

**BOROUGH OF BERGENFIELD  
PUBLIC NOTICE**

**ORDINANCE 25-2653**

**AN ORDINANCE OF THE BOROUGH OF BERGENFIELD, COUNTY OF BERGEN,  
STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 243  
LOT 20 – 150 SOUTH WASHINGTON AVE.**

was introduced at a Public Meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, State of New Jersey, on Tuesday, October 21, 2025 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the Borough Hall Council Chamber, located at 198 N. Washington Avenue in Bergenfield, 3<sup>rd</sup> Floor, on Thursday, November 6, 2025 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement is to “adopt a redevelopment plan setting the standard for the construction of buildings and other improvements at Block 243 Lot 20 – 150 South Washington Avenue,” as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey or downloaded from the borough website at [www.bergenfield.com](http://www.bergenfield.com).

Marie Quiñones-Wilson, RMC  
Borough Clerk

**BOROUGH OF BERGENFIELD  
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**ORDINANCE 2025-2653**

**AN ORDINANCE OF THE BOROUGH OF BERGENFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY  
ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 243 LOT 20 – 150 SOUTH WASHINGTON AVE.**

**WHEREAS**, by Resolution No. R-25-170 adopted on May 20, 2025 the Mayor and Council of the Borough of Bergenfield authorized the Bergenfield Planning Board to undertake a preliminary investigation to determine whether certain properties known as Block 243, Lot 20 (hereinafter “150 South Washington Avenue Redevelopment Plan”) on the Official Tax Map of the Borough of Bergenfield qualified as an Area in Need of Redevelopment without condemnation in accordance with the criteria set forth on the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 et seq. (hereinafter “Redevelopment Law”). For the reasons stated therein: and,

**WHEREAS**, by Resolution No. R-25-001 adopted on July 28, 2025, the Mayor and Council determined Block 243, Lot 20, qualified as “an area in need of redevelopment” without condemnation in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5; and

**WHEREAS**, notice of the determination was served within 10 days after the determination upon all record owners of property located within the delineated areas whose names are listed on the tax assessor’s records, and the Commissioner of the Department of Community Affairs; and,

**WHEREAS**, in August and September of 2025 a redevelopment plan entitled “150 South Washington Avenue Redevelopment Plan”, containing certain parcels in the 150 South Washington Avenue Redevelopment area was prepared by the Borough planning consultant, Neglia Group and presented to the Mayor and Council; and

**WHEREAS**, the redevelopment plan provides a broad overview for the planning, development, redevelopment, and rehabilitation of the Borough for purposes of revitalizing these portions of the Borough of Bergenfield Township; and

**NOW, THEREFORE BE IT ORDAINED, that**

**Article II (Definitions) §18-2 (Words and Terms Defined)** is hereby amended and supplemented to add the following new definitions:

**MIXED USE DEVELOPMENT:** The development of a neighborhood, tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, and recreation, in a compact urban form.

**MAKE READY PARKING:** Make Ready parking shall mean a parking space that is equipped with the necessary electrical infrastructure to easily accommodate electric vehicle (EV) charging stations in the future.

**PEDESTRIAN SCALE:** The relationship of a particular building, in terms of mass and scale to a pedestrian.

**POP-OUT / PORTRUSION:** A portion of the primary building facade that projects into the building setback.

**REDEVELOPER:** Any person, firm, corporation or public entity that shall voluntarily seek and is designated as a Redeveloper by the Mayor and Council and shall enter into a Redevelopment Agreement in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**BE IT FURTHER ORDAINED, that**

**Article VI Chapter 186 (Land Development) is hereby added as follows:**

**168-5 150 South Washington Avenue Redevelopment Area**

**a. Permitted Uses**

1. Permitted Principal Uses.
  - a. Multifamily residential above ground floor
  - b. Mixed-Use with ground floor commercial
    - 1) Cafes, restaurants, and other businesses serving food on the premises, on the ground floor of a mixed-use building.
2. Permitted Accessory Uses.
  - a. Private indoor amenities accessory to the residential uses, such as community rooms, lobby areas, or similar;
  - b. On-site surface parking to serve residential use, parking underneath the buildings at grade, and surface parking;
  - c. Private outdoor amenities connected to the residential buildings and located above grade, including common area terraces and rooftop common areas;
  - d. Solar canopy array or roof mounted systems;
  - e. Stormwater management/flood storage systems;
  - f. Signage;
  - g. Generators; and
  - h. Public utility uses.

