

# Paterson Avenue - Downtown

Area in Need of Redevelopment &  
Area in Need of Rehabilitation  
Preliminary Investigation

**Public Hearing of the:  
Little Falls Township Planning Board**

Date: November 2, 2017



# 2 Studies Prepared:

- “Area in Need of Redevelopment”
- “Area in Need of Rehabilitation”

Both are governed by:

**NJ Local Redevelopment and Housing Law,  
N.J.S.A. 40A:12A-1 et seq. (“LRHL”)**

# Why Redevelopment & Rehabilitation?

- Stimulate change, economic development
- Proactive process
- Develop a Vision and Comprehensive Plan
- Township is in better control of development outcomes
- Offer incentives, PILOTS
- Negotiate development priorities, construction phasing, improvements/dedications
- Redevelopment Plan allows more flexibility
- Opportunity for community input (workshops, open-house) to develop the Redevelopment Plan.(Step 2)

# Non-Condensation Redevelopment Area

- Township Council Resolution #[A] 17-04-3-1 authorizing the Study mandated that any redevelopment area designation would be a “non-condemnation” redevelopment area
- Land cannot be “seized.” No Eminent Domain
- Interested developers would need to negotiate with land owners.

# Redevelopment/Rehabilitation: 3 Step Process



## Phase 1:

Conduct AINR Study to see if area meets statutory criteria.

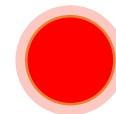
If so, designate as a Redevelopment and/or Rehabilitation Area



## Phase 2:

Prepare & adopt Redevelopment Plan

(a hybrid between Master Plan & a Zoning Ordinance)



## Phase 3:

Select a Redeveloper(s), negotiate the Redeveloper Agreement

&

Implement the Redevelopment Plan!

# Redevelopment Study Process

1) **Council** authorizes Planning Board by Resolution to conduct the AINR Study for specific properties

← Reso.  
#[A] 17-04-3-1

2) **Planning Board** (or consultant) conducts the Study to determine if the area meets statutory “criteria”

← H2M Report

3) At a duly noticed **Planning Board Public Hearing**, the Study findings are presented. Planning Board makes recommendation to Governing Body/Council to designate (or not) the Study Area

← Nov. 2, 2017

4) **Council** accepts or rejects the Planning Board’s Recommendation. If accepts, Council designates the “Redevelopment Area” by Resolution.

← Next Step

# Redevelopment Study Area:

## 43 Properties

	Block	Lot	Address
1	89	4	Main St
2	89	5	Paterson Ave.
3	111	1	104 Main St.
4	111	1.01	106 Main St.
5	111	2,2.01	96-102 Main St.
6	111	3	94 Main St.
7	111	4	90 Main St.
8	111	5,6,14	86 Main St.
9	111	7	3-9 Paterson Ave.
10	111	8	11 Paterson Ave.
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13	111	11	21 Paterson Ave.
14	111	12	Paterson Ave.
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18	112	1	64-72 Main St.
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	Block	Lot	Address
22	112	5	30 Paterson Ave.
23	112	6	36 Paterson Ave.
24	112	7	38 Paterson Ave.
25	112	8	40 Paterson Ave.
26	112	9	46 Paterson Ave.
27	112	10	50 Paterson Ave.
28	112	11,12	60 Paterson Ave.
29	112	13	25 Maple St.
30	112	14	15 Maple St.
31	112	15	32-34 Main St.
32	112	16 *	36-54 Main St.
33	112	22	56 Main St.
34	112	23	58 Main St.
35	112	24	60-62 Main St.
36	113	2	12 Maple St.
37	113	3	16 Maple St.
38	113	4	20 Maple St.
39	113	4.01	24 Maple St.
40	113	5	26 Maple St.
41	113	6	30 Maple St.
42	113	7	32 Maple St.
43	113	8	34-36 Maple St.

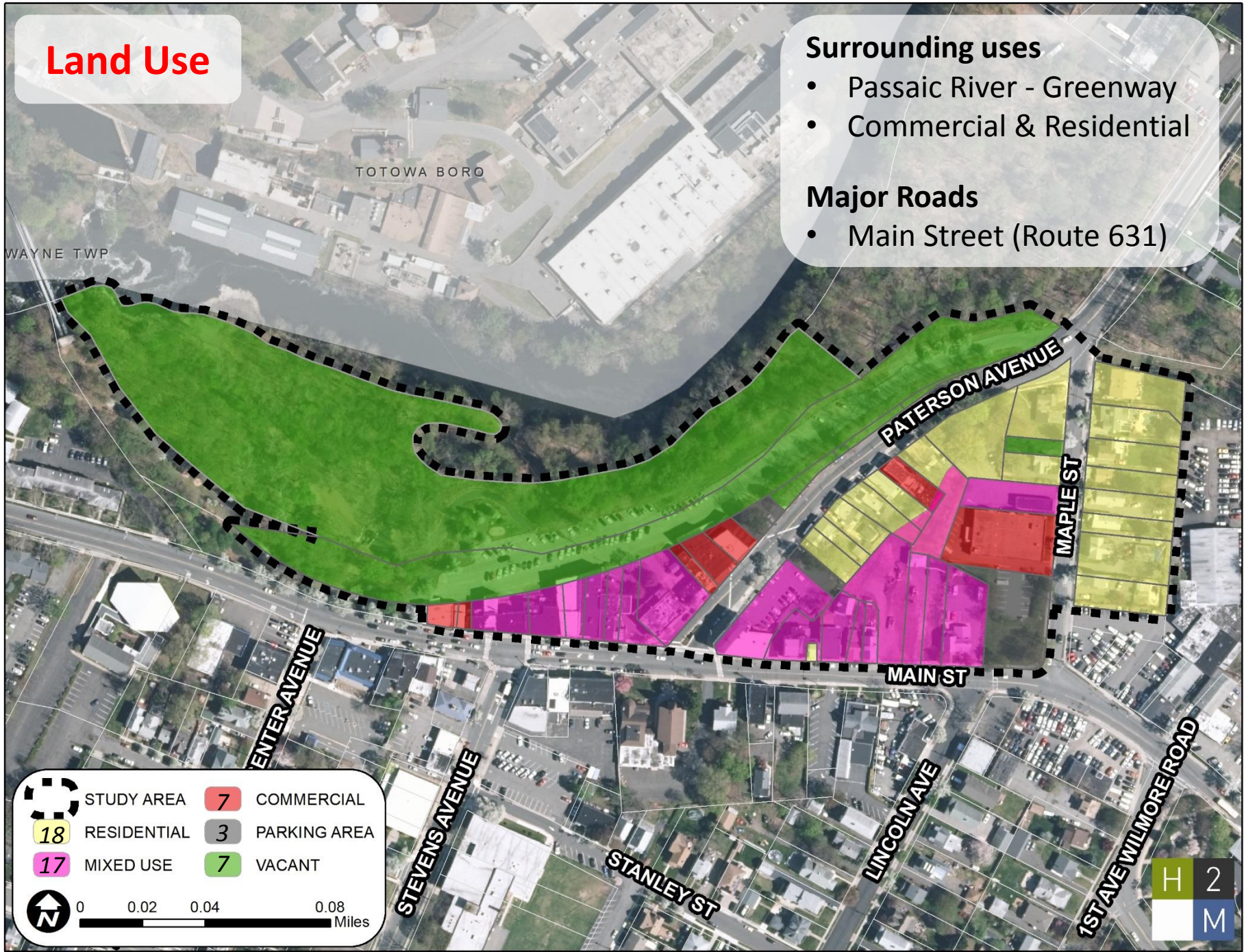
# Land Use







## Surrounding uses


- Passaic River - Greenway
- Commercial & Residential

## Major Roads

- Main Street (Route 631)



