

Amendment to the Main Avenue Redevelopment Plan

City of Passaic
County of Passaic
State of New Jersey
September 2021

A handwritten signature in black ink, appearing to read 'Ricardo Fernandez', written over a horizontal line.

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Statutory Basis for the Redevelopment Plan

The Planning Board held a hearing on July 8th 2020 recommending Main Avenue and the surrounding areas be designated as an “Area in Need of Rehabilitation. Resolution 20-07-208 adopted by the City Council of the City of Passaic on July 21, 2020, pursuant to the Redevelopment Law, officially designated these parcels as “An Area in Need of Rehabilitation”. This designation forms the statutory basis for the original plan and this amendment. On October 5th, 2021 the City Council of Passaic passed Resolution 21-10-248 referring the amendment to the Main Avenue Redevelopment Plan to the Passaic Planning Board. The Passaic Planning Board held a public hearing for consistency review of this amendment on October 13th, 2021 and passed a resolution to that effect recommending that the City Council adopt the proposed amendments. The City Council held a hearing for the second and final reading of this amendment and adopted Ordinance on October 19, 2021.

This Redevelopment Plan has been prepared to guide the revitalization of the area.

Section One: Land Use

The designated area is to be redeveloped in a manner that is complementary to the surrounding properties. The goals, objectives and permitted uses are to remain as stated in the original Redevelopment Plan. The architecture and site plan shall be designed in accordance with the standards specified in the existing Redevelopment Plan. Ordinances and other codes apply when not specified in the plan.

The boundaries of MX-1 and MX-2 are reflected in Figure 2. The additional blocks and lots listed in Figure 3 shall be added to the original Plan.

Section Two: Redevelopment/Rehabilitation Activities

1. Review and referral by the Planning Board
2. Public Hearings and actions by the City Council
3. Site Plan approval
4. Developer Selection and Agreements

Section Three: Land Use Development Requirements

Definitions

All terms used shall have the same meaning as defined in the Passaic City Zoning Ordinance unless otherwise stated in the original plan.

Waivers

Variations of the requirements established in this plan may be necessary in specific unusual circumstances or to meet state or federal permits. If this occurs, the Planning Board may grant waivers for specific bulk requirements or design standards if the designated developer demonstrates that the waiver will not impair the intent and purposes of the plan.

