132, Lots 1 and 4, on the Tax Map of the Borough of Hawthorne, to determine if the property qualified as an area in need of redevelopment without condemnation pursuant to N.J.S.A. 40A:12A, the Local Redevelopment and Housing Law (LRHL); and

WHEREAS, the Planning Board conducted a public hearing on November 6, 2023, and determined that the subject area qualified as an area in need of redevelopment pursuant to statute and made this recommendation to the Governing Body; and

WHEREAS, upon the recommendation of the Planning Board the Municipal Council designated the subject area as an area in need of redevelopment by resolution adopted November 13, 2023; and

WHEREAS, upon such determination the Governing Body authorized Burgis Associates to prepare the necessary redevelopment plan; and

WHEREAS, pursuant to the Governing Body's authorization a redevelopment plan, dated February 9, 2026, was prepared by Burgis Associates, the Borough's planning consultant; and

WHEREAS, the Municipal Council, having considered the Redevelopment Plan now wishes to adopt the same as and for the act of the Borough of Hawthorne;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Borough of Hawthorne that is does adopt the Redevelopment Plan prepared by Burgis Associates, dated February 9, 2026.

Frank E. Matthews
Council President

Attest:
Lori Fernandez, RMC, CMC
Borough Clerk

NOTICE OF PENDING ORDINANCE

The Ordinance published herewith is scheduled for introduction at a meeting of the Municipal Council of the Borough of Hawthorne, in the County of Passaic, New Jersey, on February 18, 2026. It will be further considered for final passage after public hearing thereon, at a meeting of said Municipal Council to be held in the Municipal Building, 445 Lafayette Avenue, in said Borough on March 4, 2026 at 7:00 p.m., at which time and place all interested members of the public who desire will be given an opportunity to be heard in connection with said Ordinance, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Borough of Hawthorne website, <https://www.hawthornenj.org/651/Legal-Notices> and through the Clerk's Office in said Municipal Building at no cost to the members of the general public who shall request the same.

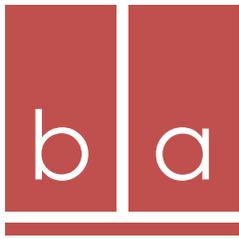
Lori Fernandez, RMC, CMC, Borough Clerk



Hawthorne Chevrolet 471-491 Lafayette Avenue; Block 131, Lots 4, 5, 6 & 7 Block 132, Lot 1 and Lots 2 through 8 Redevelopment Plan

Dated: February 9, 2026

Borough of Hawthorne, | Passaic County, New Jersey



Community Planning
Land Development and Design
Landscape Architecture

BURGIS
ASSOCIATES, INC.

Principals:

Joseph H. Burgis PP, AICP

Edward Snieckus, Jr. PP, LLA, ASLA

David Novak PP, AICP

Redevelopment Plan For

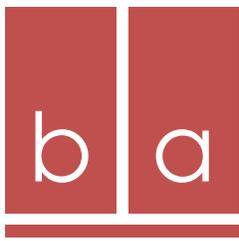
471-491 Lafayette Avenue

Borough of Hawthorne
Passaic County, New Jersey

Prepared for the Borough of Hawthorne
BA# 4002.02

The original document was appropriately signed and sealed on February 09, 2026, in accordance with Chapter 41 of Title 13 of the State Board of Professional Plan

John P. Szabo, Jr., AICP, PP
Professional Planner #3445



B U R G I S
ASSOCIATES, INC.

Community Planning
Land Development and Design
Landscape Architecture

Principals:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

Members of the Governing Body

John V. Lane, Mayor
Joseph R. Wojtecki, Councilmember Ward 1
Rayna Laiosa, Councilmember Ward 2
Mike Sciarra, Councilmember Ward 3
Frank E. Matthews, Councilmember Ward 4
Bruce A. Bennett, Councilmember at Large
Annamarie Sasso, Councilmember at Large
Dominic Mele, Councilmember at Large

Business Administrator
Vincent J. Caruso, MAS, CPM, FBINA

Municipal Attorney

Michael J. Pasquale, Esq.

Borough Clerk

Lori Fernandez, RMC, CMC

Members of the Borough of Hawthorne Planning Board

Class I Member: Mayor John V. Lane
Class II Member: Christopher J. DiBella
Class III Member: Frank E. Matthews, Council Representative
Class IV Member: Robert Lucibello, Chairman
Class IV Member: Tiffany Della Croce, Vice Chair
Class IV Member: Robert Meier
Class IV Member: MaryLou DiMattia
Class IV Member: Robert Verrengia (Alternate 1)
Class IV Member: Brian Lane (Alternate 2)

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Borough Planning Consultant

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Burgis Associates

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Introduction

By resolution #R-35-23 adopted on February 15, 2023, the Governing Body authorized the Planning Board to conduct a preliminary investigation to determine if property located at 471-491 Lafayette Avenue further identified as Block 131, Lots 4 through 7 and Block 132, Lot 1 through 8 by Borough tax assessment records qualified as an "Area in Need of Redevelopment" pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL) subject to the criteria contained in N.J.S.A. 40A:12A-5. The resolution further stipulated that the investigation of the Redevelopment Area be undertaken as a "non-condemnation" Redevelopment. Such a designation would authorize the Borough to use all those powers provided by the Legislature for use in a redevelopment area, excluding eminent domain.

Pursuant to the Planning Board's recommendation, the Borough Council adopted Resolution 178-23 designating the site as an "area in need of redevelopment" on November 13, 2023 and directed Burgis Associates to prepare this redevelopment plan on its behalf. This plan represents the next step in the redevelopment process. It is designed to affirmatively address the statutory requirements set forth in the LRHL, identifying the plan's relationship to local land use objectives, and enumerating the uses that may be permitted in the area, along with regulatory controls governing the proposed intensity and distribution of those uses. The plan incorporates the philosophy and policies of the State's Strategic Plan and envisions the creation of the development of multi-family inclusionary development, or alternatively, a mixed-use development with ground level commercial uses with residential units above as a realistic and necessary means to promote the redevelopment of the property.

The Borough is obligated to proceed in this effort in accordance with the procedures set forth in the Local Redevelopment and Housing Law. This process calls for participation by the Planning Board and general public. The accompanying diagram summarizes this process.

This Redevelopment Plan is divided into the following five sections:

❖ [Section 1: LRHL Background](#)

The first section discusses the background of the LRHL as well as the redevelopment process and the statutory criteria for preparing redevelopment plans.

❖ [Section 2: Property Characteristics](#)

The next section provides an overview of the Redevelopment Area. It includes an analysis of the Redevelopment Area's physical characteristics and its relationship to existing land uses.

❖ Section 3: Current Zoning

Section 3 discusses the existing zoning and how it relates to the Borough's current zoning requirements.

❖ Section 4: Consistency to Other Plans

As required by the LRHL, this section discusses the consistency of the redevelopment plan to Municipal, County and State planning policies.

❖ Section 5: Redevelopment Plan Details

Finally, this section contains the procedural and development requirements for the redevelopment area.

Section 1: LRHL Background

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute rescinded a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including designating an "Area in Need of Redevelopment"; preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financing tool that allows an area to be overlain with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

More specifically, a redevelopment designation allows a municipality at its discretion to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property through eminent domain;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

1.1: Redevelopment Process

As outlined by the LRHL, the first step of the redevelopment process is for the governing body to direct the planning board to undertake a preliminary investigation to determine whether or not an area is in need of redevelopment

As required by recent amendments to the LRHL, the governing body must also indicate whether it is seeking to designate the area as a “Non-Condensation Redevelopment Area” or a “Condensation Redevelopment Area.” Pursuant to the resolution adopted on February 15, 2023, the Governing Body initiated this process as a “Non-Condensation” Redevelopment Area (see Appendix A).

An area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria listed under Section 5 of the LRHL. These criteria, are the same regardless of whether a governing body seeks to designate a Redevelopment area as a “Non-Condensation Redevelopment Area” or a “Condensation Redevelopment Area.”

The statute also specifically establishes that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety, or welfare, provided that the inclusion of those lands is necessary for the effective redevelopment of the area.

After it conducts its investigation, the planning board must hold a public hearing on the proposed redevelopment area designation. Based on the planning board’s recommendation, the governing body may designate all or a portion of the area as an “Area in Need of Redevelopment.” The governing body will then prepare a redevelopment plan for the area, or alternatively will direct the planning board to prepare such a plan.

Following the adoption of the redevelopment plan, the governing body or another public agency/authority designated by the governing body as the “redevelopment entity” will oversee the implementation of the redevelopment plan. This redevelopment entity is responsible for selecting a redeveloper to undertake the redevelopment project which implements the plan.

In summary, the LRHL essentially establishes a two-fold process in which a site is first designated as an Area of Need of Redevelopment (Step 1), and second, a plan is prepared based on that designation (Step 2). The accompanying figure provides a summary of this process, beginning with the adoption of a resolution by the governing body to the preparation and adoption of a redevelopment plan.

THE REDEVELOPMENT PROCESS



1.2: Statutory Criteria

The Local Redevelopment and Housing Law (LRHL) identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- A. The relationship to definite local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other improvements;
- B. Proposed land uses and building requirements in the project area;
- C. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to where decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market;
- D. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
- E. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

Section 2: Redevelopment Area

The following section provides a general overview of the Redevelopment Area, herein referred to as the Lafayette Avenue Redevelopment Area (or LARA).

2.1: Redevelopment Area Overview

The Lafayette Avenue Redevelopment Area (hereinafter referred to as LARA) is a former car dealership (Hawthorne Chevrolet) comprised of two tracts of land located within the central portion of the Borough at the intersection of Lafayette and Central Avenues. Figure 1 below identifies the LARA within the context of the immediate neighborhood.

Tract 1, identified as Block 131, Lot 4 (inclusive of Lots 5-7 which have merged with Lot 4) by Borough Tax Assessment records, is an irregularly shaped corner lot with a total tract area of 0.59 acres. The property is a paved parking lot that was a former display lot for vehicles associated with the car dealership. There is also an abandoned, one story, masonry sales office situated on the property.

Figure 1 – Redevelopment Area Map



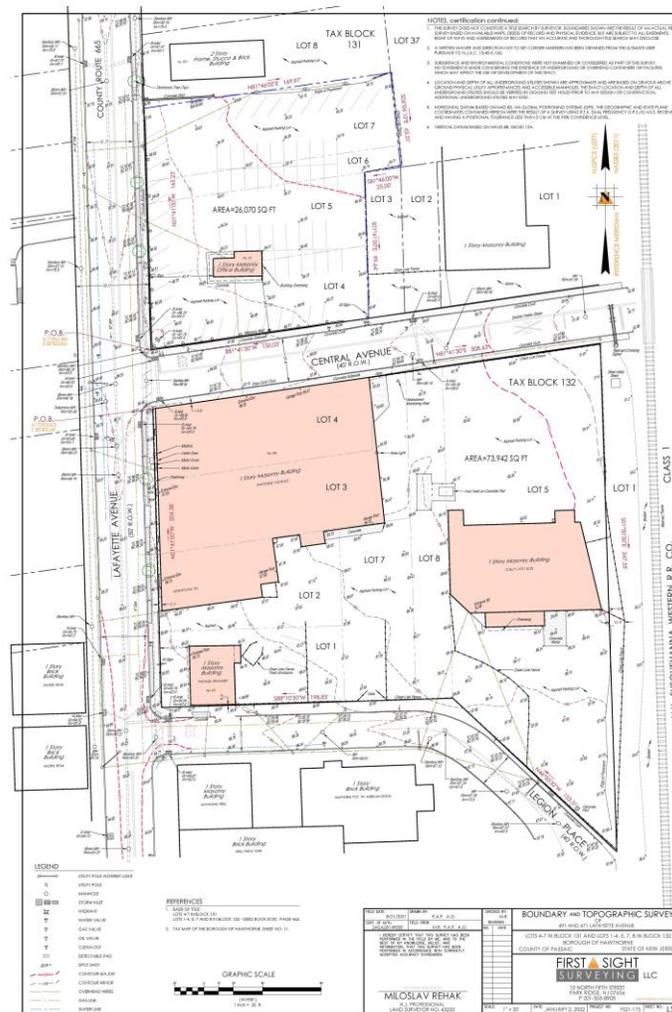
Source: NJ-GeoWeb <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

The second tract, Tract 2, identified as Block 132, Lot 1 (inclusive of Lots 2, 3, 4, 5, 7 and 8 which have merged into Lot 1) by Borough Tax Assessment records, is also an irregularly shaped

corner lot with a total tract area of 1.69 acres. This tract is located across the street to the south of Tract 1 and is developed with three buildings. The larger building was the former show room, service garage and sales office for Hawthorne Chevrolet and is presently vacant. The building itself is one story with a partial second story above what was the showroom. A portion of the building shares space with a tile and stone design business which is presently active. Adjacent to the former car dealership and tile store to the south is a smaller building occupied by the Hawthorne Chamber of Commerce and an upholstery business. A third building, with frontage on Legion Place, is located to the rear of the tract and is occupied by an auto body repair shop.

Figure 2 below presents a site survey of the LARA.

Figure 2 – Redevelopment Area Survey Map



2.2: Surrounding Land Uses

The LARA is located in an area characterized by a mix of commercial businesses consistent with the Borough’s downtown commercial zoning. The area also contains mixed use commercial

buildings with residential use above and some single- and two-family dwellings primarily to the north of the redevelopment area. The New York Susquehanna rail line abuts the easterly boundary of the redevelopment area while a multifamily residence abuts the redevelopment area immediately to the north.

An aerial map depicting the LARA and surrounding land uses is presented in Figure 3 below.