	STUDY AREA		7 COMMERCIAL
	18 RESIDENTIAL		3 PARKING AREA
	17 MIXED USE		7 VACANT

 0 0.02 0.04 0.08 Miles

	H 2
	M



# Redevelopment Criteria (Simplified) (NJAC 40A:12A-5)

- a) Substandard buildings
- b) Abandoned non-residential buildings
- c) Public land or vacant, unimproved land
- d) Dilapidated areas, deleterious land use
- e) Conditions of Title/ownership
- f) Natural hazards
- g) Urban Enterprise Zone area
- h) “Smart Growth Planning”

# Redevelopment Criteria

## “Section 3”

Definition of a Redevelopment Area,  
NJSA 40A:12A-3

*“A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”*

The Township cannot effectuate a comprehensive redevelopment plan if some parcels qualify as in need of redevelopment while others fail to do so. Its inclusion in the redevelopment area is necessary to create a contiguous area and sufficiently large footprint where planned redevelopment can be comprehensively coordinated to improve area-wide circulation and traffic, site lines, improve overall site access, reduce curb cuts along Main Street, increase open space opportunities and improve the design, character and the economic vitality for a new successful district.

# Master Plan Analysis

## Master Planning / Policy:

- 2002 Master Plan
- 2008 & 2013 Master Plan Re-Examination Reports

Study Area described as *“Neighborhood-sized center... in need of improvements... that is poorly located with insufficient parking and poor pedestrian access to parking facilities”*

## Goals/Recommendations:

- Transform underutilized industrial and commercial areas through redevelopment to increase ratables
- Plan for efficient and proper redevelopment for areas in transition
- Downtown to support a mixed use, pedestrian-oriented “main street” environment
- Explore roundabout option at Paterson Ave. and Maple St. to reduce conflicts on Main St.

# Circulation Issues

## Paterson Ave/Maple St/parking

- Unsignalized intersection
- Intersection extremely wide with challenging sight lines
- Little to no accommodations for pedestrians
- Explore roundabout option at Paterson Ave. and Maple St. to reduce conflicts on Main St.



## Paterson Ave/Main St

- Unsignalized “T” intersection
- Queuing at Stevens blocks cars ability to turn onto Main
- Cars often choose to avoid intersection using Maple St instead
- No pedestrian refuge in crosswalk across Main & no pedestrian warning signs for drivers



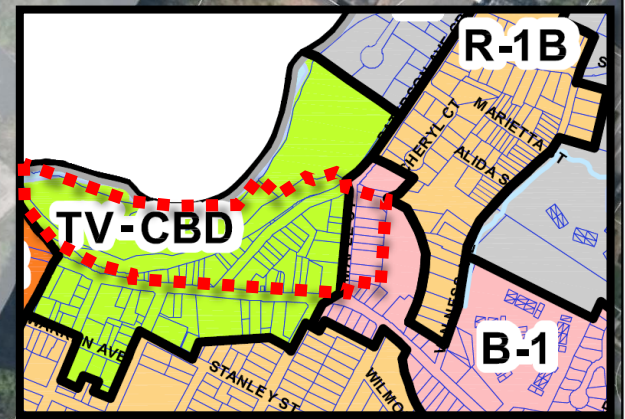
# Zoning

## Zoning

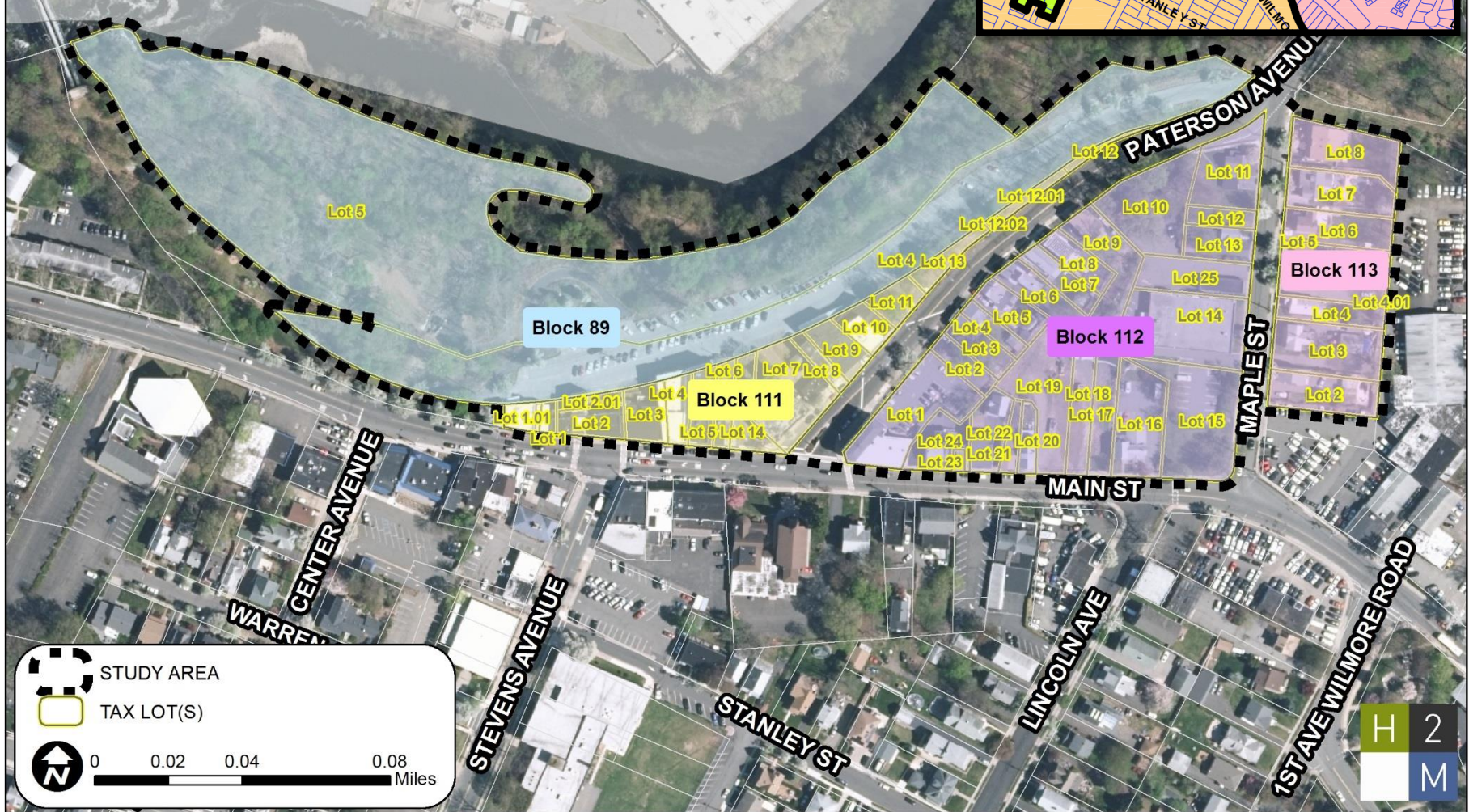
- (TV-CBD) Transit Village Central Business District