**b. Bulk Requirements**

1. Minimum Lot Area: 29,500 square feet
2. Minimum Lot Width: 145 feet
3. Minimum Lot Depth: 200 feet
4. Minimum Front Yard: 20 feet
5. Minimum Rear Yard: 15 feet
6. Minimum Side Yard (one): 10 feet
7. Minimum Side Yard (both): 20 feet
8. Maximum Residential Density: 45 units
9. Minimum Affordable Housing: 20% of residential units shall be affordable

10. Maximum Building Height: 46 feet / 4 stories
  - a) Building height shall mean the measurement of distance from the midpoint of the curb elevation to the roof deck elevation.
11. Maximum Lot Coverage (Building): 70%
12. Maximum Improved Lot Coverage: 90%

**c. Parking Requirements**

1. 1.35 spaces per unit
  - a. A maximum of 6.5% of parking spaces may be tandem.
  - b. A maximum of 25% of parking spaces may be compact. Compact spaces shall not be smaller than 8 feet x 18 feet.
  - c. On-site parking stalls are intended for residential use only.
2. Drive aisles must be a minimum of 24 feet for two-way traffic.
3. Macadam pavement shall be provided for the ground level parking.
4. Concrete block walls shall be incorporated to separate the parking area from the residential amenity rooms.
5. All ground level parking along all sides of the subject property line shall be screened with a fence, retaining wall, or landscaping for visibility purposes. Stilts shall be provided throughout the parking structure to support the main building and shall use different materials aside from the main building materials.
6. The developer shall provide a Traffic Study which includes the potential on-street parking impact of the Redevelopment Area on adjacent South Washington Avenue, to the satisfaction of the Planning Board Engineer.
7. A Traffic Circulation Plan shall be provided depicting the turning radius of emergency vehicle routes around the site. No truck circulation traffic or parking shall interfere with any surrounding on-street parking, driveways, or rights-of-way. All off-street parking shall likewise be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
8. Fire lanes and restricted parking areas shall be provided as directed by the Borough Fire Official prior to approval of site plan.
9. All driveways and parking spaces located on the property shall be maintained by the owner.

**d. Design Standards**

1. The intention of this Redevelopment Plan is that the façades of all buildings are constructed and designed with brick veneer as the predominant building material. EIFS (Exterior Insulating Finishing Systems), vinyl siding, blank tilt-up concrete panels, artificial stone, and brick-face veneer ("Permastone" & "Brickface") and other similar façade materials may not be used within this Redevelopment Area. Similarly, jumbo brick and concrete block of any type are not permitted as façade materials within this Redevelopment Area.

2. Roof projections shall be incorporated into design for and bay windows which to add scale & texture to the building façade.
3. The building shall be designed to be attractive and inviting when viewed from all transit, vehicular, and pedestrian pathways within the redevelopment area and from vantage points outside of the redevelopment area.
4. Decorative wall light fixtures shall be located along the ground level of the building at a pedestrian scale on either side of the residential lobby doors. All outdoor lighting shall be LED and lighting shall be shielded down.
5. There shall be alternating setbacks along the entire building frontage in order to create recessed areas to break up the mass of the building.
6. Windows and doors shall comprise of glass material and arranged in an organized manner and windows for residential units shall be functional.
7. Building trash and recycling collection areas shall be fully contained within the building; no exterior dumpsters or similar containers are permitted.
8. All rooftop mechanical equipment shall be screened from view on the adjacent right of ways or faced in a material harmonious to that used in the façade of the building.
9. A buffer shall be provided within the required minimum front yard setback. If sunlight and growing conditions allow, the buffer should include a mixture of deciduous and evergreen plantings. Where vegetation cannot be expected to survive, an attractive fence or masonry wall should be provided to serve as a year-round visual screen.