Figure 3 – Redevelopment Area Land Use Aerial Map

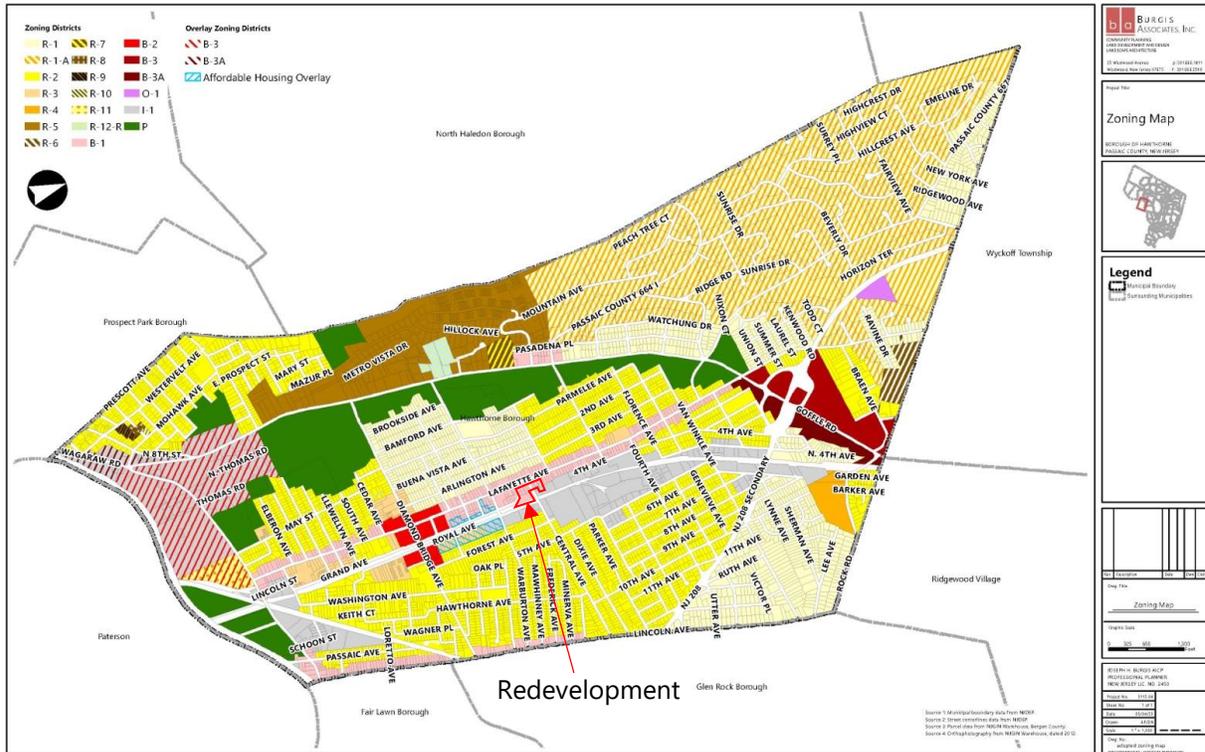


Source: Google Earth dated June 13, 2022, accessed on August 30, 2023; Lot lines are approximate.

Section 3: Current Zoning

As shown on the accompanying zoning map, the LARA is located in the B-1, Neighborhood Commercial Zone. The area immediately to the east of the LARA beyond the rail line is the I-1 Industrial Zone.

Figure 4 – Zoning Map



3.1: B-1 Neighborhood Commercial Zoning

The LARA is located in the B-1, Neighborhood Commercial Zone which permits the following uses:

- § 540-161 *Permitted uses.*
1. *Barbershops and beauty parlors.*
 2. *Groceries and foodstuffs.*
 3. *Drugs and pharmaceuticals.*
 4. *Confectionery, newspaper, stationery, and tobacco.*
 5. *Hardware and paints.*

6. *Laundry and dry-cleaning collection, but not processing.*
7. *Radio, television and small appliance sales.*
8. *Bakeries.*
9. *Bank and financial institution branch offices.*
10. *Professional and business offices.*
11. *Restaurants including restaurants with outdoor dining subject to §540-163.*
12. *R-2 residential uses, subject to restrictions applicable to such zone.*

It is noted that auto related uses, including the automobile body shop, are not permitted uses in the B-1 zone. The existing automobile dealership (now abandoned) and automobile body shop are pre-existing nonconforming uses that are inconsistent and incompatible with the neighborhood commercial character in which the LARA is located.

3.2: B-1 Zone Area and Bulk Standards

Area and bulk regulations for the B-1 Zone are highlighted in the following table:

Table 1: B-1 District Bulk Standards

District	Minimum Lot Area (square feet)	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Height (feet/stories)	Minimum Front Yard (feet)	Minimum Side Yard (one/both) (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage (percent)
Family Housing/Affordable Housing									40; impervious: 50
B-1 Neighborhood Commercial	5,000	—	50	100	25/2	10	10/15	25	50
B-2 Central Business	None	—	None	100	25/2	10	None, but 10 if provided 10 feet, plus 5 feet for each story in excess of 2 stories	25	70
O-1 Offices – Professional or Institutional	5,000	—	50	100	35/3	25	—	25	40
O-2 Research and Restricted Offices	80,000	—	200	400	35/3	100	50	75	80
I-1 Industrial and I-2 Light Manufacturing	10,000	—	80	100	35/3	25	10 feet, plus 5 feet for each story in excess of 2 stories	25	50

Section 4: Consistency with Other Plans

The following section provides an analysis regarding how the LARA relates to Municipal, County and State planning policies.

4.1 Relationship to Borough of Hawthorne Master Plan

Land Use Plan

The Borough of Hawthorne adopted its first comprehensive mater plan in 1968. Since that time the Borough Planning Board has adopted Periodic Reexamination Reports on August 3, 1982, August 16, 1988, July 19, 1994, December 19, 2000, August 16, 2011 and most recently on July 19, 2022. The 2022 Periodic Reexamination Report (2022 Reexamination) included a Land Use Plan update with general objectives, goals and policy statements.

The 2022 Reexamination reaffirmed the objectives of the 2011 Reexamination Report and Land Use Element which included the following general objectives:

- To encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals and general welfare;
- To promote establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site.

The updated 2022 Land Use Plan, supplemented the above goals and objectives. The following are relevant to the B-1 Business classification:

- Goal: To maintain the land use patterns and characters of established residential neighborhoods as a priority and focus non-residential development in the Borough's downtown, existing nonresidential zones and along its commercial corridors in accordance with the prescribed zoning for those areas.

Policy: The Borough is a suburban residential community with fixed land use patterns that have evolved over the years. It is the plan's policy to protect existing residential areas from incompatible development, promote the enhancement of existing nonresidential areas and expand opportunities to develop and enhance areas dedicated to public use and enjoyment. This entails maintaining the density, scale, and character of existing residential zones, providing adequate buffers from other uses and limiting the intrusion of nonresidential and multifamily uses into those zones that are contrary to the Borough's Land Use Plan.

- Goal: To discourage drive-thru facilities.

Policy: With the exception of specialty niche drive-thru eateries related to coffee, drive-thru facilities for fast food restaurants, which are typically high volume operations, are deemed to be incompatible and destructive with the Borough's existing non-residential development pattern in its nonresidential zones and along major commercial thoroughfares that are in direct contrast to the Borough's intent to improve the pedestrian environment of its central commercial area and commercial corridors.

- Goal: To ensure that any new development minimizes impacts to surrounding uses and the community at large including consideration of traffic and safety, school-aged children, the environment, and natural resources, demands on public services and infrastructure, nuisances such as noise and glare, and visual compatibility.

Policy: Future growth and development of the community is desired but should not occur at the detriment of surrounding land uses. Development needs to be context sensitive to both the development site and surrounding community.

- Goal: To promote green building and sustainable development best practices and strategies in building and site design, materials and operation to preserve and protect natural resources, conserve energy, reduce water consumption, reuse and recycle materials, reduce carbon emissions and mitigate stormwater runoff that contributes to flooding.

Policy: It is incumbent upon the Borough to protect the environment and its natural resources and to secure these for future generations to come.

- Goal: To maintain and revitalize the commercial areas of the Borough as vibrant, walkable and attractively designed while encouraging mixed-use development, which serves as a gathering place for the community and provides a diversity of appropriate land uses to meet the needs of Borough residents with commercial, personal service and office uses and development that respects the Borough’s suburban character and prescribed zoning with housing provided in accordance with the Borough’s Land Use Plan and Housing Element and Fair Share Plan.

Policy: It is recognized that the Borough’s commercial areas are aging, are struggling with growing vacancies and suffer from antiquated design that place them at a competitive disadvantage to other places outside the community. Redevelopment of the commercial core and corridors of the Borough are a priority for the community and will entail planning, redesign and investment to restore the downtown and commercial areas as competitive and vibrant commercial centers that serve the needs of the community and surrounding area.

- Goal: To support the implementation of the Hawthorne Gateway District Plan.

Policy: The goals and policies contained in the Hawthorne Gateway District Plan are incorporated by reference into this plan as if set forth verbatim and are further supported by the goals and policies enumerated above in this document.

The 2022 Reexamination and updated Land Use Plan update included revised mapping and land use designations that amended the previous master plan. The amended Land Use Element maintained the redevelopment area’s neighborhood commercial classification without any changes. The updated Land Use Plan defines B-1 zone as a “Neighborhood Commercial” land use with the following description:

The neighborhood commercial land use category consists of small retail and service commercial establishments and professional office uses serving the local neighborhoods, consistent with the B-1 Neighborhood Commercial Zone in the Borough. These commercial areas are characterized by small lot developments with modest sized buildings that are readily accessible to surrounding neighborhoods. To encourage more mixed-use development, residential uses are encouraged above the ground floor commercial uses.

The redevelopment plan promotes the neighborhood commercial land use designation for the redevelopment properties as recommended by the 2011 and 2022 Reexamination Reports and updated Land Use Plan by promoting mixed use residential and commercial development intended to revitalize the Borough’s commercial core while creating opportunities for housing development that will increase and diversify the Borough’s available housing stock and provide for affordable housing units through inclusionary development.

Housing Element and Fair Share Plan

The redevelopment site is specifically identified for inclusionary development of both senior residential and mixed use development. Tract 1 is identified for senior housing development for seniors 55 and older. This diversifies the Borough's housing stock and offers additional housing opportunities and choices for seniors seeking to remain in the community. Tract 2 is identified as mixed use development where residential units above commercial is contemplated.

Both tracts are an integral and critical component to the Borough's compliance with its Fourth Round affordable housing obligation. Consequently, development of the LARA for affordable senior and mixed use inclusionary use repurposes the site to implement the Borough's Fourth Round Housing Element and Fair Share Plan.

Gateway District Neighborhood Preservation Program

The State of New Jersey makes funding available to municipalities through its Neighborhood Preservation Program for neighborhood revitalization projects.

The general goal of the New Jersey's Neighborhood Preservation Program (NPP) are to help designated towns stabilize and revitalize "threatened but still viable" neighborhoods by combining local planning, community participation, and targeted investment.

More specifically, NPP is intended to:

- Strengthen neighborhoods socially and economically (the core purpose set out under the program's enabling framework).
- Revitalize targeted districts through local planning + community participation, so improvements are guided by residents, businesses, and local institutions.
- Build local capacity to manage neighborhood revitalization (e.g., staffing/coordination, program administration, sustained implementation).
- Serve as a catalyst for economic development, especially in or near business districts that need reinvestment but are still workable.
- Coordinate efforts among stakeholders—the State, municipality, residents, businesses, and other partners—so actions are concentrated and mutually reinforcing (rather than scattered).

Hawthorne was awarded a place in New Jersey's Neighborhood Preservation Program in 2021, which provides approximately \$125,000 per year through a grant from the New Jersey Department of Community Affairs (DCA) to support revitalization and preservation of targeted local neighborhoods.

The Borough created a target area named the Gateway District whose primary goal is to:

...strengthen the social and economic vitality of neighborhoods by engaging community stakeholders (local government, residents, business owners, and organizations) in planning and implementing improvements that enhance quality of life and promote economic activity.

The Gateway district includes the central business area around Lafayette Avenue, key public spaces like the municipal building, library, NJ Transit station, and nearby recreational areas such as the 8-Acre Woods and the Bandshell area.

The LARA falls within the Gateway District and is an integral component to revitalizing the surrounding neighborhood. The Redevelopment Plan seeks to restore an otherwise failing and deteriorating property so as to promote neighborhood revitalization consistent with the Gateway goals and objectives. Senior residential housing and mixed use development in particular is anticipated to promote integrated development between housing and commercial development which is a primary focus of the program.

4.2: Relationship to the State Development and Redevelopment Plan & Strategic Plan

A. State Development and Redevelopment Plan 2001

The State Development and Redevelopment Plan (SDRP), was adopted on March 1, 2001, which served as a blueprint for future development and redevelopment on a statewide basis. The Plan's main objective was to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal and economic and other systems. Generally, the Plan attempted to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. While the Plan did not take power away from planning and zoning at the municipal level, the State used the plan as a guide for decisions regarding funding for infrastructure improvements.

Under the SDRP the Borough of Hawthorne and the LARA is designated within the Metropolitan Planning Area (PA-1) category. Municipalities in the Metropolitan Planning Area have the following characteristics: they are predominantly developed with little available vacant land; have an aging infrastructure; they recognize that re-development will be the predominant form of growth and they understand that certain municipal services and systems need to be regionalized. The SDRP recommended that there be both public and private investment/reinvestment in the Metropolitan Planning Area and that growth and redevelopment be promoted in these communities. The SDRP encouraged both development and redevelopment in order to take advantage of the benefits of areas within the Metropolitan Planning Area which have an existing development pattern, extensive public transportation system, and access to regional markets.