## Surrounding Zoning

- (TV-R2) Transit Village Residential District
- (R-1B) Residential
- (R-1C) Residential
- (B-1) General Business
- (LI) Light Industrial



WAYNE TWP



STUDY AREA



TAX LOT(S)



0 0.02 0.04 0.08 Miles



# Study Area Analysis

- **Opportunity for mixed use development to expand retail base.**
- **County looking to work with the Township on vehicular and Pedestrian issues along Paterson Avenue, Main Street and Maple.**
- **Need to provide handicap access to Morris Canal Greenway**
- **Create pedestrian walkways to link to parking areas.**
- **Create pedestrian nodes along Main and Patterson**
- **Improve parking access and increase spaces**

# Individual Property Analysis

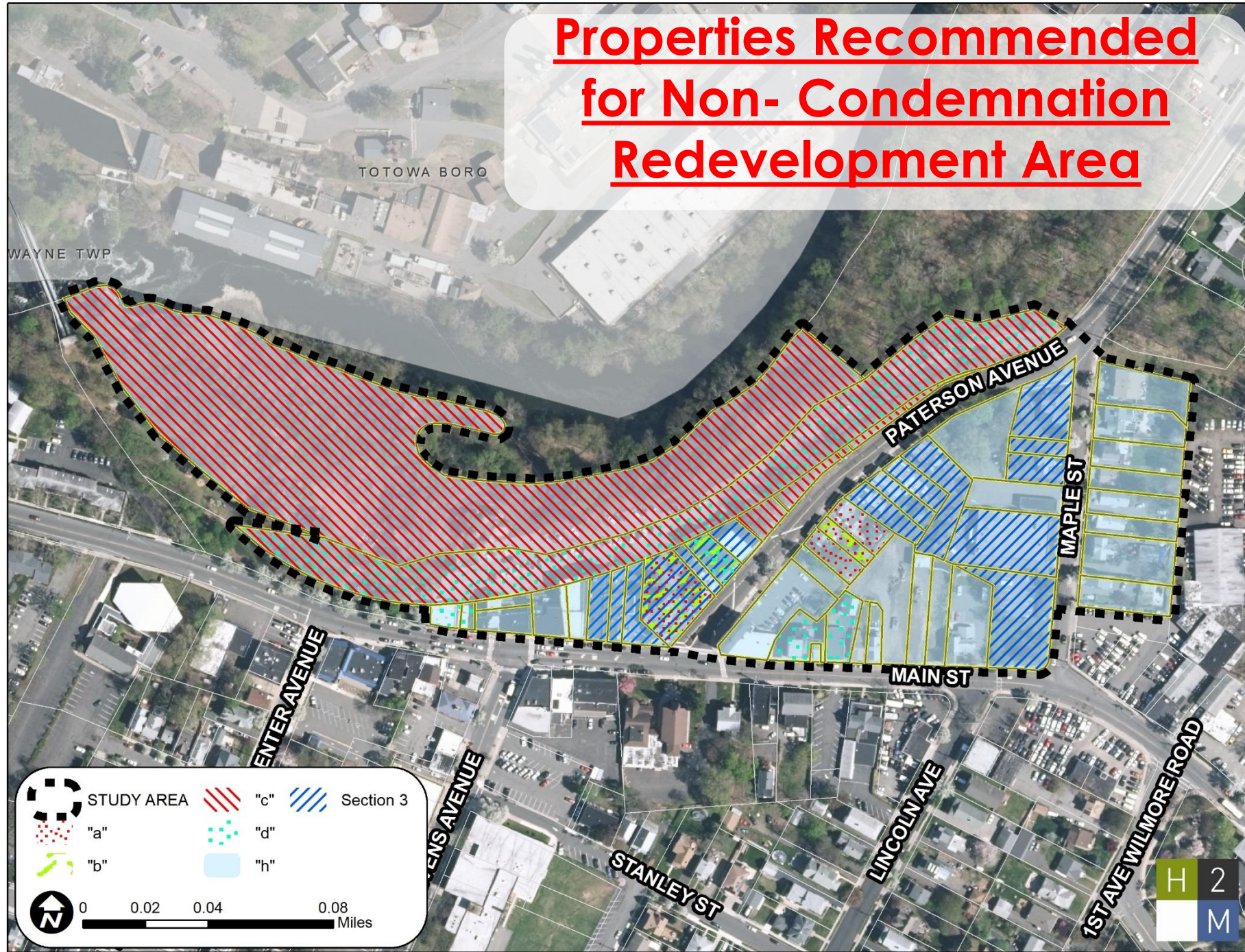
- **43 Properties:**

- Tax assessor records
- Inspection Reports / Code Violations (Fire, Building, & Zoning)
- Fire Department Records
- Police Records
- Environmental Records
- Health Records
- Contaminated sites information provided by NJDEP
- Development Applications & Approvals
- Master Plan Conformance
- Zoning Conformance
- Interviews
- Site Visits & Visual Inspection (June 26<sup>th</sup> & 27<sup>th</sup>, 2017)