Section Four: Maps of Site

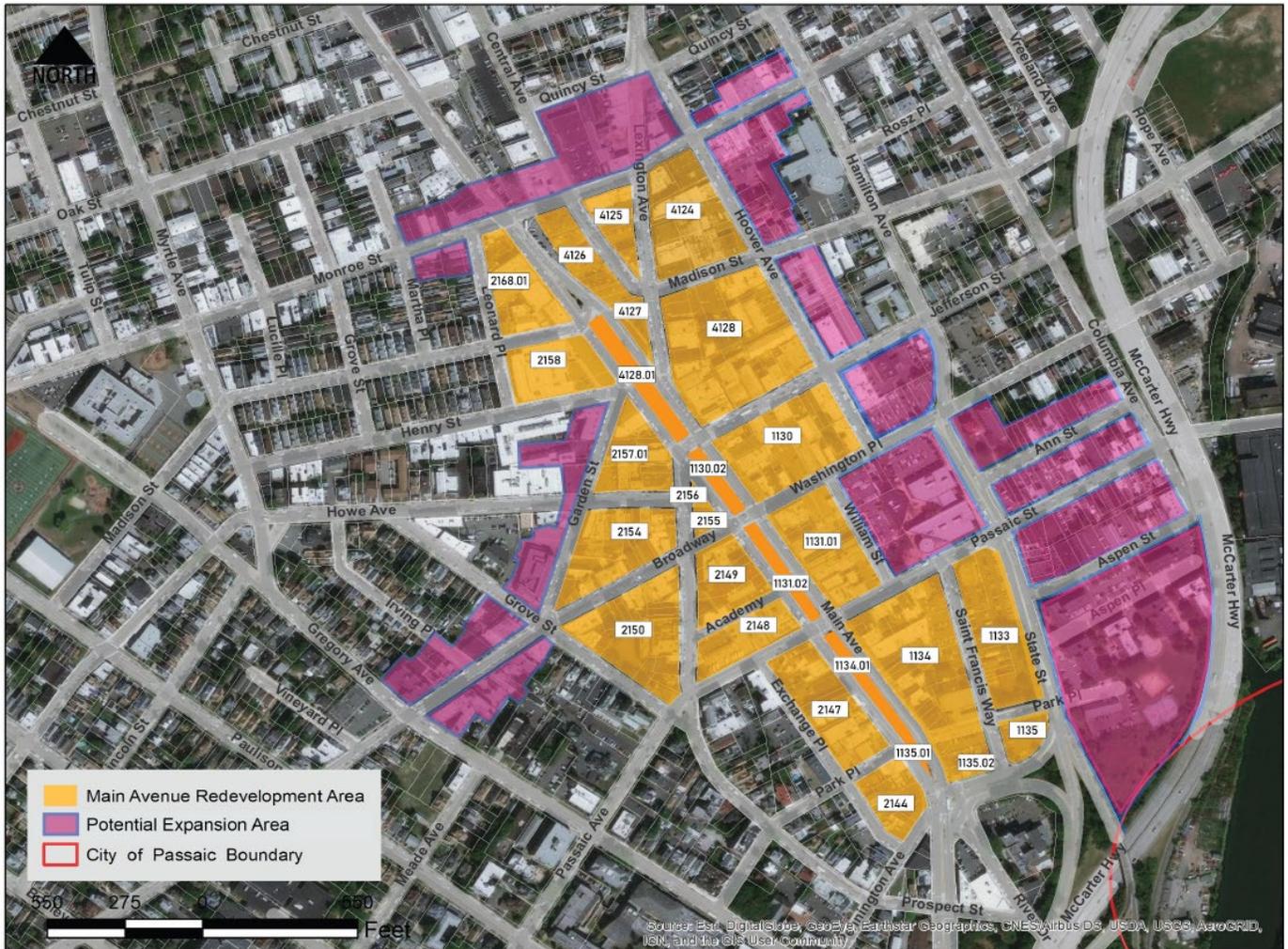


Figure 1: Designated Area of Redevelopment: City of Passaic Tax Map

BLOCK	LOT	ADDRESS
1079	1	1-33 Aspen Place
1079	41	247-249 Passaic Street
1079.01	1	35-51 Aspen Place
1080	20	303- 305 Passaic Street
1080	17	293 Passaic Street
1080	16	291 Passaic Street
1080	14	287 Passaic Street
1080	13	285 Passaic Street
1080	11	
1080	10	279 Passaic Street
1080	8	275-277 Passaic Street
1080	7	273 Passaic Street
1080	5	269- 271 Passaic Street
1080	3	265 Passaic Street
1080	2	263 Passaic Street
1080	1	261 Passaic Street
1080	45	2-6 Aspen Place
1080	44	8 Aspen Place
1080	42	10 Aspen Place
1080	41	14 Aspen Place
1080	36	22 - 24 Aspen Place
1080	34	26 Aspen Place
1080	32	32 Aspen place
1080	30	34-36 Aspen Place
1080	28	38 Aspen Place
1080	27	32 State Street
1080	25	34 State Street
1080	24	38 State Street
1080	23	40 State Street
1080	22	42 State Street
1080	20	303- 305 Passaic Street
1081	1	302- 306 Passaic Street
1081	4	300 Passaic Street
1081	6	296 Passaic Street
1081	7	292- 294 Passaic Street
1081	9	290 Passaic Street
1081	10	288 Passaic Street
1081	23	
1081	11.01	284 Passaic Street