Subsequently, the SDRP underwent revision and was readopted by the State Planning Commission in 2025.

B. State Development and Redevelopment Plan 2025

The 2025 New Jersey State Development and Redevelopment Plan (SDRP) is a statewide policy framework—adopted by the State Planning Commission on December 17, 2025—intended to guide how growth, redevelopment, infrastructure investment, resource protection, equity, and climate adaptation are coordinated across New Jersey. It's designed to be implemented through state agency functional plans, investment priorities, and administrative rules, and reflected locally through municipal and county planning—while serving as guidance and collaboration, not a document meant to override local plans or regulations. The update was overseen by the Office of Planning Advocacy and the State Planning Commission.

2025 SDRP Goals:

1. Promote Economic Growth that Benefits all Residents of New Jersey
2. Provide an Adequate Supply of Housing for residents of all ages and incomes, in communities of their choosing, with access to supportive goods and services
3. Economic Opportunity Through nation-leading Infrastructure
4. Revitalize and Recenter the State's Underutilized Developed Areas
5. Effectively Address the Adverse Impacts of Global Climate Change
6. Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems
7. Protect the Environment; Prevent and Clean Up Pollution
8. Protect, Enhance, and Improve Access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value
9. Implement Equitable Planning Practices to promote thriving communities for all New Jerseyans
10. Foster Sound and Integrated Planning and Implementation at all levels statewide

The redevelopment plan is consistent with and implements policy goals of the SDRP by promoting redevelopment of an existing dilapidated site and returning the property back to productive use specifically to:

1. Provide opportunity for both affordable senior and family housing;
2. Promote economic growth by repurposing and revitalizing a previously unproductive property along one the Borough's commercial corridors;
3. Protect the environment by encouraging the cleanup of debris of a previously occupied automobile sales and repair facility.

4.3: Relationship to the Passaic County Master Plan

Passaic County adopted a Master Plan in 1988, inclusive of a Land Use Plan and Housing Element. The Land Use Plan element addressed the following areas: Balanced Development, Concentrate Development and Conserve Critical Lands, Housing, Business and Industry and Facilities and Services. The Plan also included the land use plan map which includes the industrial areas that are consistent with the Borough of Hawthorne land use plan map. A review of the County development goals and policies reveals the redevelopment plan is generally consistent with the County's policies.

The County has subsequently adopted a series of master plan elements which include Transportation, Corridor Enhancement, Green Stormwater Infrastructure and Sustainability. The LARA is consistent with the general policies and recommendations of these elements as redevelopment of the area is expected to incorporate many of environmental enhancements called for by the County.

4.4: Relationship To Adjoining Municipal Master Plans

The LARA is centrally located within the Borough and not adjacent to any municipal boundary. Consequently, it is anticipated that the redevelopment area will not impact the master plan of adjoining communities.

Section 5: Redevelopment Plan Details

The redevelopment plan is intended to promote and permit the development of mixed-use residential and commercial space which would allow for both senior housing residential development and mixed-use ground level commercial development with residential units above.

The redevelopment plan identifies development regulations designed to enhance the use of the site for senior housing and mixed-use development with zoning and design requirements that promote the appropriate development within the redevelopment area.

These regulations shall serve as the redevelopment plan for the area, which shall be referred to as the **Lafayette Avenue Redevelopment Area** (LARA) encompassing Block 131, Lot 4 (inclusive of lots 5, 6 and 7) and Block 132, Lot 1 (inclusive of Lots 2-5, 7 and 8) as indicated in Figure 1 of this plan document. The purpose and intent of this district is to allow for senior residential and mixed commercial and residential development of the site in a manner that will return the property to productive use. This Redevelopment Plan shall supersede all use, area and bulk provisions of the Zoning Ordinance (Chapter 540) of the Borough of Hawthorne regulating development within the B-1 zone. In all situations, where development regulations are not specifically addressed herein, the Borough of Hawthorne Zoning Regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Borough Council shall be considered an amendment of the Borough of Hawthorne Zoning Ordinance and Map.

5.1: Plan Components

Description of the Lafayette Avenue Redevelopment Area. The Lafayette Avenue Redevelopment Area also referred to as the LARA District shall include the following parcels within two sub-areas:

Sub-area 1 consisting of Block 131, Lot 4 (inclusive of merged lots 5-7); and

Sub-area 2 consisting of Block 132, Lot 1 (inclusive of merged lots 2-5, 7 and 8).

5.2: Plan Goals. The primary goal of this Redevelopment Area is to permit both senior housing and mixed use commercial and residential development. The Plan also seeks to promote the environmental remediation of the site to the extent required resulting from the prior automotive use of the properties and to encourage redevelopment that will incorporate current planning, engineering and environmental design standards designed to provide for an attractive and environmentally responsible development. Specific plan goals are to:

- (1) Expand the Borough's economic base by providing for mixed use residential and commercial space and returning otherwise underutilized and obsolete properties back to productive use.

- (2) Provide for inclusionary residential development that will expand the Borough's housing stock including housing units affordable to low- and moderate-income families in a manner that is consistent with the Supreme Court's Mount Laurel Doctrine.
- (3) Encourage the efficient use of land by incorporating development and design regulations that are compatible with current planning, engineering and environmental standards.
- (4) Create a high-quality built environment enhanced by compatible building form and urban design to promote a walkable and vibrant neighborhood.
- (5) Promote redevelopment of the properties that respects and is sensitive to the environment and surrounding neighborhood.

5.3: Purpose. The purpose of the LARA District is to permit senior housing development restricted to residents 55 years old and over within Sub-area 1 and mixed-use commercial development consisting of ground floor commercial development and residential inclusionary development above within Sub-area 2 to effectuate the goals and objectives of this redevelopment plan.

5.4: Principal permitted uses.

Permitted principal uses are hereby specified for each tract and shall be limited to the following. Any use other than those enumerated below shall be prohibited:

- A. Sub-area 1 Permitted uses: Senior housing development restricted to occupants 55 years old or older not to exceed sixteen (16) units.
- B. Sub-area 2 Permitted Uses:
 - (1) Mixed-use commercial development with residential uses above not to exceed forty four (44) residential units. Ground level commercial uses shall be limited to those uses permitted within the B-1 Neighborhood Commercial Zone.
 - (2) Residential units are prohibited on the ground floor level except for shared lobby access and mail/package delivery room.
 - (3) Multiple Uses and buildings on one lot is permitted.
 - (4) Residential development within each LARA subzone shall be subject to a mandatory affordable housing set aside of 20 percent to be reserved as low- and moderate-income units.

- (5) Affordable housing units shall comply with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (“FHA”), as was amended in 2024, the newly adopted Uniform Housing Affordability Controls (“UHAC”) regulations, N.J.A.C. 5:80-26.1 et seq., and newly adopted N.J.A.C. 5:99-1 et seq as embodied in Chapter 540, Article XXIV of the Borough Code.

5.5: Permitted accessory uses for both Sub-areas.

- (1) Any use which is ordinarily subordinate and customarily incidental to the principal permitted uses in the LARA.
- (2) Surface parking.
- (3) Signs as permitted by ordinance.
- (4) Fences and walls as permitted by ordinance.
- (5) Amenity space intended for tenant use.

5.6: Development Lot Area and Bulk Requirements

A. Sub-area 1: Area and Bulk Requirements

- (1) Lot area, external yard and bulk requirements.

(a) Minimum lot area (acres):	0.5
(b) Minimum distance between buildings (feet):	NA
(c) Minimum setbacks (feet):	
Front Yard:	15
Side Yard:	15
Rear Yard:	None

- (d) Maximum number of stories and building height (stories/feet): 3/35
- (e) Maximum lot coverage inclusive of building and pavement (percent): 80

- (2) Determination of yards. The determination of yards shall be based upon the following for corner lots:

- (a) Where a lot is bounded by more than one (1) street, the minimum front yard setback requirement from each abutting street shall be met. The actual front yard

of a corner lot shall be defined as the widest side serving the front of the property, provided that the minimum required front yard setback is observed from each abutting street.

- (b) Once determined, the front yard shall be so designated clearly on the site plan.
- (c) Said designation shall not be changed in any future development application.
- (d) The yard opposite and most distant from the front yard so designated shall be deemed to be the rear yard in any future application for development.
- (e) Any yard(s) other than front or rear yards shall be deemed to be a side yard.
- (f) Eaves up to two (2) feet, rainwater leaders, window wells and other such fixtures, bay windows up to two (2) feet deep and ten (10) feet wide and open steps with a maximum dimension of four (4) feet shall be permitted on the side wall of the house that faces the side street. Stoops, steps, terraces, chimneys and/or balconies, located on the side wall of the house, extending not more than thirty-six (36) inches into the required front yard along the side street shall not be construed as part of the building unless said projections are roofed.

- (3) Building Orientation to the street. The building shall be oriented such that a minimum of 75 percent of the building façade shall face Layette Avenue.
- (4) Driveway access shall be limited to Central Avenue.

B. Sub-area 2: Area and Bulk Requirements

(1) Lot area, external yard and bulk requirements.

- (a) Minimum lot area (acres): 1.5
- (b) Minimum distance between buildings (feet): 10
- (c) Minimum setbacks (feet):
 - Front Yard: 10
 - Side Yard: 10
 - Rear Yard: 25

- (d) Maximum number of stories and building height (stories/feet): 3/40
- (e) Maximum lot coverage inclusive of building and pavement (percent): 80

- (2) Determination of yards. The determination of yards shall be based upon the following for corner lots:
 - (a) Where a lot is bounded by more than one (1) street, the minimum front yard setback requirement from each abutting street shall be met. The actual front yard of a corner lot shall be defined as the widest side serving the front of the property, provided that the minimum required front yard setback is observed from each abutting street.
 - (b) Once determined, the front yard shall be so designated clearly on the site plan.
 - (c) Said designation shall not be changed in any future development application.
 - (d) The yard opposite and most distant from the front yard so designated shall be deemed to be the rear yard in any future application for development.
 - (e) Any yard(s) other than front or rear yards shall be deemed to be a side yard.
 - (f) Eaves up to two (2) feet, rainwater leaders, window wells and other such fixtures, bay windows up to two (2) feet deep and ten (10) feet wide and open steps with a maximum dimension of four (4) feet shall be permitted on the side wall of the house that faces the side street. Stoops, steps, terraces, chimneys and/or balconies, located on the side wall of the house, extending not more than thirty-six (36) inches into the required front yard along the side street shall not be construed as part of the building unless said projections are roofed.
- (3) Building Orientation to the street. The building shall be oriented such that a minimum of 75 percent of the building façade shall face Layette Avenue.
- (4) Driveway access shall be limited to Central Avenue and/or Legion Place.

5.7: Development Standards Applicable to Both Subzones

Development within the LARA shall be subject to the following development standards. Relief from any required site design standard under this section shall be considered a variance exception pursuant to N.J.S.A. 40:55D-70 (c).

A. Parking Requirements

Parking shall be provided in compliance with §540-173 of the Borough Zoning Ordinance.

B. Loading Requirements

- (1) Minimum loading space requirements shall be provided in compliance §540-174 of the Borough Zoning Ordinance.
- (2) Loading restrictions. Trucks and other delivery and shipping vehicles shall not be parked in loading spaces except during the course of loading and unloading operations.
- (3) Provision shall be made for the delivery of mail and other packages associated with the residential component of any development.

C. Required Buffers

A planted landscaped perimeter buffer shall be provided subject to the following standards in addition to landscaping requirements as set forth herein as follows:

- (1) No less than a 10-foot planted buffer shall be maintained along any portion of the property that abuts a residential zone or residential property.
- (2) No accessory structures, parking, or storage of materials shall be permitted within the required buffer. Circulation drives and underground infrastructure are permitted within all required buffers except that not more than 10% of the required buffer shall be affected. All underground utilities are permitted within required buffer areas.
- (3) Buffer Areas. Buffers shall comply with the following standards:
 - (a) Buffer planting shall provide year-round visual screen in order to minimize adverse impacts from a site on an adjacent property or from adjacent areas. It may consist of evergreen and deciduous trees and shrubs, berms, boulders, mounds, or combinations thereof to achieve the stated objectives as approved by the appropriate land use board. While fencing may be installed to delineate the property line, the use of fencing or walls shall not be relied upon as the primary source of screening.
 - (b) Where required, buffers shall be measured from property lines and street rights-of-way. Compliance shall be determined by the Planning Board, and any approvals required pursuant to this Section shall be obtained at the time of site plan. Buffer areas may overlap required setbacks.

(c) The landscaping shall be designed to provide a visual screen along the majority of the buffer area. Planting shall be installed at a variety of sizes which conform to the following minimum sizes:

Shade Trees	2 ½-3-inch caliper
Evergreen Trees	7-8 feet
Shrubs	18-24 inches

(d) Existing vegetation within the required transition buffer shall be preserved to the extent feasible and as determined appropriate by the Planning Board. It shall be supplemented with shade tolerant naturalistic massed plantings where necessary to provide screening of adjoining land uses.

(e) Buffer areas shall be maintained in perpetuity.

D. Solid Waste and Recycling

Provision shall be made for the orderly deposit, storage and collection of trash, garbage and recyclable materials in accordance with the requirements below:

- (1) Trash, garbage and recyclable materials stored outside a building shall be stored in suitable containers and in fenced or walled enclosures. Said enclosures may adjoin the rear wall of a building, may adjoin a side wall of a building which does not face on either a street or a residential district or may be located in the rear yard and apart from the building, provided that the setbacks for parking areas are met. Said enclosures shall be screened from view from any adjoining street or property when deemed necessary by the Planning Board.
- (2) The area for storage of trash, garbage and recyclable materials shall be well lit, and shall be safely and easily accessible by collection personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles.
- (3) Any trash, garbage and recyclable materials shall be so contained as to be protected from the elements and to eliminate the potential for accumulation or scattering of debris. Garbage of an animal or vegetable nature, any trash or waste material that would attract vermin and insects and any other waste material which, by its nature, would present a health hazard if exposed to the elements shall be stored in airtight and/or leakproof, covered metal containers as may be necessary.