# Properties Recommended for Non- Condemnation Redevelopment Area

TOTOWA BORO

WAYNE TWP

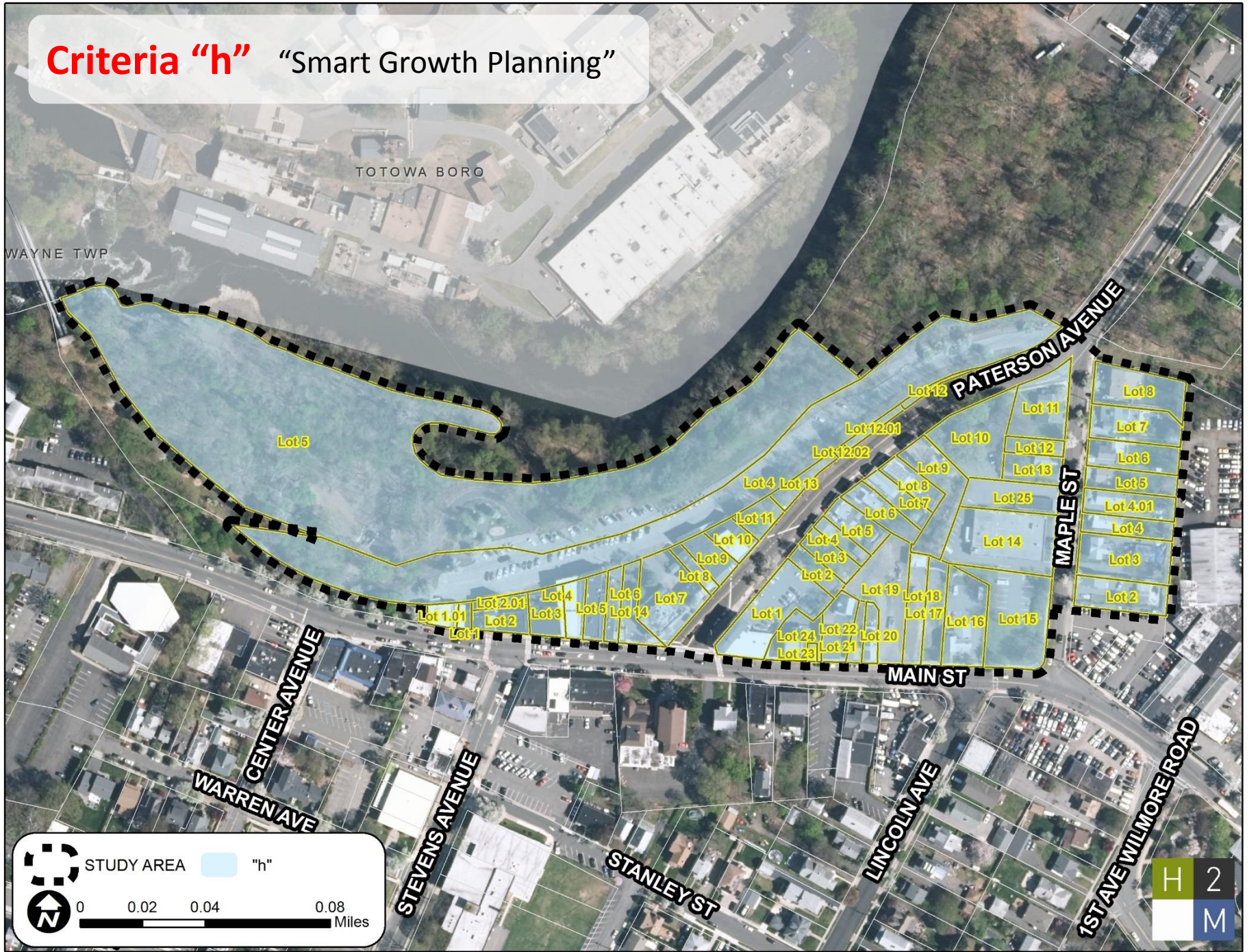




# Criteria "h" "Smart Growth Planning"

TOTOWA BORO

WAYNE TWP



STUDY AREA

"h"



0 0.02 0.04 0.08 Miles

H	2
M	

# Criteria "a" Substandard buildings

TOTOWA BORO

WAYNE TWP



STUDY AREA



"a"



0 0.02 0.04 0.08 Miles

H	2
M	

# Criteria "a", "b", "h" & Section 3

Block 89

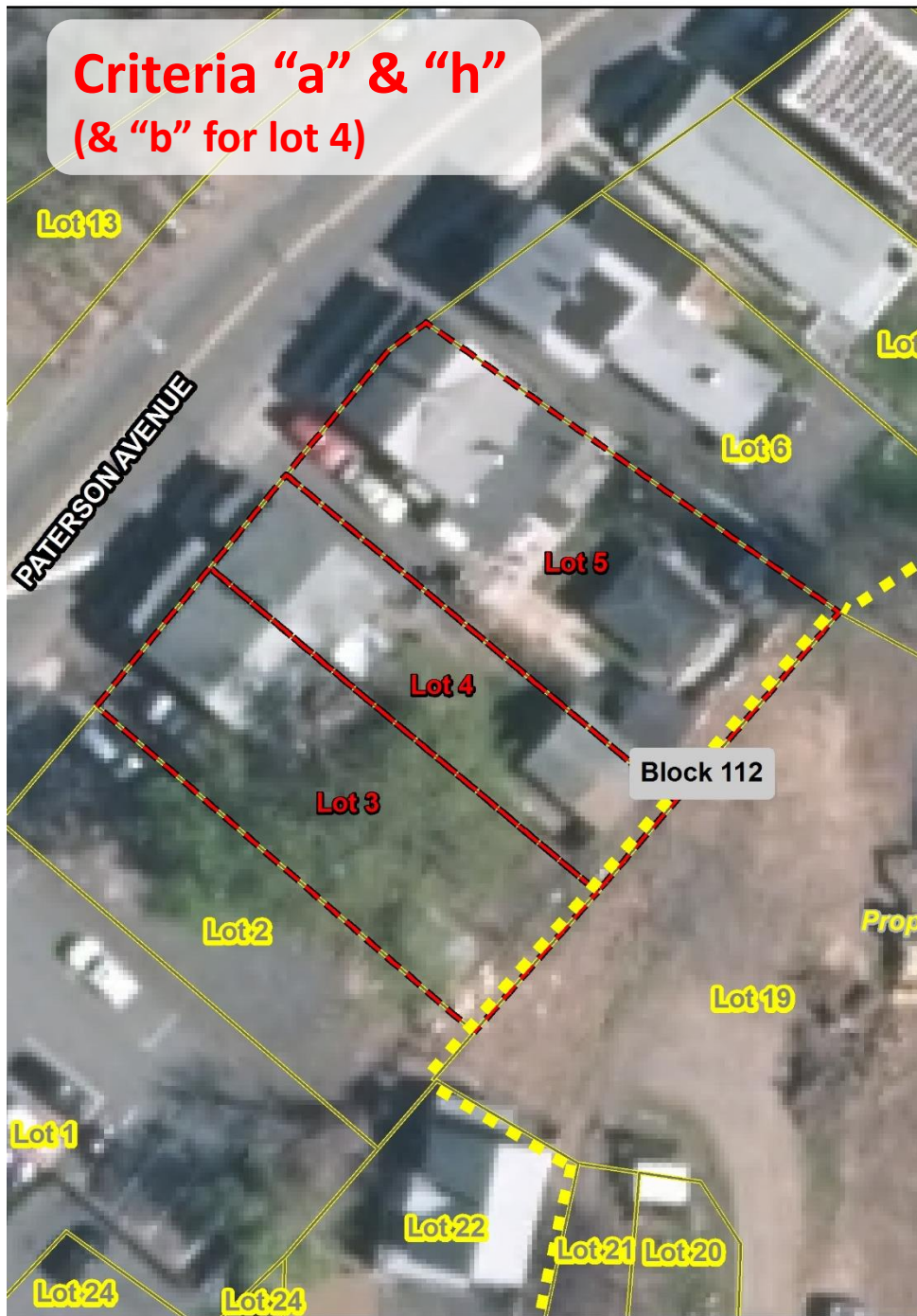


## Criteria "a" (& "b")

- Condition of diner building is poor with poor roof, missing boarded up windows and door, and cracks in masonry
- Diner building is abandoned
- Access drive in rear in poor condition
- Obsolescent site due to design and specific original intent.