#### **e. Signage**

1. Signs shall be consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture and depth;
2. Sign illumination design and sign area shall be consistent throughout the project;
3. The street address of the building shall be displayed on the front façade or front door of each use so that it is clearly visible from the adjoining right-of-way;
4. Window signs may consist of lettering and graphics which shall be limited to the name of the business occupying the commercial space/store front and similar information.
5. No electrical wiring associated with a sign shall be visible to public view;
6. Signs may be lit from gooseneck fixtures, backlit halo, or up-lights. Internally lit signs and box signs are prohibited;
7. During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution, and public entity officials (where applicable) shall be permitted. The sign area shall not exceed fifty (50) square feet;
8. Prohibited Signage:
  - a. Internally or externally illuminated box signs;
  - b. Electronic message boards – including those that have flashing or animated signs; spinners, pennants, reflective materials that sparkle or twinkle;

- c. LED TVs in windows for advertising, rope lighting around windows;
- d. Roof signs, billboards, signboards;
- e. Posters, plastic or paper, that appear to be attached to the window;
- f. Pole signs;
- g. Free-standing signs;
- h. Fluorescent and/or glowing paint for any signage or building within the Redevelopment Area;
- i. Waterfall style awnings, or plastic awnings;
- j. Product advertising signage of any kind. Product advertising is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches, or other street furniture associated with the development of the project. Nothing in this paragraph shall be deemed to prohibit either lamppost mounted seasonal banners or traditional holiday decorations.

#### **f. Phasing Plan**

1. The designated redeveloper shall, as part of the site plan application to the Planning Board, provide a phasing schedule for the project. All components of the phasing plan shall be reviewed and approved by the Planning Board.

#### **g. Traffic Study**

1. The Redeveloper shall provide a Traffic Study, which includes the potential on-street parking impact of the Redevelopment Area on South Washington Avenue at the time of the site plan hearing before the Planning Board, and shall address the traffic impact of the proposed development on the Borough's traffic circulation and roadways, as well as access to the site in accordance with the Borough, Residential Site Improvement Standards ("RSIS"), and any applicable New Jersey Department of Transportation (the NJDOT") regulations.

#### **h. Borough of Bergenfield Streetscape Standards**

1. Street Trees: Street Trees shall be planted in either grates or open landscape areas. Trees planted in open landscape areas shall have a minimum of 4' x 8' area. Street trees shall be provided at intervals of approximately 30 to 35 feet along each side of all streets. Spacing requirements are as follows:
  - a. If tree grates are installed, they must be 4' x 4' or 5' x 5' cast iron, raw cast gray iron finish, "Coho" model grate and frame by Urban Accessories, or approved equal.
  - b. Tree grates should not be planted in front of building entrances in order to permit easy access by the Fire Department.
  - c. Do not plant within bus stops.
  - d. Minimum distance from a streetlight or utility pole to the tree trunk is 25 feet;
  - e. Minimum distance from a stop sign to the tree trunk is 30 feet;
  - f. No street tree shall be planted in a planting strip, between the curb and sidewalk, within 25 feet of the intersecting curb lines of an intersection or within 10 feet of a driveway.