(4) Details concerning the manner in which snow removal is managed on-site

E. Signage

Signage shall be in accordance with the relevant sections of Article XIX of the Borough Zoning Ordinance.

F. Utilities

(1) Utilities services shall be placed underground.

(2) Meters shall be located such that they are either interior to the building or otherwise screened.

(3) To the extent feasible, transformers, metering vaults and other similar type appurtenances shall be integrated into the site design and located so as to reduce their visibility from the public.

5.8: Design Standards

Development within the LARA shall be subject to the following design standards. Relief from any required site design standard under this section shall be considered a design standard exception pursuant to N.J.S.A. 40:55D-51 (b) and not a variance.

A. Architectural Design Standards

(1) Building Façade Standards.

(a) Permitted Foundation Materials: Brick masonry, stone masonry, cement-parged concrete block, split face block, tilt-up concrete.

(b) Permitted Façade Materials: Brick masonry, stone masonry, stucco, metal panels.

(c) Permitted Façade Accent Materials: Cast stone, wood, fiber-cement trim, siding, and panels, composite trim, siding, and panels, architectural metal

(2) Building Articulation. Articulation requirements shall be met in one or more of the following methods:

(a) Facade offset with a minimum depth of 2 feet that extends to within 2 feet of the

full height of the facade.

- (b) Facade projection or recession with a minimum depth of 4 inches and a minimum width of 1 foot that extends the full height of the first story of the facade.
- (c) Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the primary pedestrian entry.
- (d) Building facades shall be built of no more than two primary materials, excluding accent materials, and shall only change material along a horizontal line (with the heavier material below the lighter material), outside corners (where material wraps the corner a minimum of 2 feet), or inside corners.
- (e) The following materials are prohibited:
 - I. E.I.F.S.
 - II. Vinyl siding
- (f) Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.

B. Landscaping

- (1) Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and provide windbreaks for winter winds and summer cooling for buildings, and enhance buffer areas. The impact of any proposed landscaping plan at various time intervals shall be considered. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture and color. The selection of plants in terms of susceptibility to disease and insect damage, wind and ice damage, habitat (wet-site, drought, sun and shade tolerance), soil conditions, growth rate, longevity; root pattern, maintenance requirements, etc., shall be considered. Consideration shall be given to accenting site entrances and unique areas with special landscaping treatment. Flowerbed displays are encouraged.
- (2) Parking rows longer than 20 parking spaces should provide for a landscape island to break the pavement where practical and feasible.

- (3) Landscaped islands should be at least six feet in width to accommodate plantings.
- (4) Landscaping within sight triangles shall not exceed a mature height of 30 inches.
- (5) Shade trees shall be pruned up to an 8-foot branching height above grade.
- (6) All areas that are not improved with buildings, structures and other man-made improvements shall be landscaped with trees, shrubs, and ground cover.
- (7) Shade trees should be a 2.5 to 3-inch caliper with a canopy height of at least the minimum American Nursery and Landscape Association Standards for this caliper.
- (8) Ornamental Trees shall be installed at a minimum size of 6 feet in height.
- (9) Shrubs shall be planted at a minimum size of 18 to 24 inches.
- (10) All plant material shall meet the minimum latest American Nursery and Landscape Association Standards.
- (11) Irrigation shall be provided for all buffer plantings and sodded lawn areas in a manner appropriate for the specific plant species. A growth guarantee of two growing seasons shall be provided and all dead or dying plants shall be replaced by the applicant, as required, to maintain the integrity of the site plan.
- (12) Landscape Plantings. A minimum of 30 percent of the plantings proposed shall be indigenous to the region. Plants considered to be invasive shall not be permitted.
- (13) Landscape Plan Content. A landscape plan shall be submitted with each major site plan or major subdivision application. In addition to the major site plan or subdivision submission requirements, the landscape plan shall include and identify the following information:
 - (a) Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc. existing wooded areas, rock outcroppings and existing and proposed water bodies.
 - (b) Location of individual existing trees noted for preservation within the area of development and 30 feet beyond the limit of the disturbance. Trees 4 inches in diameter (measured 4 1/2 feet above the existing ground level) shall be located

and identified by name and diameter unless the wooded area is shown with a specific limit line. In this case, specimen trees shall be located within thirty feet of the line. Indicate all existing vegetation to be saved or removed.

- (c) Existing and proposed topography and location of all landscaped berms.
- (d) Location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant shown to scale.
- (e) A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name.
- (f) Planting and construction details and specifications.

C. Lighting

- (1) All lighting fixtures and foot-candle standards for parking areas and recreation facilities should be consistent with the standards outlined by the Illuminating Engineering Society of North America (IESNA) and regulations of the Borough of Hawthorne.
- (2) The intensity, shielding, direction and reflecting of lighting shall be subject to site plan approval by the approving authority.
- (3) All parking areas, walkways, building entrances, and driveways required for uses in this zone shall be adequately illuminated during the hours of operation that occur after sunset. Any adjacent residential zone or use shall be shielded from the glare of illumination from site lighting and automobile headlights.
- (4) The use of creative lighting schemes to highlight building facades and related areas of a site shall be encouraged. The use of traditional style lanterns and similar fixtures shall also be encouraged. Exterior neon lights and lighting generating glare and unnecessary night-glow impacts shall be prohibited.
- (5) Whenever possible, light poles should be integrated into landscaped islands.

D. Green infrastructure

- (1) All development shall be in accordance with the regulations set forth in the Borough's Zoning Ordinance Articles X and Article XI relating to Environmentally Sensitive Areas and Stormwater Management. Site design is encouraged to incorporate green design elements to achieve the following goals: reduce stormwater volume, minimize impervious coverage, decrease and delay peak discharge, reduce pollution and recharge groundwater.
- (2) Various design elements may be incorporated into site design with the following specifically low impact development techniques encouraged: rain gardens, bio-infiltration planters, infiltration basins, vegetated swales and pervious paving.

E. Streetscape Requirements

(1) Streetscape design: Lighting

- (a) All lighting shall conform with the Illuminating Engineering Society Handbook, most recent edition, and the American National Practice for Roadway Lighting (RP-8), approved by the American Standards Institute, most recent edition.
- (b) Light fixtures shall be a traditional style, similar to Hagerstown Fixture (Model #S5823) with Classic I Pole (Model #SP5844), black finish, with electric outlet box, manufactured by Hadco Architectural Outdoor Lighting or approved equal.
- (c) The luminaire light distribution shall be designated as a 'cutoff' type.
- (d) Mounting height shall be 14 feet above grade unless otherwise directed by the approving authority.
- (e) The source of light shall be LED or other energy efficient lighting, as approved by the approving authority.
- (f) All luminaries shall be shielded to eliminate glare, especially on any other property and public streets. Lamps shall be recessed in the luminaire.
- (g) The maximum illumination at any point on adjacent properties shall not exceed 0.2 footcandle.

- (h) Spacing between lights shall not exceed 75 feet.
- (i) All wires and cable will be installed underground by the applicant.
- (j) A separate detailed lighting plan with luminaire manufacturer details and illumination diagrams and specifications shall be submitted to the approving authority for review and approval.
- (k) The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.

(2) Streetscape design: Sidewalks

- (a) The use of street furniture (benches, tables, trash receptacles, etc.) shall be encouraged throughout the development, provided the materials used are consistent with the overall concept of the building design.
- (b) Sidewalks should have a width of at least five feet along main pedestrian streets where active pedestrian corridors are located and active pedestrian movements are encouraged, and located along building frontages so as to tie the various buildings together. Wider sidewalks may be designed for special places such as plazas or courts.
- (c) Sidewalks shall be stamped concrete with a running bond brick stamp. A stamped sample must be provided with the filed application.
- (d) Color shall be "quarry red" as provided by the CHROMIX admixture for color conditioned concrete supplied by Eastern Concrete Materials, Inc., or approved equal. A color sample must be provided to confirm color. The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.

(3) Streetscape design: Benches.

- (a) Benches to be provided are to be manufactured by Keystone Ridge Design, Model No. L26STL (six-foot bench, lamplighter series), black in color, or approved equal.

- (b) Spacing and number shall be approved by the approving authority.
 - (c) The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.
6. Streetscape design: landscaping.
- (a) A hierarchy of landscape features should be established for the site. The Borough Shade Tree Commission shall approve all trees in the right-of-way to ensure proper maintenance can be achieved. Spacing between trees shall be a maximum of 35 feet unless another vertical element, such as a decorative light fixture or blade sign, is used between the trees, in which case a maximum of 60 feet shall be permitted.
 - (b) Street trees shall be minimally two-inch caliper.

5.9: Administration

1. Applicability. The standards and procedures contained herein within Administration, shall apply to all projects within the designated redevelopment area.
2. Computations. Rounding: Where cumulative requirements or limitations are to be computed for purposes of this Plan, fractions shall be carried forward in the summation, and the total rounded to the nearest whole number.
3. Other Actions by the Borough in Furtherance of the Plan. Other actions may be taken by the Borough to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for development. Unless otherwise agreed to by the Designated Developer and the Borough as part of a Redevelopment Agreement, the costs for such actions shall be apportioned in accordance with N.J.S.A. 40:55D-42.
4. Approval process.
 - a) No development shall occur within the designated redevelopment area without the developer first being designated redevelopment developer by the Borough Governing Body.

- b) Upon designation of a developer, the developer shall enter into a Redevelopment Agreement with the Borough. Only a Designated Developer(s) with an executed Redevelopment Agreement with the Borough shall have standing to submit application to the Borough Planning Board for development. No development nor application for development may occur within the Redevelopment Area without an executed Redevelopment Agreement. As part of the redevelopment agreement, the Designated Developer shall indicate whether the proposed redevelopment project is intended for rental or subdivision of units for individual sale. In the event of any future or subsequent intention to subdivide units for sale from an initial rental project, the redeveloper shall submit all related documentation to the Borough for review prior to the subdivision of units.
- c) The redeveloper shall conduct an environmental analysis of the site to determine if environmental remediation is required as a result of the prior use of the property. Such analysis shall be provided to the Borough as part of the redevelopment agreement. If applicable, the designated redeveloper shall provide the Borough with a comprehensive site remediation plan including timetable demonstrating, to the Borough's satisfaction, that the site is to be remediated and existing environmental conditions are abated in a manner that complies with applicable State statutes and NJDEP requirements.
- d) Green technologies to promote sustainability are to be encouraged as part of the redevelopment agreement.
- e) Upon the execution of a Redevelopment Agreement with the Borough, an application shall be made to the Borough Planning Board for Site Plan approval in accordance with the Redevelopment Plan.
- f) Site Plan and Subdivision Review. Prior to commencement of construction, site plans for the construction of improvements within the Redevelopment Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and consistent with the applicable attachments to the Redevelopment Agreement, shall be submitted by the Designated Developer for review and approval by the Borough Planning. If there is a material change to the attachments to the Redevelopment Agreement, such material changes must be approved by the Council as a prerequisite to site plan approval.

- g) A detailed traffic analysis shall be prepared and submitted by a qualified New Jersey licensed engineer whose primary practice is in the area of traffic engineering as a requirement for any site plan application filed in connection to any redevelopment project pursuant to d) above. The traffic analysis will detail traffic generation and any required improvements to the public right of way as a result of proposed development.
- h) Excepting de minimis field changes to an approved site plan approved by the Borough Construction Code Official, no construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during, and after completion of the improvements.
- i) The Designated Developer shall be required to provide the Borough with copies of all permit applications made to federal, state and county agencies upon filing such applications, as may be required by the Redevelopment Agreement to be executed between the Redeveloper(s) and the Borough.
- j) Deviations. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason for exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective, or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12. a. and b.

- k) Notwithstanding the above, any changes to the uses permitted in the LARA, or any other deviation requiring a "d" variance shall be permitted only by means of an amendment of the Redevelopment Plan by the Governing Body.
- l) Redevelopment Actions. The Borough shall have such powers and duties as set forth in the LRHL and as may be conferred by this Redevelopment Plan, including, but not limited to, the authority to relocate residents and businesses, to designate Redevelopers, establish clear terms and conditions for rehabilitation through the negotiation, execution, and administration of redevelopment agreements, and to do such other things as permitted by law.
- m) Escrows. The Redevelopment Agreement shall provide that the Designated Developer shall be responsible to post sufficient escrows to cover the reasonable costs of the Borough and the professional consultants retained by the Borough to negotiate the Redevelopment Agreement, any other agreements associated with the project, undertake any studies in connection with the project, review the proposed project and advise the Borough on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.
- n) Infrastructure. In accordance with N.J.S.A. 40:55D-42 or as may otherwise be required by the Borough and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, provide all necessary engineering studies for, and construct or install all on-and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project, in addition to all required tie-in or connection fees subject to appropriate credits as required by law. In accordance with N.J.S.A. 40:55D-42, or as may otherwise be required by the Borough and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, also be responsible for providing all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on-and off-site traffic controls and road improvements for the project or required due to the impacts of the project. The Redeveloper shall be required to receive all necessary approvals for infrastructure, including at the County and State level as applicable.
- o) This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law and a request for same may be submitted to the Borough Council. The Borough of Hawthorne reserves the right to amend this plan.

The Redeveloper shall remit an escrow for professional fees if it requests a Plan amendment, while the Borough shall bear its own professional fees if the Plan amendment request originates from the Borough or an agency of the Borough. The Borough, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals.