## Criteria "a" & "h" (& "b" for lot 4)



## Criteria "a" (& "b" for lot 4)

### LOTS 3 & 5

- INTERIOR – In need of new roof, cracks in walls, no working kitchen or utilities, limited SF on each floor, rooms lack light and ventilation
- EXTERIOR – cracks in foundation, windows rotting and broken, siding in poor condition, stairs in severe disrepair, driveway in poor condition, sidewalks in poor condition

### LOTS 4&5

- INTERIOR – water damage

### LOT 5

- EXTERIOR – debris and garbage



# Criteria "b" Abandoned non-residential buildings



## Criteria “b”, “d”, “h” & Section 3

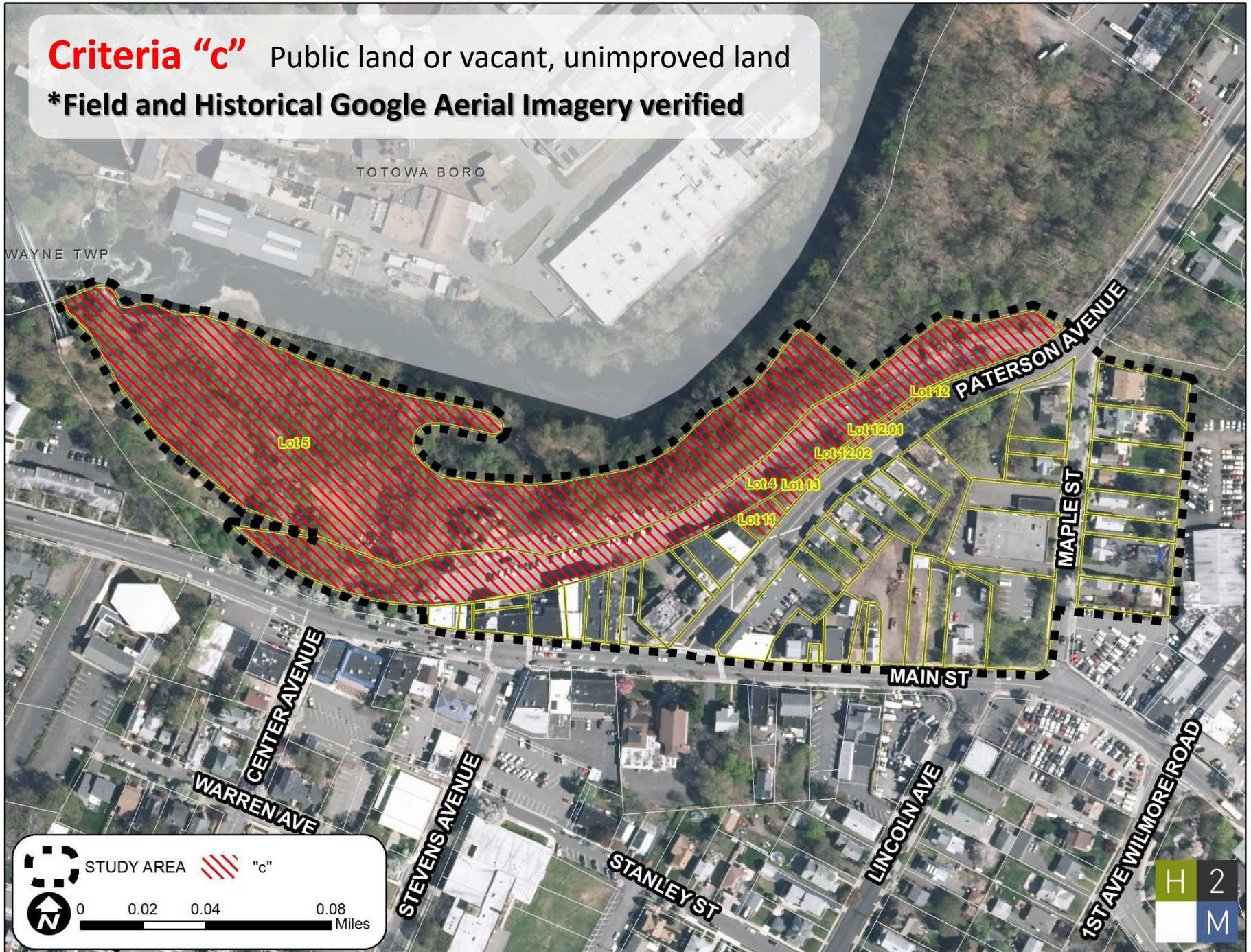


## Criteria “b” (& “d”)

- Condition of building is poor with poor roof, cracks in masonry, interior lacks insulation, and ceilings in generally poor condition
- Commercial operations within building ceased operations about 1 year ago
- Obsolescent site due to design and specific original intent.
- Non-conforming use