1081	13	282 Passaic Street
1081	14.01	280 Passaic Street
1081	14	41 Ann Street
1081	15	276 Passaic Street
1081	17	272- 274 Passaic Street
1081	19	270 Passaic Street
1081	20	268 Passaic Street
1081	21	266 Passaic Street
1081	22	262 Passaic Street
1084	1	143-165 Washington Place
1084	41	54 Ann Street
1084	40	52 Ann Street
1084	39	50 Ann Street
1084	38	48 Ann Street
1084	36	46 Ann Street
1084	35	42 Ann Street
1084	33	38 Ann Street
1084	32	36 Ann Street
1084	31	34 Ann Street
1084	30	32 Ann Street
1084	29	30 Ann Street
1084	28	28 Ann Street
1084	26	24 Ann Street
1084	27	35 Columbia Avenue
1130.01	13	161 Jefferson Street
1130.01	9	143-159 Jefferson Street
1130.01	1	137-141 Jefferson Street
1130.01	33.01	13-17 Hamilton Avenue
1130.01	33	13-17 Hamilton Avenue
1130.01	31.01	154 Washington Place
1130.01	29.01	158 Washington Place
1130.01	18	162-186 Washington Place
1131	15	197 Washington Place
1131	4	330 Passaic Street
1131	4.01	14-22 William Street
1131	5.01	10-14 William Street
1132	12	191 Washington Place
1132	5	316-336 Passaic Street
2151	19	55 Broadway
2151	17	69-73 Broadway
2151	15	75 Broadway
2151	13	81-83 Broadway

2151	12	85 Broadway
2151	8	89 Broadway
2151	1	99 Broadway
2152	28.01	68-74 Broadway
2152	36	76 Broadway
2152	38	80-86 Broadway
2153	17	33-35 Howe Avenue
2153	18	25 Garden Street
2153	25	3-23 Garden Street
2157	55	57 Garden Street
2157	51	49 Garden Street
2157	47	30 Howe Avenue
2160	36	90 Broadway
2160	40	98 Broadway
2160	43	272 Gregory
2168	8.01	345 Monroe Street
2168	8.02	43 Leonard Place
2168	8.03	41 Leonard Place
2168	8.04	39 Leonard Place
2168	1	28 Martha Place
2168	36	26 Martha Place
2168	34	24 Martha Place
2170	20	348 Monroe Street
2172	16	777 Main Avenue
2172	18	775 Main Avenue
2172	19	771 Main Avenue
2172	22	352 Monroe Street
2172	24	354 Monroe Street
2172	25	356- 358 Monroe Street
2172	27	360-362 Monroe Street
4111.01	44	41-49 Central Avenue
4118	9	776 Main Avenue
4118	11	780-792 Main Avenue
4120	1	36 Central Avenue
4120	14	53-59 Lexington Avenue
4120	15	61-91 Lexington Avenue
4120	28	171 Quincy Street
4120	24	95 Lexington Avenue
4120	25	99 Lexington Avenue
4121	9	72-74 Lexington Avenue
4121	6	300 Monroe Street
4121	1	84 90 Lexington Avenue

4121	8	78-80 Lexington Avenue
4121	5	82 Lexington Avenue
4122	11	294 Monroe Street
4122	40	290 Monroe Street
4122	13	286 Monroe Street
4122	15	278 Monroe Street
4122	19	274 Monroe Street
4122	21	270 Monroe Street
4122	24	268 Monroe Street
4123	14	265 Monroe Street
4123	11	273 Monroe Street
4123	10	279 Monroe Street
4123	7	281 Monroe Street
4123	4	287 Monroe Street
4123	1	291 Monroe Street
4123	65	76-80 Hoover Avenue
4123	51	72 Hoover Avenue
4123	49	68 Hoover Avenue
4123	47	66 Hoover Avenue
4123	46	64 Hoover Avenue
4123	45	196 Madison Street
4123	44	193 Madison Street
4123	43	190 Madison Street
4129	28	38-56 Hoover Avenue
4129	26	36 Hoover Avenue
4129	25	168 Jefferson Street
4129	23	164 Jefferson Street
4129	21	160 Jefferson Street

Figure 3: Additional List of Blocks and Lots to be added to the Main Avenue Redevelopment Plan

Section Five: Relation to Other Plans

5.1 New Jersey State Development and Redevelopment Plan (SDRP):

The New Jersey State Planning Act was first adopted by the legislature in 1985 (N. J. S. A. 52:18 A – 196 et seq.). The New Jersey legislature declared that the state of New Jersey needs sound and integrated “statewide planning” to: “... Conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a responsible cost while promoting beneficial economic growth, development and renewal...”²

This Plan is consistent and supports the following state planning goals:

Goal #1: Revitalize the State’s Cities and Towns

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide³

5.1.1 Planning Area Classification (SDRP):

The New Jersey State Development and Redevelopment Plan classifies the entire City of Passaic as a Metropolitan Planning (PA1). The general description of PA1 consists of older urban centers such as the City of Passaic and municipalities developed around commuter rail stations. The intent of the State Plan for the Metropolitan Planning Area is to promote strategies to upgrade or replace aging infrastructure, various housing types, retention/ expansion of employment opportunities and Brownfield Redevelopment as stated:

- Providing for much of the state’s future redevelopment;
- Revitalizing cities and towns;
- Promoting growth and compact forms;
- Stabilizing older suburbs;
- Redesigning areas of sprawl; and
- Protecting the character of existing stable communities.