- p) The provisions of this Redevelopment Plan specifying the redevelopment of the LARA and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Borough Council.
- q) Certificate of Completion. Upon completion of a project, the developer shall submit for a Certificate of Completion.

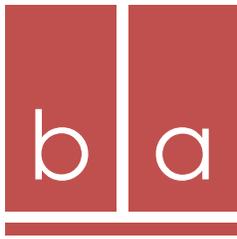
5.10: Other Applicable Design and Performance Requirements. Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Borough Zoning Ordinance to the extent that they do not conflict with the plan itself. In the event of a regulatory conflict, the provisions of the Redevelopment Plan shall apply.



Hawthorne Chevrolet 471-491 Lafayette Avenue; Block 131, Lots 4, 5, 6 & 7 Block 132, Lot 1 and Lots 2 through 8 Redevelopment Plan

Dated: February 9, 2026

Borough of Hawthorne, | Passaic County, New Jersey



Community Planning
Land Development and Design
Landscape Architecture

BURGIS
ASSOCIATES, INC.

Principals:

Joseph H. Burgis PP, AICP

Edward Snieckus, Jr. PP, LLA, ASLA

David Novak PP, AICP

Redevelopment Plan For

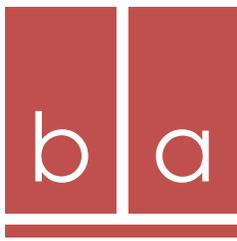
471-491 Lafayette Avenue

Borough of Hawthorne
Passaic County, New Jersey

Prepared for the Borough of Hawthorne
BA# 4002.02

The original document was appropriately signed and sealed on February 09, 2026, in accordance with Chapter 41 of Title 13 of the State Board of Professional Plan

John P. Szabo, Jr., AICP, PP
Professional Planner #3445



BURGIS
ASSOCIATES, INC.

Community Planning
Land Development and Design
Landscape Architecture

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Introduction

By resolution #R-35-23 adopted on February 15, 2023, the Governing Body authorized the Planning Board to conduct a preliminary investigation to determine if property located at 471-491 Lafayette Avenue further identified as Block 131, Lots 4 through 7 and Block 132, Lot 1 through 8 by Borough tax assessment records qualified as an "Area in Need of Redevelopment" pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL) subject to the criteria contained in N.J.S.A. 40A:12A-5. The resolution further stipulated that the investigation of the Redevelopment Area be undertaken as a "non-condemnation" Redevelopment. Such a designation would authorize the Borough to use all those powers provided by the Legislature for use in a redevelopment area, excluding eminent domain.

Pursuant to the Planning Board's recommendation, the Borough Council adopted Resolution 178-23 designating the site as an "area in need of redevelopment" on November 13, 2023 and directed Burgis Associates to prepare this redevelopment plan on its behalf. This plan represents the next step in the redevelopment process. It is designed to affirmatively address the statutory requirements set forth in the LRHL, identifying the plan's relationship to local land use objectives, and enumerating the uses that may be permitted in the area, along with regulatory controls governing the proposed intensity and distribution of those uses. The plan incorporates the philosophy and policies of the State's Strategic Plan and envisions the creation of the development of multi-family inclusionary development, or alternatively, a mixed-use development with ground level commercial uses with residential units above as a realistic and necessary means to promote the redevelopment of the property.

The Borough is obligated to proceed in this effort in accordance with the procedures set forth in the Local Redevelopment and Housing Law. This process calls for participation by the Planning Board and general public. The accompanying diagram summarizes this process.

This Redevelopment Plan is divided into the following five sections:

❖ [Section 1: LRHL Background](#)

The first section discusses the background of the LRHL as well as the redevelopment process and the statutory criteria for preparing redevelopment plans.

❖ [Section 2: Property Characteristics](#)

The next section provides an overview of the Redevelopment Area. It includes an analysis of the Redevelopment Area's physical characteristics and its relationship to existing land uses.

❖ [Section 3: Current Zoning](#)

Section 3 discusses the existing zoning and how it relates to the Borough's current zoning requirements.

❖ [Section 4: Consistency to Other Plans](#)

As required by the LRHL, this section discusses the consistency of the redevelopment plan to Municipal, County and State planning policies.

❖ [Section 5: Redevelopment Plan Details](#)

Finally, this section contains the procedural and development requirements for the redevelopment area.

Section 1: LRHL Background

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute rescinded a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including designating an "Area in Need of Redevelopment"; preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financing tool that allows an area to be overlain with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

More specifically, a redevelopment designation allows a municipality at its discretion to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property through eminent domain;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

1.1: Redevelopment Process

As outlined by the LRHL, the first step of the redevelopment process is for the governing body to direct the planning board to undertake a preliminary investigation to determine whether or not an area is in need of redevelopment

As required by recent amendments to the LRHL, the governing body must also indicate whether it is seeking to designate the area as a "Non-Condernation Redevelopment Area" or a "Condernation Redevelopment Area." Pursuant to the resolution adopted on February 15, 2023, the Governing Body initiated this process as a "Non-Condernation" Redevelopment Area (see Appendix A).

An area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria listed under Section 5 of the LRHL. These criteria, are the same regardless of whether a governing body seeks to designate a Redevelopment area as a "Non-Condernation Redevelopment Area" or a "Condernation Redevelopment Area."

The statute also specifically establishes that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety, or welfare, provided that the inclusion of those lands is necessary for the effective redevelopment of the area.

After it conducts its investigation, the planning board must hold a public hearing on the proposed redevelopment area designation. Based on the planning board's recommendation, the governing body may designate all or a portion of the area as an "Area in Need of Redevelopment." The governing body will then prepare a redevelopment plan for the area, or alternatively will direct the planning board to prepare such a plan.

Following the adoption of the redevelopment plan, the governing body or another public agency/authority designated by the governing body as the "redevelopment entity" will oversee the implementation of the redevelopment plan. This redevelopment entity is responsible for selecting a redeveloper to undertake the redevelopment project which implements the plan.

In summary, the LRHL essentially establishes a two-fold process in which a site is first designated as an Area of Need of Redevelopment (Step 1), and second, a plan is prepared based on that designation (Step 2). The accompanying figure provides a summary of this process, beginning with the adoption of a resolution by the governing body to the preparation and adoption of a redevelopment plan.

THE REDEVELOPMENT PROCESS



1.2: Statutory Criteria

The Local Redevelopment and Housing Law (LRHL) identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- A. The relationship to definite local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other improvements;
- B. Proposed land uses and building requirements in the project area;
- C. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to where decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market;
- D. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
- E. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

Section 2: Redevelopment Area

The following section provides a general overview of the Redevelopment Area, herein referred to as the Lafayette Avenue Redevelopment Area (or LARA).

2.1: Redevelopment Area Overview

The Lafayette Avenue Redevelopment Area (hereinafter referred to as LARA) is a former car dealership (Hawthorne Chevrolet) comprised of two tracts of land located within the central portion of the Borough at the intersection of Lafayette and Central Avenues. Figure 1 below identifies the LARA within the context of the immediate neighborhood.

Tract 1, identified as Block 131, Lot 4 (inclusive of Lots 5-7 which have merged with Lot 4) by Borough Tax Assessment records, is an irregularly shaped corner lot with a total tract area of 0.59 acres. The property is a paved parking lot that was a former display lot for vehicles associated with the car dealership. There is also an abandoned, one story, masonry sales office situated on the property.

Figure 1 – Redevelopment Area Map



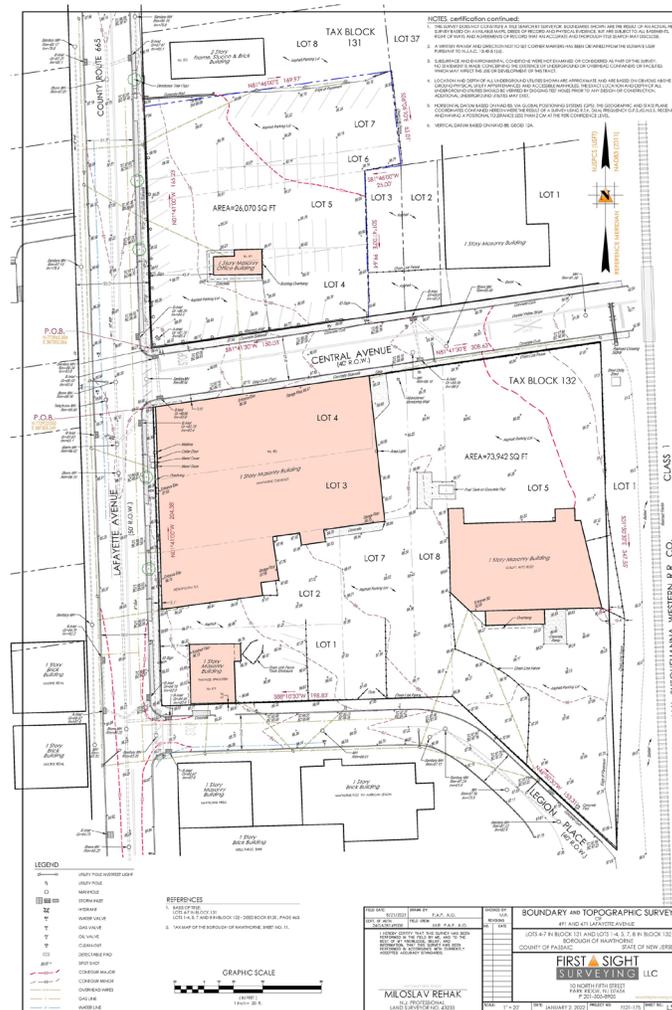
Source: NJ-GeoWeb <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

The second tract, Tract 2, identified as Block 132, Lot 1 (inclusive of Lots 2, 3, 4, 5, 7 and 8 which have merged into Lot 1) by Borough Tax Assessment records, is also an irregularly shaped

corner lot with a total tract area of 1.69 acres. This tract is located across the street to the south of Tract 1 and is developed with three buildings. The larger building was the former show room, service garage and sales office for Hawthorne Chevrolet and is presently vacant. The building itself is one story with a partial second story above what was the showroom. A portion of the building shares space with a tile and stone design business which is presently active. Adjacent to the former car dealership and tile store to the south is a smaller building occupied by the Hawthorne Chamber of Commerce and an upholstery business. A third building, with frontage on Legion Place, is located to the rear of the tract and is occupied by an auto body repair shop.

Figure 2 below presents a site survey of the LARA.

Figure 2 – Redevelopment Area Survey Map



2.2: Surrounding Land Uses

The LARA is located in an area characterized by a mix of commercial businesses consistent with the Borough’s downtown commercial zoning. The area also contains mixed use commercial

buildings with residential use above and some single- and two-family dwellings primarily to the north of the redevelopment area. The New York Susquehanna rail line abuts the easterly boundary of the redevelopment area while a multifamily residence abuts the redevelopment area immediately to the north.

An aerial map depicting the LARA and surrounding land uses is presented in Figure 3 below.

Figure 3 – Redevelopment Area Land Use Aerial Map

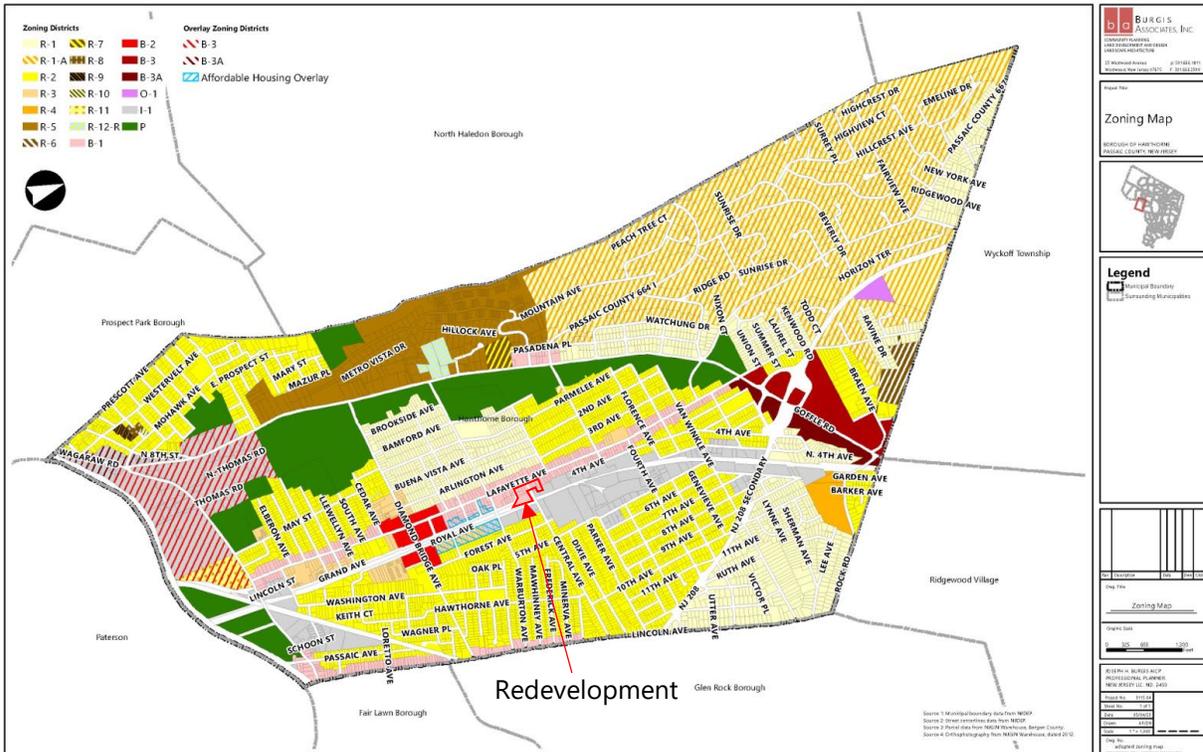


Source: Google Earth dated June 13, 2022, accessed on August 30, 2023; Lot lines are approximate.