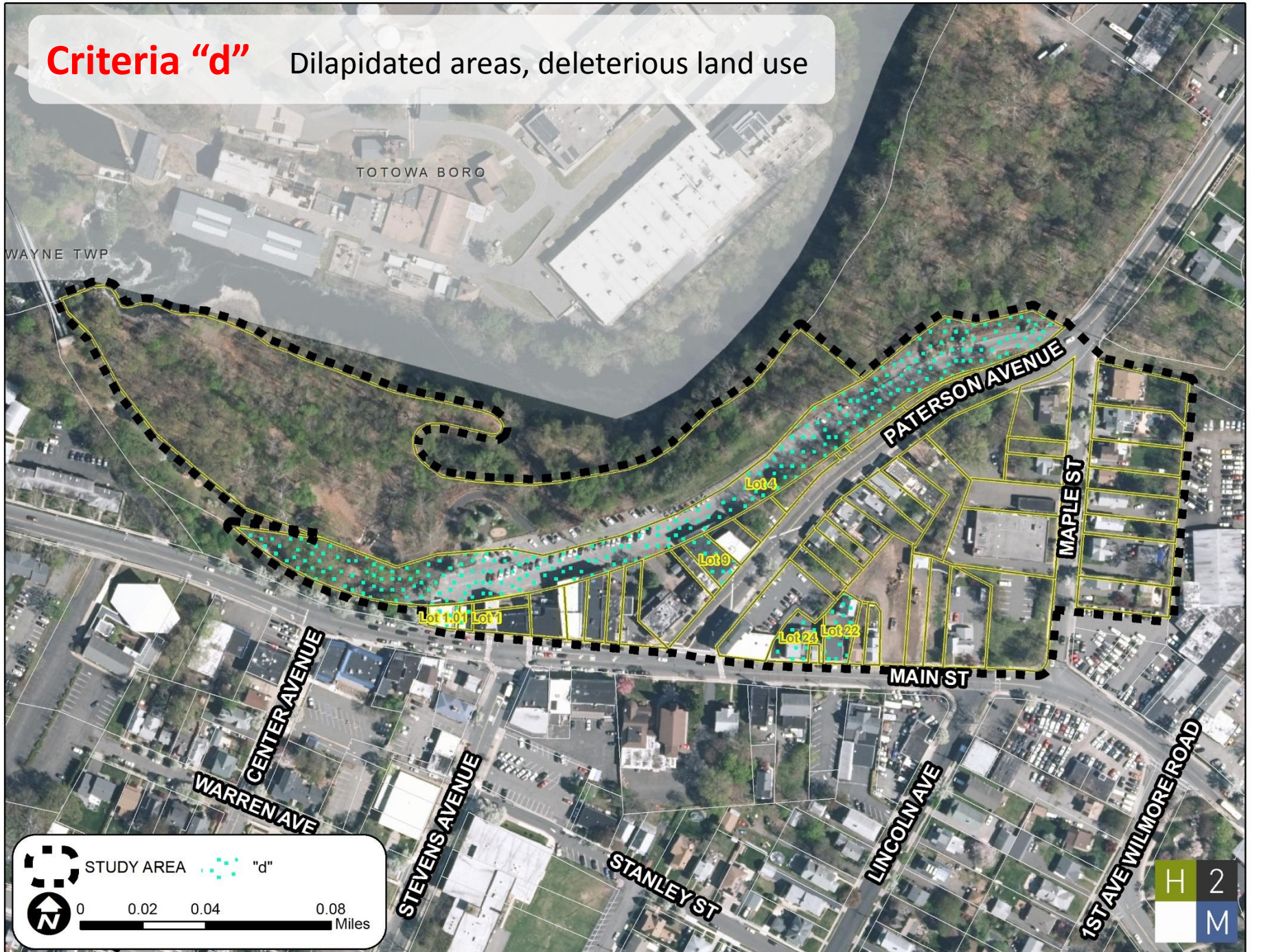


**Criteria "c"** Public land or vacant, unimproved land  
**\*Field and Historical Google Aerial Imagery verified**



# Criteria "d"

Dilapidated areas, deleterious land use





## Criteria “c” ,“d” & “h”



## Criteria “d”

- Faulty arrangement and obsolete layout:
- Ingress/egress has difficult line of sight because of roadway geometry
- Lack of substantial parking wayfinding signage
- No sidewalks connecting to parking lot
- Stripping has faded

Lot 5

# Criteria "d" & "h"

Block 89

Lot 4

Block 111

Lot 1.01

Lot 1

Lot 2

MAIN ST

STEVENS AVENUE

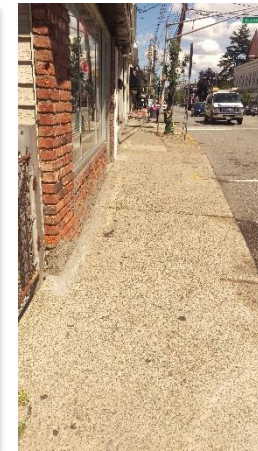
# Criteria "d"

## LOT 1

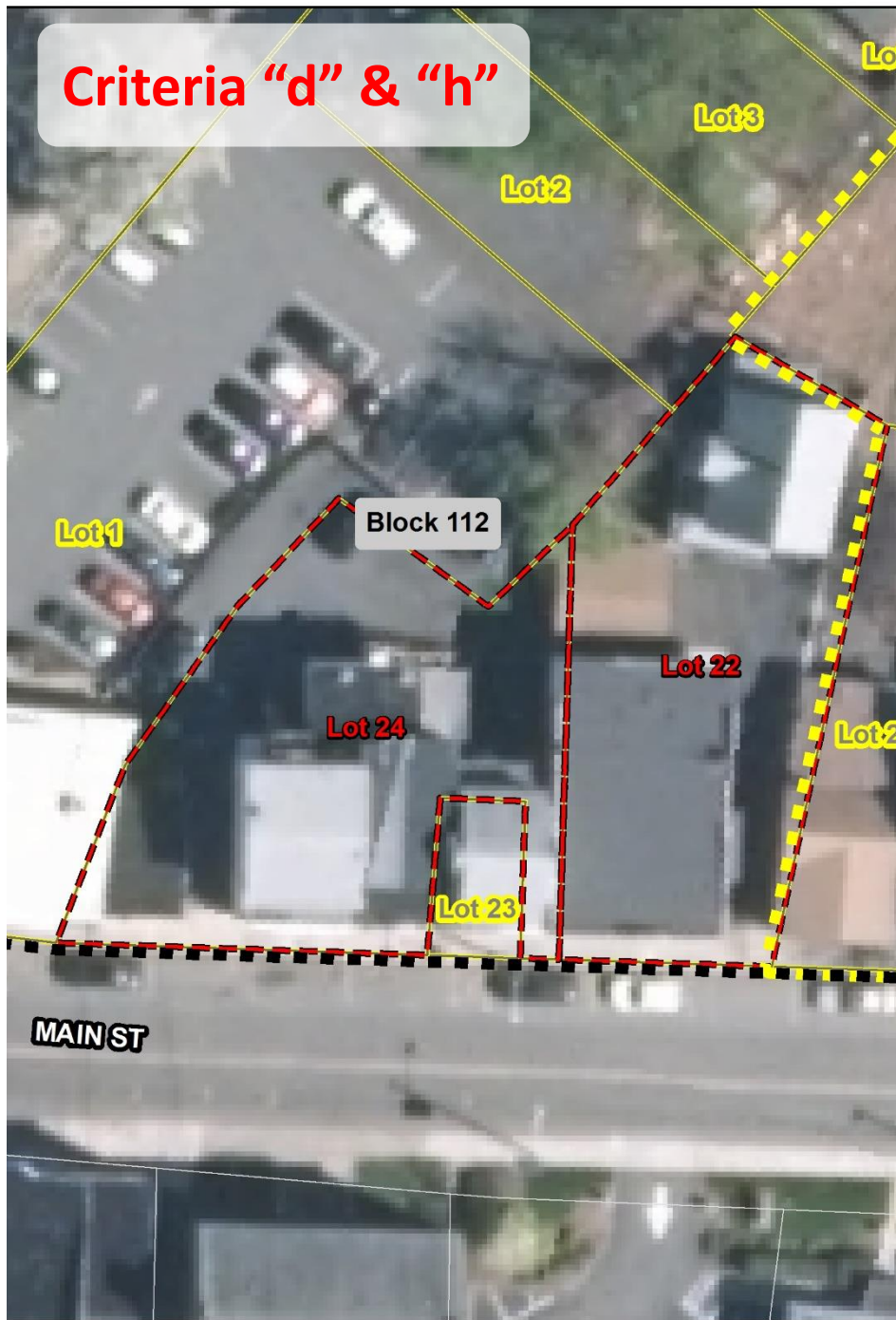
- Lot does not meet bulk requirements
- Sidewalk is narrow – potential threat to pedestrians