The SDRP provides a Policy Map of the planning area designations for the entire State of New Jersey. Policy map designates Passaic County including the City of Passaic as being a part of the proposed Regional Center.

The SDRP Goals, Planning Classification and the Center Designation further demonstrates this Redevelopment Plan effectuates the above goals. This Plan builds on the existing, thriving community centered around the City’s Central Business District. The Plan will expand the City’s housing stock, promote dense, mixed-use development that engages and respects the area’s historic resources. The Plan seeks to create a lively, inviting streetscape and built environment that will spur economic growth in the area.

5.2 City of Passaic Master Plan:

The **Master Plan’s Introduction** establishes the framework of the Plan as stated, “The City of Passaic is 3.25 square miles located in Passaic County, NJ. Passaic has always been a City of immigrants. Cultural and ethnic diversity new residents, businesses, and consumers expand every year. This diversity has contributed

to the City's unique land use characteristics. The City of Passaic can be characterized as a mature urban community. This requires a planning approach that takes into account the built environment."

This Plan is consistent and supports the following City of Passaic Master Plan goals and objectives:

Master Plan Section 2:

Pertaining to Housing and Related Issues:

- To rehabilitate where practical or demolish and rebuild all currently vacant dwellings
- To encourage private rehabilitation of units
- To utilize available public funds to rehabilitate substandard units
- To encourage new middle and upper income housing
- To increase the number of housing units to at least match the increase in population
- To allow and encourage significantly higher density housing in the immediate area around the train station

Pertaining to Land Use

- To change and/or alter the zoning around the train station to allow and encourage high density residential or mixed use development
- To provide for an efficient development approval process

Pertaining to Other Issues

- To recognize that significant portions of Passaic's population utilize mass transit (bus and rail) and to seek improvements in the convenience, frequency, safety, speed, and aesthetics of mass transit systems
- To upgrade the pedestrian system through the systematic replacement, and where needed, widening of sidewalks
- To continue to upgrade the city's sanitary sewer and roadway infrastructure
- To work with Passaic County on ways to upgrade the County Roads including the curbs and sidewalks

Master Plan Section 7.2 Parking:

"7.2.C Multi Family R-3 and Parking C-R commercial/residential: These types of neighborhoods typically require less parking than single use areas... the sidewalk system and the availability of public transportation allow some residents to live without an automobile. This is reflected in the 0.45 vehicles per household ...of city renter occupied housing units."

The Master Plan also includes the following goals and objectives from the **City's Five (5) Year Consolidated Plan, dated July 2010:**

- To retain housing and preserve neighborhoods by increasing the supply of standard housing affordable to lower income households
- Increase the supply of affordable housing through new construction
- Assist interested renters in becoming first-time homebuyers
- Improve the safety and livability of neighborhoods
- Increase access to quality public facilities and services

A review of the updated **2019-2023 Five Year Consolidated Plan** include the following goal and objective:

- Increase the City’s tax base through rehabilitation and construction of residential, commercial, and industrial structures.
- Provide the City with a comprehensive and long-term development strategy that will serve as a base for continuing planning, cooperation, collaboration, and coordinated development programs.
- Increase the supply of affordable housing for low and moderate income households.

City of Passaic Master Plan Economic Development Element 2015

The Economic Development Element expands and focuses specifically on areas for rehabilitation and redevelopment. The Plan supports the following excerpts from the Master Plan:

“Goal 3: Provide for an environment that will attract new businesses to the industrial and redevelopment areas”

Objective 3A: Encourage property owners to improve visual appearance and aesthetics

Strategy 1: Offer incentives and enforce ordinances to encourage owners to maintain property and improve building facades

Objective 3B: Continue to upgrade and improve the City’s infrastructure

Strategy 1: Invest in transportation, water, sewer and high-speed internet Networks, especially in and around the redevelopment areas”

5.3 Passaic County Master Plan

This Plan is consistent and supports the following County of Passaic Master Plan goals and objectives:

2008 Corridor Enhancement Program

The corridor enhancement program collects fees from developers along the identified corridors – Main Avenue being one of these corridors – which are then used to “provide a safer and more attractive corridor environment while encouraging alternative modes of travel.” This goal is consistent with this Plan.