Section 3: Current Zoning

As shown on the accompanying zoning map, the LARA is located in the B-1, Neighborhood Commercial Zone. The area immediately to the east of the LARA beyond the rail line is the I-1 Industrial Zone.

Figure 4 – Zoning Map



3.1: B-1 Neighborhood Commercial Zoning

The LARA is located in the B-1, Neighborhood Commercial Zone which permits the following uses:

- § 540-161 Permitted uses.
1. Barbershops and beauty parlors.
 2. Groceries and foodstuffs.
 3. Drugs and pharmaceuticals.
 4. Confectionery, newspaper, stationery, and tobacco.
 5. Hardware and paints.

6. *Laundry and dry-cleaning collection, but not processing.*
7. *Radio, television and small appliance sales.*
8. *Bakeries.*
9. *Bank and financial institution branch offices.*
10. *Professional and business offices.*
11. *Restaurants including restaurants with outdoor dining subject to §540-163.*
12. *R-2 residential uses, subject to restrictions applicable to such zone.*

It is noted that auto related uses, including the automobile body shop, are not permitted uses in the B-1 zone. The existing automobile dealership (now abandoned) and automobile body shop are pre-existing nonconforming uses that are inconsistent and incompatible with the neighborhood commercial character in which the LARA is located.

3.2: B-1 Zone Area and Bulk Standards

Area and bulk regulations for the B-1 Zone are highlighted in the following table:

Table 1: B-1 District Bulk Standards

District	Minimum Lot Area (square feet)	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Height (feet/stories)	Minimum Front Yard (feet)	Minimum Side Yard (one/both) (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage (percent)
Family Housing/Affordable Housing									40; impervious: 50
B-1 Neighborhood Commercial	5,000	—	50	100	25/2	10	10/15	25	50
B-2 Central Business	None	—	None	100	25/2	10	None, but 10 if provided 10 feet, plus 5 feet for each story in excess of 2 stories	25	70
O-1 Offices – Professional or Institutional	5,000	—	50	100	35/3	25	—	25	40
O-2 Research and Restricted Offices	80,000	—	200	400	35/3	100	50	75	80
I-1 Industrial and I-2 Light Manufacturing	10,000	—	80	100	35/3	25	10 feet, plus 5 feet for each story in excess of 2 stories	25	50

Section 4: Consistency with Other Plans

The following section provides an analysis regarding how the LARA relates to Municipal, County and State planning policies.

4.1 Relationship to Borough of Hawthorne Master Plan

Land Use Plan

The Borough of Hawthorne adopted its first comprehensive mater plan in 1968. Since that time the Borough Planning Board has adopted Periodic Reexamination Reports on August 3, 1982, August 16, 1988, July 19, 1994, December 19, 2000, August 16, 2011 and most recently on July 19, 2022. The 2022 Periodic Reexamination Report (2022 Reexamination) included a Land Use Plan update with general objectives, goals and policy statements.

The 2022 Reexamination reaffirmed the objectives of the 2011 Reexamination Report and Land Use Element which included the following general objectives:

- To encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals and general welfare;
- To promote establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site.

The updated 2022 Land Use Plan, supplemented the above goals and objectives. The following are relevant to the B-1 Business classification:

- Goal: To maintain the land use patterns and characters of established residential neighborhoods as a priority and focus non-residential development in the Borough's downtown, existing nonresidential zones and along its commercial corridors in accordance with the prescribed zoning for those areas.

Policy: The Borough is a suburban residential community with fixed land use patterns that have evolved over the years. It is the plan's policy to protect existing residential areas from incompatible development, promote the enhancement of existing nonresidential areas and expand opportunities to develop and enhance areas dedicated to public use and enjoyment. This entails maintaining the density, scale, and character of existing residential zones, providing adequate buffers from other uses and limiting the intrusion of nonresidential and multifamily uses into those zones that are contrary to the Borough's Land Use Plan.

- Goal: To discourage drive-thru facilities.

Policy: With the exception of specialty niche drive-thru eateries related to coffee, drive-thru facilities for fast food restaurants, which are typically high volume operations, are deemed to be incompatible and destructive with the Borough's existing non-residential development pattern in its nonresidential zones and along major commercial thoroughfares that are in direct contrast to the Borough's intent to improve the pedestrian environment of its central commercial area and commercial corridors.

- Goal: To ensure that any new development minimizes impacts to surrounding uses and the community at large including consideration of traffic and safety, school-aged children, the environment, and natural resources, demands on public services and infrastructure, nuisances such as noise and glare, and visual compatibility.

Policy: Future growth and development of the community is desired but should not occur at the detriment of surrounding land uses. Development needs to be context sensitive to both the development site and surrounding community.

- Goal: To promote green building and sustainable development best practices and strategies in building and site design, materials and operation to preserve and protect natural resources, conserve energy, reduce water consumption, reuse and recycle materials, reduce carbon emissions and mitigate stormwater runoff that contributes to flooding.

Policy: It is incumbent upon the Borough to protect the environment and its natural resources and to secure these for future generations to come.

- Goal: To maintain and revitalize the commercial areas of the Borough as vibrant, walkable and attractively designed while encouraging mixed-use development, which serves as a gathering place for the community and provides a diversity of appropriate land uses to meet the needs of Borough residents with commercial, personal service and office uses and development that respects the Borough’s suburban character and prescribed zoning with housing provided in accordance with the Borough’s Land Use Plan and Housing Element and Fair Share Plan.

Policy: It is recognized that the Borough’s commercial areas are aging, are struggling with growing vacancies and suffer from antiquated design that place them at a competitive disadvantage to other places outside the community. Redevelopment of the commercial core and corridors of the Borough are a priority for the community and will entail planning, redesign and investment to restore the downtown and commercial areas as competitive and vibrant commercial centers that serve the needs of the community and surrounding area.

- Goal: To support the implementation of the Hawthorne Gateway District Plan.

Policy: The goals and policies contained in the Hawthorne Gateway District Plan are incorporated by reference into this plan as if set forth verbatim and are further supported by the goals and policies enumerated above in this document.

The 2022 Reexamination and updated Land Use Plan update included revised mapping and land use designations that amended the previous master plan. The amended Land Use Element maintained the redevelopment area’s neighborhood commercial classification without any changes. The updated Land Use Plan defines B-1 zone as a “Neighborhood Commercial” land use with the following description:

The neighborhood commercial land use category consists of small retail and service commercial establishments and professional office uses serving the local neighborhoods, consistent with the B-1 Neighborhood Commercial Zone in the Borough. These commercial areas are characterized by small lot developments with modest sized buildings that are readily accessible to surrounding neighborhoods. To encourage more mixed-use development, residential uses are encouraged above the ground floor commercial uses.

The redevelopment plan promotes the neighborhood commercial land use designation for the redevelopment properties as recommended by the 2011 and 2022 Reexamination Reports and updated Land Use Plan by promoting mixed use residential and commercial development intended to revitalize the Borough’s commercial core while creating opportunities for housing development that will increase and diversify the Borough’s available housing stock and provide for affordable housing units through inclusionary development.

Housing Element and Fair Share Plan

The redevelopment site is specifically identified for inclusionary development of both senior residential and mixed use development. Tract 1 is identified for senior housing development for seniors 55 and older. This diversifies the Borough's housing stock and offers additional housing opportunities and choices for seniors seeking to remain in the community. Tract 2 is identified as mixed use development where residential units above commercial is contemplated.

Both tracts are an integral and critical component to the Borough's compliance with its Fourth Round affordable housing obligation. Consequently, development of the LARA for affordable senior and mixed use inclusionary use repurposes the site to implement the Borough's Fourth Round Housing Element and Fair Share Plan.

Gateway District Neighborhood Preservation Program

The State of New Jersey makes funding available to municipalities through its Neighborhood Preservation Program for neighborhood revitalization projects.

The general goal of the New Jersey's Neighborhood Preservation Program (NPP) are to help designated towns stabilize and revitalize "threatened but still viable" neighborhoods by combining local planning, community participation, and targeted investment.

More specifically, NPP is intended to:

- Strengthen neighborhoods socially and economically (the core purpose set out under the program's enabling framework).
- Revitalize targeted districts through local planning + community participation, so improvements are guided by residents, businesses, and local institutions.
- Build local capacity to manage neighborhood revitalization (e.g., staffing/coordination, program administration, sustained implementation).
- Serve as a catalyst for economic development, especially in or near business districts that need reinvestment but are still workable.
- Coordinate efforts among stakeholders—the State, municipality, residents, businesses, and other partners—so actions are concentrated and mutually reinforcing (rather than scattered).

Hawthorne was awarded a place in New Jersey's Neighborhood Preservation Program in 2021, which provides approximately \$125,000 per year through a grant from the New Jersey Department of Community Affairs (DCA) to support revitalization and preservation of targeted local neighborhoods.

The Borough created a target area named the Gateway District whose primary goal is to:

...strengthen the social and economic vitality of neighborhoods by engaging community stakeholders (local government, residents, business owners, and organizations) in planning and implementing improvements that enhance quality of life and promote economic activity.

The Gateway district includes the central business area around Lafayette Avenue, key public spaces like the municipal building, library, NJ Transit station, and nearby recreational areas such as the 8-Acre Woods and the Bandshell area.

The LARA falls within the Gateway District and is an integral component to revitalizing the surrounding neighborhood. The Redevelopment Plan seeks to restore an otherwise failing and deteriorating property so as to promote neighborhood revitalization consistent with the Gateway goals and objectives. Senior residential housing and mixed use development in particular is anticipated to promote integrated development between housing and commercial development which is a primary focus of the program.

4.2: Relationship to the State Development and Redevelopment Plan & Strategic Plan

A. State Development and Redevelopment Plan 2001

The State Development and Redevelopment Plan (SDRP), was adopted on March 1, 2001, which served as a blueprint for future development and redevelopment on a statewide basis. The Plan's main objective was to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal and economic and other systems. Generally, the Plan attempted to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. While the Plan did not take power away from planning and zoning at the municipal level, the State used the plan as a guide for decisions regarding funding for infrastructure improvements.

Under the SDRP the Borough of Hawthorne and the LARA is designated within the Metropolitan Planning Area (PA-1) category. Municipalities in the Metropolitan Planning Area have the following characteristics: they are predominantly developed with little available vacant land; have an aging infrastructure; they recognize that re-development will be the predominant form of growth and they understand that certain municipal services and systems need to be regionalized. The SDRP recommended that there be both public and private investment/reinvestment in the Metropolitan Planning Area and that growth and redevelopment be promoted in these communities. The SDRP encouraged both development and redevelopment in order to take advantage of the benefits of areas within the Metropolitan Planning Area which have an existing development pattern, extensive public transportation system, and access to regional markets.

Subsequently, the SDRP underwent revision and was readopted by the State Planning Commission in 2025.

B. State Development and Redevelopment Plan 2025

The 2025 New Jersey State Development and Redevelopment Plan (SDRP) is a statewide policy framework—adopted by the State Planning Commission on December 17, 2025—intended to guide how growth, redevelopment, infrastructure investment, resource protection, equity, and climate adaptation are coordinated across New Jersey. It’s designed to be implemented through state agency functional plans, investment priorities, and administrative rules, and reflected locally through municipal and county planning—while serving as guidance and collaboration, not a document meant to override local plans or regulations. The update was overseen by the Office of Planning Advocacy and the State Planning Commission.

2025 SDRP Goals:

1. Promote Economic Growth that Benefits all Residents of New Jersey
2. Provide an Adequate Supply of Housing for residents of all ages and incomes, in communities of their choosing, with access to supportive goods and services
3. Economic Opportunity Through nation-leading Infrastructure
4. Revitalize and Recenter the State’s Underutilized Developed Areas
5. Effectively Address the Adverse Impacts of Global Climate Change
6. Protect, Maintain, and Restore the State’s Natural and Water Resources and Ecosystems
7. Protect the Environment; Prevent and Clean Up Pollution
8. Protect, Enhance, and Improve Access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value
9. Implement Equitable Planning Practices to promote thriving communities for all New Jerseyans
10. Foster Sound and Integrated Planning and Implementation at all levels statewide

The redevelopment plan is consistent with and implements policy goals of the SDRP by promoting redevelopment of an existing dilapidated site and returning the property back to productive use specifically to:

1. Provide opportunity for both affordable senior and family housing;
2. Promote economic growth by repurposing and revitalizing a previously unproductive property along one the Borough’s commercial corridors;
3. Protect the environment by encouraging the cleanup of debris of a previously occupied automobile sales and repair facility.

4.3: Relationship to the Passaic County Master Plan

Passaic County adopted a Master Plan in 1988, inclusive of a Land Use Plan and Housing Element. The Land Use Plan element addressed the following areas: Balanced Development, Concentrate Development and Conserve Critical Lands, Housing, Business and Industry and Facilities and Services. The Plan also included the land use plan map which includes the industrial areas that are consistent with the Borough of Hawthorne land use plan map. A review of the County development goals and policies reveals the redevelopment plan is generally consistent with the County's policies.

The County has subsequently adopted a series of master plan elements which include Transportation, Corridor Enhancement, Green Stormwater Infrastructure and Sustainability. The LARA is consistent with the general policies and recommendations of these elements as redevelopment of the area is expected to incorporate many of environmental enhancements called for by the County.

4.4: Relationship To Adjoining Municipal Master Plans

The LARA is centrally located within the Borough and not adjacent to any municipal boundary. Consequently, it is anticipated that the redevelopment area will not impact the master plan of adjoining communities.