## LOT 1.01

- Non-permitted use
- Does not have a minimum of 2 stories on Main St., required by zoning
- Lot does not meet bulk requirements
- Sidewalk is narrow – potential threat to pedestrians



## Criteria “d” & “h”



## Criteria “d”

### LOT 22

- Faulty arrangement and obsolete layout:
- 2 principle uses: mixed-use and residential
- Lot does not meet bulk requirements
- Driveway partially located on adjacent lot

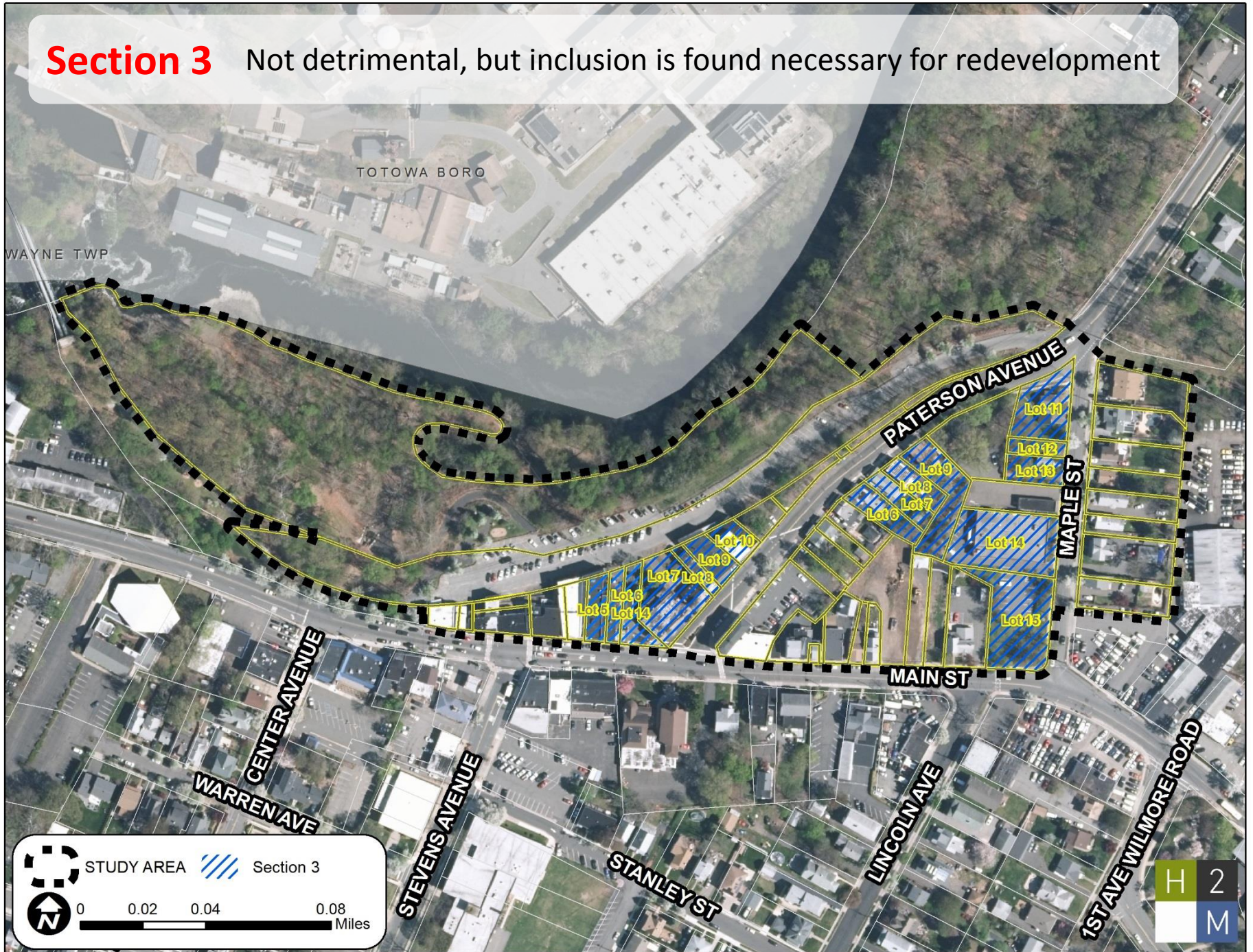
### LOT 24

- Outdated land use principles and obsolete layout:
- 2 principle uses: commercial and mixed-use
- Does not have a minimum of 2 stories on Main St., required by zoning
- Surrounds lot 23



# Section 3

Not detrimental, but inclusion is found necessary for redevelopment



# Redevelopment Criteria Summary

	Block	Lot	Address	Criteria		Block	Lot	Address	Criteria
<b>1</b>	89	4	Main St	c,d,h	<b>22</b>	112	5	30 Paterson Ave.	a,h
<b>2</b>	89	5	Paterson Ave.	c,h	<b>23</b>	112	6	36 Paterson Ave.	h,Sec. 3
<b>3</b>	111	1	104 Main St.	d,h	<b>24</b>	112	7	38 Paterson Ave.	h,Sec. 3
<b>4</b>	111	1.01	106 Main St.	d,h	<b>25</b>	112	8	40 Paterson Ave.	h,Sec. 3
<b>5</b>	111	2,2.01	96-102 Main St.	h	<b>26</b>	112	9	46 Paterson Ave.	h,Sec. 3
<b>6</b>	111	3	94 Main St.	h	<b>27</b>	112	10	50 Paterson Ave.	h
<b>7</b>	111	4	90 Main St.	h	<b>28</b>	112	11,12	60 Paterson Ave.	h,Sec. 3
<b>8</b>	111	5,6,14	86 Main St.	h, Sec. 3	<b>29</b>	112	13	25 Maple St.	h,Sec. 3
<b>9</b>	111	7	3-9 Paterson Ave.	a,b,h,Sec. 3	<b>30</b>	112	14	15 Maple St.	h,Sec. 3
<b>10</b>	111	8	11 Paterson Ave.	h,Sec. 3	<b>31</b>	112	15	32-34 Main St.	h,Sec. 3
<b>11</b>	111	9	15 Paterson Ave.	b,d,h,Sec. 3	<b>32</b>	112	16 *	36-54 Main St.	h
<b>12</b>	111	10	17 Paterson Ave.	h,Sec. 3	<b>33</b>	112	22	56 Main St.	d,h
<b>13</b>	111	11	21 Paterson Ave.	c,h	<b>34</b>	112	23	58 Main St.	h
<b>14</b>	111	12	Paterson Ave.	c,h	<b>35</b>	112	24	60-62 Main St.	d,h
<b>15</b>	111	12.01	27 Paterson Ave.	c,h	<b>36</b>	113	2	12 Maple St.	h
<b>16</b>	111	12.02	29 Paterson Ave.	c,h	<b>37</b>	113	3	16 Maple St.	h
<b>17</b>	111	13	25 Paterson Ave.	c,h	<b>38</b>	113	4	20 Maple St.	h
<b>18</b>	112	1	64-72 Main St.	h	<b>39</b>	113	4.01	24 Maple St.	h
<b>19</b>	112	2	16 Paterson Ave.	h	<b>40</b>	113	5	26 Maple St.	h
<b>20</b>	112	3	26 Paterson Ave.	a,h	<b>41</b>	113	6	30 Maple St.	h
<b>21</b>	112	4	28 Paterson Ave.	a,b,h	<b>42</b>	113	7	32 Maple St.	h
					<b>43</b>	113	8	34-36 Maple St.	h