2012 Transportation Element

The County’s Transportation Element provides four broad goals:

- Bring the County’s transportation system in line with current and anticipated future needs;
- Help the County become more transit-friendly and reduce reliance on the automobile;
- Integrate transportation with local land-use plans to better support each community’s vision for its future;
- Work toward the creation of “Complete Streets” so that our roadways better serve all users, including pedestrians, bicyclists, transit users, senior citizens, and persons with disabilities.

These goals are highly consistent with this Plan. The Plan seeks to harmoniously integrate the Redevelopment Area’s roles as a transportation corridor, economic center, and thriving neighborhood.

Such an approach necessitates increasing transit use, improving vehicular circulation and parking systems, integrating land use and transportation planning, and adopting Complete Streets principles.

5.4 Adjacent Municipalities Master Plans

5.4.1 Borough of Wallington

The Borough's first and only Master Plan was adopted in 1979 and last reexamined in 2006. This Plan is consistent with the goals of their Master Plan which include:

- To control redevelopment so that it is compatible with, and/or enhances, existing land use and is in accordance with the Master Plan
- To promote industrial and commercial uses within the Borough that will provide services, amenities and employment to local residents
- To provide a variety of transportation to meet all citizens' needs
- To provide adequate housing to meet the needs of the existing population
- To direct or aid in the general upgrading of buildings and neighborhoods where this is needed
- To provide a diversity of housing to meet the needs of all age groups, income levels, sexes, minorities, handicapped and varying sized families

The Borough amended its Land Use Plan in 2013 to convert its Planned Commercial Zone into a Commercial Business Zone. In doing so, it expanded the permitted uses in the zone and revised standards to significantly increase development density while still being mindful of nearby residential areas. The revisions, which include allowing multiple uses and principles structures on one lot, increased maximum building height, and lower parking minimums, are consistent with the goals and standards of this Plan.

In 2020, the Borough again amended its Land Use Plan to include three sites in the Borough under a new land use category: Affordable Housing Inclusionary Development. Consistent with this Plan's goal to provide a diverse housing stock, this new land use category seeks to provide affordable housing in the Borough in compliance with the Borough's court settlement to satisfy its Mount Laurel obligations.

5.4.2 City of Paterson

The City of Paterson's 2014 Master Plan is intended to serve as the blueprint for the development and growth of the City going forward. The Master Plan sets the foundation for land use regulations such as zoning and design standards as well as provides a basis for other efforts in the City through the following goals that are consistent with this redevelopment plan:

Pertaining to Land Use

- To provide for an appropriate mix of land uses, balancing the needs for residential, commercial, and industrial lands, with needs for civic uses and open space & recreation
 - To the extent feasible, remove regulatory barriers that hinder the implementation of appropriate development projects
 - Address obsolete industrial uses that border residential or commercial zones
 - Encourage mixing of compatible uses
 - Provide for sufficient space for future residential growth

- To address the problems associated with vacant and abandoned properties
 - Identify troublesome vacant and abandoned properties
 - Encourage adaptive reuse of obsolete buildings
 - Repurpose abandoned industrial facilities for modern uses
 - Streamline the process for acquisition of problem properties
 - Demolish existing abandoned structures that are beyond rehabilitation
 - Encourage the redevelopment of vacant properties
 - Promote infill housing development
 - Develop pocket parks and open spaces

- To coordinate transportation infrastructure with land use and development
 - Promote density and mixed uses (office, residential, retail) around both existing and proposed transportation hubs

- To facilitate the revitalization of the downtown of the City
 - Provide new housing opportunities
 - Provide space for office/commercial use
 - Utilize existing vacant space in the upper floors of buildings
 - Address excessive parking standards