- g. Street trees shall be planted a minimum of 3 ½ feet inside the sidewalk, on or near the right-of-way line. The placement and type of street trees shall be such so as not to interfere with below grade utilities, roadways, sidewalks or streetlights.
  - h. The species of trees planted shall be selected from the recommended Borough's street tree list provided by the Shade Tree Commission.
  - i. Street trees shall be planted at a minimum size of three inches in caliper at the time of planting.
  - j. Newly planted trees shall be monitored for a period of one year to ensure the health of the trees. If the street trees die within the one-year period, the developer/property owner shall replace the dead tree(s). The developer/property owner shall remain liable to replace trees, notwithstanding that the subject premises may have been conveyed to another person or entity.
  - k. Above ground planters may be considered but, only in situations where underground utilities prevent tree pits.
  - l. When tree grates are used they should be planted every 30 to 35 feet along each side of the all streets.
  - m. Tree grates should allow for tree growth and use a suspended pavement system like DeepRoot Silva Cells.
  - n. Management through absorption, evapotranspiration, and interception.
2. Decorative Street Lighting: All lighting fixtures shall incorporate the options of a single hanging basket planter or streetscape banner (one). In addition, placemaking signs shall be incorporated where applicable.
- a. All lighting located on any street shall be Borough of Bergenfield standard pedestrian scale light pole, and fixture, with black finish;
  - b. Lights should be centered between the street trees and a minimum of 3 ½ feet inside the sidewalk, on or near the right-of-way line.
  - c. Street light specifications and location should be included in any site plan review prior to installation to ensure conformance.
3. Street Furniture: Seating should be provided in busier pedestrian nodes or common gathering areas.
- a. Seating should be an amenity to the public and thoughtfully placed within the redevelopment area.
  - b. Seating should not be placed in a manner to obstruct the flow of pedestrian or vehicular traffic.
  - c. Seating should not obstruct the views of signs or displays for businesses.
  - d. All benches shall be DuMor 140-60 and DuMor 140-80.
  - e. Benches shall be placed between street trees where streetlights are not present.
4. Movable Planters: Movable planters shall be encouraged for sidewalks too narrow to accommodate curbside planting areas.

- a. Movable planters shall be placed in areas where pedestrian and vehicular traffic will not be disturbed.
  - b. Movable planters can be used to separate pedestrian areas from vehicular traffic.
5. Bicycle Racks: Bicycle racks should be located in high bicycle traffic areas along pedestrian and vehicular zones. Bicycle racks should be used to encourage the use of bicycles and not placed in areas to restrict views or disrupt pedestrian and vehicular traffic.
  - a. Bike racks should be DuMor 83-00/S-1 or 83-00/S-2 powder coated bike rack. They can be embedment mounted or surface mounted.
  - b. Alternative designs may be approved through the Planning Board during Site Plan Review.
6. Trash Receptacles: Trash receptacles should be placed on each corner and at least one mid-block in areas with high pedestrian traffic.
  - a. Trash receptacles should be a top opening high volume trash receptacle in a black finish. The model to be used shall be DuMor 157-22.
  - b. Businesses with outdoor seating should provide additional trash receptacles near seating areas.
  - c. Trash receptacles with litter and recycling container should be located every other receptacle.
7. Decorative Paving: Paver upgrades to replace existing pavers with a more realistic looking molded paver brick. Paver bands across the sidewalk break up the linear expanse and creates rhythmic cadence down the sidewalk. When decorative pavers are not used, concrete walks should include designed scoring and finishes to improve the appearance of such areas

**SEVERABILITY.** If the provisions of any article, section, subsection, paragraph, subdivision, or clause of this ordinance shall be judged invalid in whole or in part as applied to any particular circumstance or individual by a court of competent jurisdiction, such order of judgment shall not effect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this ordinance.

**REPEALER.** All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies only.

**EFFECTIVE DATE.** This ordinance shall take effect immediately upon final passage and publication as required by law.

**INTRODUCED** October 21, 2025

**ADOPTED** \_\_\_\_\_, 2025

**ATTEST:**  
Marie Quiñones-Wilson, Borough Clerk

**APPROVED:**  
Arvin Amatorio, Mayor