# Rehabilitation Study

- LRHL directs Governing Body to conduct a Study with or without input from the Planning Board
- Little Falls Council Resolution #[A] 17-04-3-1
- Analyze area to see if meet statutory “criteria”
- Public hearing not required

# Rehabilitation Area Criteria (Simplified)

- 1) a significant portion of structures therein are in a deteriorated or substandard condition;
- 2) **more than 1/2 of the housing stock in the delineated area is at least 50 years old;**
- 3) there is a pattern of vacancy, abandonment or underutilization of properties in the area;
- 4) there is a persistent arrearage of property tax payments on properties in the area;
- 5) environmental contamination is discouraging improvements and investment in properties in the area; or
- 6) **a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.**

# Criteria 2


TOTOWA BORO



 STUDY AREA

 TAX LOT(S)

Housing Stock in Study Area in relation to Rehab. Criteria 2

 Older than 50 yrs old

 N/A

 New Construction



H 2  
M



# Criteria 6

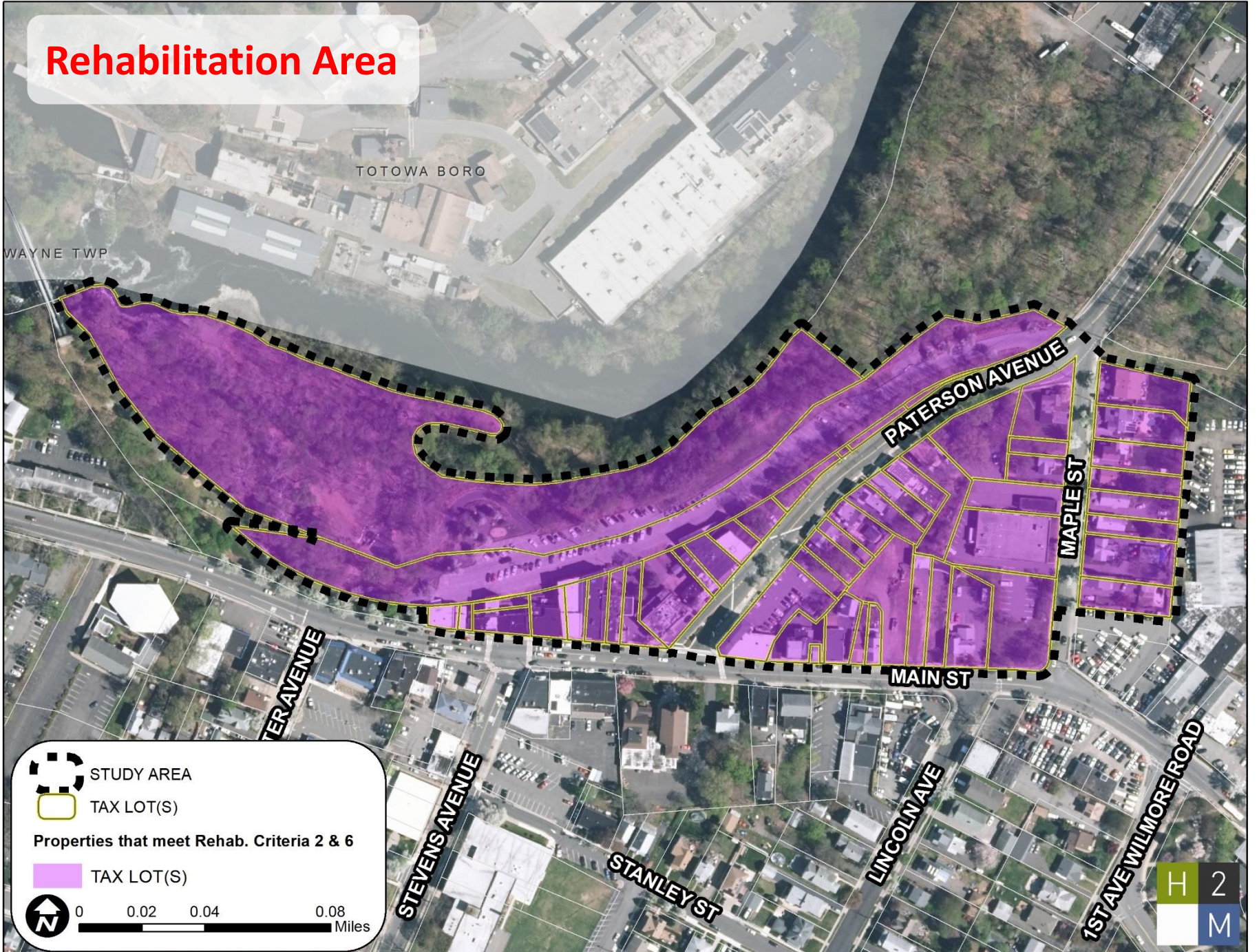
TOTOWA BORO



# Rehabilitation Area

TOTOWA BORO

WAYNE TWP



STUDY AREA



TAX LOT(S)

Properties that meet Rehab. Criteria 2 & 6



TAX LOT(S)



0 0.02 0.04 0.08 Miles

STEVENS AVENUE

STANLEY ST

LINCOLN AVE

MAIN ST

PATERSON AVENUE

MAPLE ST

1ST AVE WILMORE ROAD



# Summary

- Recommend designating 43 properties as:  
“**Non-Condemnation Area in Need of Redevelopment**”
- Recommend designating Rehabilitation Study Area as: “**Area in Need of Rehabilitation**”