Section 5: Redevelopment Plan Details

The redevelopment plan is intended to promote and permit the development of mixed-use residential and commercial space which would allow for both senior housing residential development and mixed-use ground level commercial development with residential units above.

The redevelopment plan identifies development regulations designed to enhance the use of the site for senior housing and mixed-use development with zoning and design requirements that promote the appropriate development within the redevelopment area.

These regulations shall serve as the redevelopment plan for the area, which shall be referred to as the **Lafayette Avenue Redevelopment Area** (LARA) encompassing Block 131, Lot 4 (inclusive of lots 5, 6 and 7) and Block 132, Lot 1 (inclusive of Lots 2-5, 7 and 8) as indicated in Figure 1 of this plan document. The purpose and intent of this district is to allow for senior residential and mixed commercial and residential development of the site in a manner that will return the property to productive use. This Redevelopment Plan shall supersede all use, area and bulk provisions of the Zoning Ordinance (Chapter 540) of the Borough of Hawthorne regulating development within the B-1 zone. In all situations, where development regulations are not specifically addressed herein, the Borough of Hawthorne Zoning Regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Borough Council shall be considered an amendment of the Borough of Hawthorne Zoning Ordinance and Map.

5.1: Plan Components

Description of the Lafayette Avenue Redevelopment Area. The Lafayette Avenue Redevelopment Area also referred to as the LARA District shall include the following parcels within two sub-areas:

Sub-area 1 consisting of Block 131, Lot 4 (inclusive of merged lots 5-7); and

Sub-area 2 consisting of Block 132, Lot 1 (inclusive of merged lots 2-5, 7 and 8).

5.2: Plan Goals. The primary goal of this Redevelopment Area is to permit both senior housing and mixed use commercial and residential development. The Plan also seeks to promote the environmental remediation of the site to the extent required resulting from the prior automotive use of the properties and to encourage redevelopment that will incorporate current planning, engineering and environmental design standards designed to provide for an attractive and environmentally responsible development. Specific plan goals are to:

- (1) Expand the Borough's economic base by providing for mixed use residential and commercial space and returning otherwise underutilized and obsolete properties back to productive use.

- (2) Provide for inclusionary residential development that will expand the Borough's housing stock including housing units affordable to low- and moderate-income families in a manner that is consistent with the Supreme Court's Mount Laurel Doctrine.
- (3) Encourage the efficient use of land by incorporating development and design regulations that are compatible with current planning, engineering and environmental standards.
- (4) Create a high-quality built environment enhanced by compatible building form and urban design to promote a walkable and vibrant neighborhood.
- (5) Promote redevelopment of the properties that respects and is sensitive to the environment and surrounding neighborhood.

5.3: Purpose. The purpose of the LARA District is to permit senior housing development restricted to residents 55 years old and over within Sub-area 1 and mixed-use commercial development consisting of ground floor commercial development and residential inclusionary development above within Sub-area 2 to effectuate the goals and objectives of this redevelopment plan.

5.4: Principal permitted uses.

Permitted principal uses are hereby specified for each tract and shall be limited to the following. Any use other than those enumerated below shall be prohibited:

- A. Sub-area 1 Permitted uses: Senior housing development restricted to occupants 55 years old or older not to exceed sixteen (16) units.
- B. Sub-area 2 Permitted Uses:
 - (1) Mixed-use commercial development with residential uses above not to exceed forty four (44) residential units. Ground level commercial uses shall be limited to those uses permitted within the B-1 Neighborhood Commercial Zone.
 - (2) Residential units are prohibited on the ground floor level except for shared lobby access and mail/package delivery room.
 - (3) Multiple Uses and buildings on one lot is permitted.
 - (4) Residential development within each LARA subzone shall be subject to a mandatory affordable housing set aside of 20 percent to be reserved as low- and moderate-income units.

- (5) Affordable housing units shall comply with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), as was amended in 2024, the newly adopted Uniform Housing Affordability Controls ("UHAC") regulations, N.J.A.C. 5:80-26.1 et seq., and newly adopted N.J.A.C. 5:99-1 et seq as embodied in Chapter 540, Article XXIV of the Borough Code.

5.5: Permitted accessory uses for both Sub-areas.

- (1) Any use which is ordinarily subordinate and customarily incidental to the principal permitted uses in the LARA.
- (2) Surface parking.
- (3) Signs as permitted by ordinance.
- (4) Fences and walls as permitted by ordinance.
- (5) Amenity space intended for tenant use.

5.6: Development Lot Area and Bulk Requirements

A. Sub-area 1: Area and Bulk Requirements

- (1) Lot area, external yard and bulk requirements.

(a) Minimum lot area (acres): 0.5

(b) Minimum distance between buildings (feet): NA

(c) Minimum setbacks (feet):

Front Yard: 15

Side Yard: 15

Rear Yard: None

(d) Maximum number of stories and building height (stories/feet): 3/35

(e) Maximum lot coverage inclusive of building and pavement (percent): 80

- (2) Determination of yards. The determination of yards shall be based upon the following for corner lots:

(a) Where a lot is bounded by more than one (1) street, the minimum front yard setback requirement from each abutting street shall be met. The actual front yard

of a corner lot shall be defined as the widest side serving the front of the property, provided that the minimum required front yard setback is observed from each abutting street.

- (b) Once determined, the front yard shall be so designated clearly on the site plan.
- (c) Said designation shall not be changed in any future development application.
- (d) The yard opposite and most distant from the front yard so designated shall be deemed to be the rear yard in any future application for development.
- (e) Any yard(s) other than front or rear yards shall be deemed to be a side yard.
- (f) The height provisions do not apply to the erection of architectural features designed exclusively for ornamental purposes, chimneys, flues or similar appurtenances not exceeding the height limit by more than ten (10) feet. The height provisions shall, moreover, not apply to bulkheads, elevator enclosures, water tanks or similar accessory structures occupying an aggregate of ten percent (10%) or less of the area of the roof on which they are located, and further provided that such structures do not exceed the height limit by more than ten (10) feet. Nothing shall prevent the erection above the height limitation of a parapet wall or cornice extending above such height limit not more than four (4) feet.

(3) Building Orientation to the street. The building shall be oriented such that a minimum of 75 percent of the building façade shall face Lafayette Avenue.

(4) Driveway access shall be limited to Central Avenue.

B. Sub-area 2: Area and Bulk Requirements

(1) Lot area, external yard and bulk requirements.

- (a) Minimum lot area (acres): 1.5
- (b) Minimum distance between buildings (feet): 10
- (c) Minimum setbacks (feet):
 - Front Yard: 10
 - Side Yard: 10
 - Rear Yard: 25

- (d) Maximum number of stories and building height (stories/feet): 3/40
 - (e) Maximum lot coverage inclusive of building and pavement (percent): 80
- (2) Determination of yards. The determination of yards shall be based upon the following for corner lots:
- (a) Where a lot is bounded by more than one (1) street, the minimum front yard setback requirement from each abutting street shall be met. The actual front yard of a corner lot shall be defined as the widest side serving the front of the property, provided that the minimum required front yard setback is observed from each abutting street.
 - (b) Once determined, the front yard shall be so designated clearly on the site plan.
 - (c) Said designation shall not be changed in any future development application.
 - (d) The yard opposite and most distant from the front yard so designated shall be deemed to be the rear yard in any future application for development.
 - (e) Any yard(s) other than front or rear yards shall be deemed to be a side yard.
 - (f) The height provisions do not apply to the erection of architectural features designed exclusively for ornamental purposes, chimneys, flues or similar appurtenances not exceeding the height limit by more than ten (10) feet. The height provisions shall, moreover, not apply to bulkheads, elevator enclosures, water tanks or similar accessory structures occupying an aggregate of ten percent (10%) or less of the area of the roof on which they are located, and further provided that such structures do not exceed the height limit by more than ten (10) feet. Nothing shall prevent the erection above the height limitation of a parapet wall or cornice extending above such height limit not more than four (4) feet.
- (3) Building Orientation to the street. The building shall be oriented such that a minimum of 75 percent of the building façade shall face Lafayette Avenue.
- (4) Driveway access shall be limited to Central Avenue and/or Legion Place.
- (5) Height of Building or Structure. Building height shall be measured as the vertical distance measured from the average finished grade level, from the building or structure foundation, at twenty (20) foot intervals around the building or structure (and at all points opposite corners of the building or structure where the ten (10) foot lines intersect), to the highest roof beams on a flat or shed roof, to the deck level on a mansard roof, and to the average

distance between the eaves and ridge level for gable, hip and gambrel roofs. If the building or structure wall is less than forty (40) feet in length, the measurement shall be taken at the midpoint of the wall. Where a retaining wall bisects the ten (10) foot dimension, an additional measurement shall be taken using the average height between the top and bottom of the retaining wall.

- (6) Story. That part of a building between any floor and the floor above or, in its absence, the ceiling or roof above. A story in which persons live, sleep, work or congregate, the ceiling of which is more than three feet above the street level taken at the center of the street facade, shall be counted as that fraction of a story which its height above such street level bears to the height of the story. A story which extends less than three feet above such street level shall not be counted in determining the number of stories unless more than half of the distance between the floor and the ceiling of such story is above the grade of lot at the outside of such building; provided, however, that when a building is located on a lot with irregular terrain with a slope ratio from the highest finished grade at an outside wall of the building to the lowest finished grade at an outside wall of the building of three to one or steeper, the measurement of the first story shall be taken from the average grade of the highest and lowest grades at the outside walls of such building instead of the curb level as described above. Any story under the pitched roof at the top of a building, the floor of which is not more than two feet above the plate, shall be counted as a half story when not more than 60% of said floor area is used for rooms, bath or toilet; otherwise, it shall be counted as that fraction of a story which its floor area in rooms, baths or toilets bears to the entire floor area.
- (7) The height provisions do not apply to the erection of architectural features designed exclusively for ornamental purposes, chimneys, flues or similar appurtenances not exceeding the height limit by more than ten (10) feet. The height provisions shall, moreover, not apply to bulkheads, elevator enclosures, water tanks or similar accessory structures occupying an aggregate of ten percent (10%) or less of the area of the roof on which they are located, and further provided that such structures do not exceed the height limit by more than ten (10) feet. Nothing shall prevent the erection above the height limitation of a parapet wall or cornice extending above such height limit not more than four (4) feet.

5.7: Development Standards Applicable to Both Subzones

Development within the LARA shall be subject to the following development standards. Relief from any required site design standard under this section shall be considered a variance exception pursuant to N.J.S.A. 40:55D-70 (c).

A. Parking Requirements

Parking shall be provided in compliance with §540-173 of the Borough Zoning Ordinance.

B. Loading Requirements

- (1) Minimum loading space requirements shall be provided in compliance §540-174 of the Borough Zoning Ordinance.
- (2) Loading restrictions. Trucks and other delivery and shipping vehicles shall not be parked in loading spaces except during the course of loading and unloading operations.
- (3) Provision shall be made for the delivery of mail and other packages associated with the residential component of any development.

C. Required Buffers

A planted landscaped perimeter buffer shall be provided subject to the following standards in addition to landscaping requirements as set forth herein as follows:

- (1) No less than a 10-foot planted buffer shall be maintained along any portion of the property that abuts a residential zone or residential property.
- (2) No accessory structures, parking, or storage of materials shall be permitted within the required buffer. Circulation drives and underground infrastructure are permitted within all required buffers except that not more than 10% of the required buffer shall be affected. All underground utilities are permitted within required buffer areas.
- (3) Buffer Areas. Buffers shall comply with the following standards:
 - (a) Buffer planting shall provide year-round visual screen in order to minimize adverse impacts from a site on an adjacent property or from adjacent areas. It may consist of evergreen and deciduous trees and shrubs, berms, boulders, mounds, or combinations thereof to achieve the stated objectives as approved by the appropriate land use board. While fencing may be installed to delineate the property line, the use of fencing or walls shall not be relied upon as the primary source of screening.
 - (b) Where required, buffers shall be measured from property lines and street rights-of-way. Compliance shall be determined by the Planning Board, and any approvals required pursuant to this Section shall be obtained at the time of site plan. Buffer areas may overlap required setbacks.

(c) The landscaping shall be designed to provide a visual screen along the majority of the buffer area. Planting shall be installed at a variety of sizes which conform to the following minimum sizes:

Shade Trees	2 ½-3-inch caliper
Evergreen Trees	7-8 feet
Shrubs	18-24 inches

(d) Existing vegetation within the required transition buffer shall be preserved to the extent feasible and as determined appropriate by the Planning Board. It shall be supplemented with shade tolerant naturalistic massed plantings where necessary to provide screening of adjoining land uses.

(e) Buffer areas shall be maintained in perpetuity.

D. Solid Waste and Recycling

Provision shall be made for the orderly deposit, storage and collection of trash, garbage and recyclable materials in accordance with the requirements below:

- (1) Trash, garbage and recyclable materials stored outside a building shall be stored in suitable containers and in fenced or walled enclosures. Said enclosures may adjoin the rear wall of a building, may adjoin a side wall of a building which does not face on either a street or a residential district or may be located in the rear yard and apart from the building, provided that the setbacks for parking areas are met. Said enclosures shall be screened from view from any adjoining street or property when deemed necessary by the Planning Board.
- (2) The area for storage of trash, garbage and recyclable materials shall be well lit, and shall be safely and easily accessible by collection personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles.
- (3) Any trash, garbage and recyclable materials shall be so contained as to be protected from the elements and to eliminate the potential for accumulation or scattering of debris. Garbage of an animal or vegetable nature, any trash or waste material that would attract vermin and insects and any other waste material which, by its nature, would present a health hazard if exposed to the elements shall be stored in airtight and/or leakproof, covered metal containers as may be necessary.