Pertaining to Housing Goals

- To provide for a variety of housing types that will attract and retain a mix of residents from various socio-economic backgrounds
 - Address projected future population growth without impairing the character of existing neighborhoods
 - Meet demand for multi-family housing
 - Convert vacant and abandoned properties into new homes
- To increase the supply of affordable housing
 - Provide affordable housing options to meet the needs of residents
 - Provide affordable housing options amongst mixed income neighborhoods
- To provide opportunities for the construction and/or rehabilitation of affordably priced market rate housing
 - Consider conversion of vacant industrial buildings to residences
 - Utilize space in the downtown of vacant upper floors for housing
 - Promote infill housing development on vacant properties
 - Allow for sufficient housing density in appropriate areas to meet market demand
 - Address off-street parking requirements for multi-family housing
 - Address environmental concerns of rehabilitation of contaminated properties

5.4.3 City of Clifton

In its 2008 Master Plan Re-examination Report, Clifton enumerates its goals, which are consistent with this Redevelopment Plan. These goals include:

- Maintaining and enhancing its housing stock

- Affirmatively addressing its low-and moderate-income housing obligation
- Protecting its historic sites and districts
- Reusing and rehabilitating commercial and industrial uses, and
- Revitalizing older business areas and its Main Avenue into pedestrian-friendly downtown business districts

5.4.4 City of Garfield

Along with an extensive community profile, Garfield's 2002 Master Plan and its' 2014 Reexamination report also includes the City's Land Use and Recreation Plans, where the City enumerates its goals. These goals are consistent with this Redevelopment Plan. These goals include:

- Promote the continued maintenance and rehabilitation of the City's housing stock
- Continue efforts to promote the revitalization of the commercial corridors by defining their functional role in the City through an appropriate mixture of activities and facilities to serve the community
- Maintain and enhance existing areas of stability in the community by encouraging the proper relationship between land uses and establishing areas with a uniformity of purpose

5.4.5 Borough of Rutherford

The Borough adopted its current Master Plan in 2007 and most recently reexamined it in 2018. In its Reexamination Report, the Borough reaffirmed all of its goals and objectives. This Plan is consistent with the Borough's goals and objectives, which include:

- Capitalize on the downtown's growing role as a transportation hub and provide for an attractive, vibrant, and easily accessible downtown that will support quality mixed-use and business enterprises that contribute to the Borough's economic base and quality of life.
- Maintain a balanced stock of quality housing that provides housing options for all generations, serving both existing and new residents.
- Maintain the Borough's diversity.
- Maximize circulation and mobility options for local and regional trips while ensuring that regional transportation projects will improve the overall quality of life in the Borough.
- Promote aesthetically pleasing human scale development that recognizes the character of traditional New Jersey towns.
- Preserve historically and architecturally significant structures.
- Preserve the Borough's natural resources to protect water quality, manage storm water, reduce the potential for flood damage, protect endangered habitats, and provide open space.
- Encourage and support policies and actions to reduce the introduction of harmful greenhouse gasses by reducing sprawl and encouraging green buildings, promoting alternate means of transportation including walking, biking, and public transit, preserving open space and wetlands, and participating in the NJMC renewable energy district.

- Create land use districts and standards that are clear and concise and leave no doubt as to the intended location and intensity of the land use.
- Encourage mixed uses in the downtown that support pedestrian activity, human interaction, public safety, mass transit, and easy access to goods and services.
- Strengthen the harmony and appearance of the downtown streetscape by encouraging restoration of classic buildings that have been inappropriately altered and ensure that all new construction and alterations fit harmoniously within the framework established by the historic and classic architectural character of the downtown
- Encourage a mix of quality commercial uses, retail, entertainment, dining, and upper story residences in the downtown area to create vibrancy and to serve local and regional markets.
- Encourage commercial development and retrofitting that emphasizes quality architecture, shared access and parking, transit friendly facilities, pedestrian circulation, appropriate intensification of buildings, and extensive landscaping; and which avoids oversized parking areas, light pollution, and multiple and uncontrolled highway access points.
- Improve the function of problem intersections and roadway segments through the implementation of creative engineering, land use and design techniques.
- Manage traffic and pedestrian issues and ensure adequate parking in the downtown and in adjoining residential neighborhoods.
- Encourage the continued use of historic resources and facilitate their appropriate reuse to stabilize and improve property values and discourage the unnecessary demolition of historic resources.