(4) Details concerning the manner in which snow removal is managed on-site

E. Signage

Signage shall be in accordance with the relevant sections of Article XIX of the Borough Zoning Ordinance.

F. Utilities

(1) Utilities services shall be placed underground.

(2) Meters shall be located such that they are either interior to the building or otherwise screened.

(3) To the extent feasible, transformers, metering vaults and other similar type appurtenances shall be integrated into the site design and located so as to reduce their visibility from the public.

5.8: Design Standards

Development within the LARA shall be subject to the following design standards. Relief from any required site design standard under this section shall be considered a design standard exception pursuant to N.J.S.A. 40:55D-51 (b) and not a variance.

A. Architectural Design Standards

(1) Building Façade Standards.

(a) Permitted Foundation Materials: Brick masonry, stone masonry, cement-parged concrete block, split face block, tilt-up concrete.

(b) Permitted Façade Materials: Brick masonry, stone masonry, stucco, metal panels.

(c) Permitted Façade Accent Materials: Cast stone, wood, fiber-cement trim, siding, and panels, composite trim, siding, and panels, architectural metal

(2) Building Articulation. Articulation requirements shall be met in one or more of the following methods:

(a) Facade offset with a minimum depth of 2 feet that extends to within 2 feet of the full height of the facade.

- (b) Facade projection or recession with a minimum depth of 4 inches and a minimum width of 1 foot that extends the full height of the first story of the facade.
- (c) Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the primary pedestrian entry.
- (d) Building facades shall be built of no more than two primary materials, excluding accent materials, and shall only change material along a horizontal line (with the heavier material below the lighter material), outside corners (where material wraps the corner a minimum of 2 feet), or inside corners.
- (e) The following materials are prohibited:
 - I. E.I.F.S.
 - II. Vinyl siding
- (f) Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.

B. Landscaping

- (1) Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and provide windbreaks for winter winds and summer cooling for buildings, and enhance buffer areas. The impact of any proposed landscaping plan at various time intervals shall be considered. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture and color. The selection of plants in terms of susceptibility to disease and insect damage, wind and ice damage, habitat (wet-site, drought, sun and shade tolerance), soil conditions, growth rate, longevity; root pattern, maintenance requirements, etc., shall be considered. Consideration shall be given to accenting site entrances and unique areas with special landscaping treatment. Flowerbed displays are encouraged.
- (2) Parking rows longer than 20 parking spaces should provide for a landscape island to break the pavement where practical and feasible.
- (3) Landscaped islands should be at least six feet in width to accommodate plantings.

- (4) Landscaping within sight triangles shall not exceed a mature height of 30 inches.
- (5) Shade trees shall be pruned up to an 8-foot branching height above grade.
- (6) All areas that are not improved with buildings, structures and other man-made improvements shall be landscaped with trees, shrubs, and ground cover.
- (7) Shade trees should be a 2.5 to 3-inch caliper with a canopy height of at least the minimum American Nursery and Landscape Association Standards for this caliper.
- (8) Ornamental Trees shall be installed at a minimum size of 6 feet in height.
- (9) Shrubs shall be planted at a minimum size of 18 to 24 inches.
- (10) All plant material shall meet the minimum latest American Nursery and Landscape Association Standards.
- (11) Irrigation shall be provided for all buffer plantings and sodded lawn areas in a manner appropriate for the specific plant species. A growth guarantee of two growing seasons shall be provided and all dead or dying plants shall be replaced by the applicant, as required, to maintain the integrity of the site plan.
- (12) Landscape Plantings. A minimum of 30 percent of the plantings proposed shall be indigenous to the region. Plants considered to be invasive shall not be permitted.
- (13) Landscape Plan Content. A landscape plan shall be submitted with each major site plan or major subdivision application. In addition to the major site plan or subdivision submission requirements, the landscape plan shall include and identify the following information:
 - (a) Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc. existing wooded areas, rock outcroppings and existing and proposed water bodies.
 - (b) Location of individual existing trees noted for preservation within the area of development and 30 feet beyond the limit of the disturbance. Trees 4 inches in diameter (measured 4 1/2 feet above the existing ground level) shall be located and identified by name and diameter unless the wooded area is shown with a

specific limit line. In this case, specimen trees shall be located within thirty feet of the line. Indicate all existing vegetation to be saved or removed.

- (c) Existing and proposed topography and location of all landscaped berms.
- (d) Location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant shown to scale.
- (e) A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name.
- (f) Planting and construction details and specifications.

C. Lighting

- (1) All lighting fixtures and foot-candle standards for parking areas and recreation facilities should be consistent with the standards outlined by the Illuminating Engineering Society of North America (IESNA) and regulations of the Borough of Hawthorne.
- (2) The intensity, shielding, direction and reflecting of lighting shall be subject to site plan approval by the approving authority.
- (3) All parking areas, walkways, building entrances, and driveways required for uses in this zone shall be adequately illuminated during the hours of operation that occur after sunset. Any adjacent residential zone or use shall be shielded from the glare of illumination from site lighting and automobile headlights.
- (4) The use of creative lighting schemes to highlight building facades and related areas of a site shall be encouraged. The use of traditional style lanterns and similar fixtures shall also be encouraged. Exterior neon lights and lighting generating glare and unnecessary night-glow impacts shall be prohibited.
- (5) Whenever possible, light poles should be integrated into landscaped islands.

D. Green infrastructure

- (1) All development shall be in accordance with the regulations set forth in the Borough's Zoning Ordinance Articles X and Article XI relating to Environmentally Sensitive Areas and Stormwater Management. Site design is encouraged to incorporate green design elements to achieve the following goals: reduce stormwater volume, minimize impervious coverage, decrease and delay peak discharge, reduce pollution and recharge groundwater.
- (2) Various design elements may be incorporated into site design with the following specifically low impact development techniques encouraged: rain gardens, bio-infiltration planters, infiltration basins, vegetated swales and pervious paving.

E. Streetscape Requirements

(1) Streetscape design: Lighting

- (a) All lighting shall conform with the Illuminating Engineering Society Handbook, most recent edition, and the American National Practice for Roadway Lighting (RP-8), approved by the American Standards Institute, most recent edition.
- (b) Light fixtures shall be a traditional style, similar to Hagerstown Fixture (Model #S5823) with Classic I Pole (Model #SP5844), black finish, with electric outlet box, manufactured by Hadco Architectural Outdoor Lighting or approved equal.
- (c) The luminaire light distribution shall be designated as a 'cutoff' type.
- (d) Mounting height shall be 14 feet above grade unless otherwise directed by the approving authority.
- (e) The source of light shall be LED or other energy efficient lighting, as approved by the approving authority.
- (f) All luminaries shall be shielded to eliminate glare, especially on any other property and public streets. Lamps shall be recessed in the luminaire.
- (g) The maximum illumination at any point on adjacent properties shall not exceed 0.2 footcandle.
- (h) Spacing between lights shall not exceed 75 feet.

- (i) All wires and cable will be installed underground by the applicant.
- (j) A separate detailed lighting plan with luminaire manufacturer details and illumination diagrams and specifications shall be submitted to the approving authority for review and approval.
- (k) The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.

(2) Streetscape design: Sidewalks

- (a) The use of street furniture (benches, tables, trash receptacles, etc.) shall be encouraged throughout the development, provided the materials used are consistent with the overall concept of the building design.
- (b) Sidewalks should have a width of at least five feet along main pedestrian streets where active pedestrian corridors are located and active pedestrian movements are encouraged, and located along building frontages so as to tie the various buildings together. Wider sidewalks may be designed for special places such as plazas or courts.
- (c) Sidewalks shall be stamped concrete with a running bond brick stamp. A stamped sample must be provided with the filed application.
- (d) Color shall be "quarry red" as provided by the CHROMIX admixture for color conditioned concrete supplied by Eastern Concrete Materials, Inc., or approved equal. A color sample must be provided to confirm color. The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.

(3) Streetscape design: Benches.

- (a) Benches to be provided are to be manufactured by Keystone Ridge Design, Model No. L26STL (six-foot bench, lamplighter series), black in color, or approved equal.
- (b) Spacing and number shall be approved by the approving authority.

- (c) The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.
6. Streetscape design: landscaping.
- (a) A hierarchy of landscape features should be established for the site. The Borough Shade Tree Commission shall approve all trees in the right-of-way to ensure proper maintenance can be achieved. Spacing between trees shall be a maximum of 35 feet unless another vertical element, such as a decorative light fixture or blade sign, is used between the trees, in which case a maximum of 60 feet shall be permitted.
 - (b) Street trees shall be minimally two-inch caliper.

5.9: Administration

1. Applicability. The standards and procedures contained herein within Administration, shall apply to all projects within the designated redevelopment area.
2. Computations. Rounding: Where cumulative requirements or limitations are to be computed for purposes of this Plan, fractions shall be carried forward in the summation, and the total rounded to the nearest whole number.
3. Other Actions by the Borough in Furtherance of the Plan. Other actions may be taken by the Borough to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for development. Unless otherwise agreed to by the Designated Developer and the Borough as part of a Redevelopment Agreement, the costs for such actions shall be apportioned in accordance with N.J.S.A. 40:55D-42.
4. Approval process.
 - a) No development shall occur within the designated redevelopment area without the developer first being designated redevelopment developer by the Borough Governing Body.

- b) Upon designation of a developer, the developer shall enter into a Redevelopment Agreement with the Borough. Only a Designated Developer(s) with an executed Redevelopment Agreement with the Borough shall have standing to submit application to the Borough Planning Board for development. No development nor application for development may occur within the Redevelopment Area without an executed Redevelopment Agreement. As part of the redevelopment agreement, the Designated Developer shall indicate whether the proposed redevelopment project is intended for rental or subdivision of units for individual sale. In the event of any future or subsequent intention to subdivide units for sale from an initial rental project, the redeveloper shall submit all related documentation to the Borough for review prior to the subdivision of units.
- c) The redeveloper shall conduct an environmental analysis of the site to determine if environmental remediation is required as a result of the prior use of the property. Such analysis shall be provided to the Borough as part of the redevelopment agreement. If applicable, the designated redeveloper shall provide the Borough with a comprehensive site remediation plan including timetable demonstrating, to the Borough's satisfaction, that the site is to be remediated and existing environmental conditions are abated in a manner that complies with applicable State statutes and NJDEP requirements.
- d) Green technologies to promote sustainability are to be encouraged as part of the redevelopment agreement.
- e) Upon the execution of a Redevelopment Agreement with the Borough, an application shall be made to the Borough Planning Board for Site Plan approval in accordance with the Redevelopment Plan.
- f) Site Plan and Subdivision Review. Prior to commencement of construction, site plans for the construction of improvements within the Redevelopment Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and consistent with the applicable attachments to the Redevelopment Agreement, shall be submitted by the Designated Developer for review and approval by the Borough Planning. If there is a material change to the attachments to the Redevelopment Agreement, such material changes must be approved by the Council as a prerequisite to site plan approval.
- g) A detailed traffic analysis shall be prepared and submitted by a qualified New Jersey licensed engineer whose primary practice is in the area of traffic engineering as a

requirement for any site plan application filed in connection to any redevelopment project pursuant to d) above. The traffic analysis will detail traffic generation and any required improvements to the public right of way as a result of proposed development.

- h) Excepting de minimis field changes to an approved site plan approved by the Borough Construction Code Official, no construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during, and after completion of the improvements.
- i) The Designated Developer shall be required to provide the Borough with copies of all permit applications made to federal, state and county agencies upon filing such applications, as may be required by the Redevelopment Agreement to be executed between the Redeveloper(s) and the Borough.
- j) Deviations. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason for exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective, or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12. a. and b.
- k) Notwithstanding the above, any changes to the uses permitted in the LARA, or any other deviation requiring a "d" variance shall be permitted only by means of an amendment of the Redevelopment Plan by the Governing Body.

- l) Redevelopment Actions. The Borough shall have such powers and duties as set forth in the LRHL and as may be conferred by this Redevelopment Plan, including, but not limited to, the authority to relocate residents and businesses, to designate Redevelopers, establish clear terms and conditions for rehabilitation through the negotiation, execution, and administration of redevelopment agreements, and to do such other things as permitted by law.
- m) Escrows. The Redevelopment Agreement shall provide that the Designated Developer shall be responsible to post sufficient escrows to cover the reasonable costs of the Borough and the professional consultants retained by the Borough to negotiate the Redevelopment Agreement, any other agreements associated with the project, undertake any studies in connection with the project, review the proposed project and advise the Borough on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.
- n) Infrastructure. In accordance with N.J.S.A. 40:55D-42 or as may otherwise be required by the Borough and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, provide all necessary engineering studies for, and construct or install all on-and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project, in addition to all required tie-in or connection fees subject to appropriate credits as required by law. In accordance with N.J.S.A. 40:55D-42, or as may otherwise be required by the Borough and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, also be responsible for providing all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on-and off-site traffic controls and road improvements for the project or required due to the impacts of the project. The Redeveloper shall be required to receive all necessary approvals for infrastructure, including at the County and State level as applicable.
- o) This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law and a request for same may be submitted to the Borough Council. The Borough of Hawthorne reserves the right to amend this plan. The Redeveloper shall remit an escrow for professional fees if it requests a Plan amendment, while the Borough shall bear its own professional fees if the Plan amendment request originates from the Borough or an agency of the Borough. The Borough, at its sole discretion, may require the party requesting the amendments to

prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals.

- p) The provisions of this Redevelopment Plan specifying the redevelopment of the LARA and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Borough Council.
- q) Certificate of Completion. Upon completion of a project, the developer shall submit for a Certificate of Completion.

5.10: Other Applicable Design and Performance Requirements. Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Borough Zoning Ordinance to the extent that they do not conflict with the plan itself. In the event of a regulatory conflict, the provisions of the Redevelopment Plan shall apply.