

AMENDMENT TO QUIMBY LANE REDEVELOPMENT PLAN

**BOROUGH OF BERNARDSVILLE
SOMERSET COUNTY, NEW JERSEY**

OCTOBER 20, 2022

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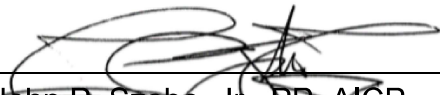
Borough of Bernardsville



Somerset County, New Jersey

Prepared for Borough of Bernardsville
BA # 3872.15

The original document was appropriately signed and sealed on September 9, 2022 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



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INTRODUCTION

The Borough Mayor and Council (“Governing Body”) adopted Resolution #19-203 on October 15, 2019 authorizing the Borough Planning Board to conduct an investigation to determine if certain property identified as Block 70, Lots 1, 2, 3, 4, 5, 6, 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, and 6.08; Block 71, Lots 4, 5, 5.01, 6, 7, 8, 9, 10, 11, 12 and 13; Block 98, Lot 1; Block 124, Lot 1; and Block 144, Lot 1, as shown on the official Tax Map of the Borough (the “Study Area”), constituted a non-condemnation “area in need of redevelopment,” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq (the “Redevelopment Law”). On December 12, 2019 the Planning Board held a public hearing and reviewed the investigation report titled ““Preliminary Investigation – Quimby Lane, Bernardsville, NJ” and dated November 25, 2019 prepared by Topology LLC, (the “Study”) and after public hearing, determined that the subject area qualified as an area in need of redevelopment and recommended same to the Borough Governing Body.

On January 13, 2020 the Governing Body adopted a Resolution accepting the Planning Board’s recommendation that the area was found to meet the necessary statutory criteria, and designated the entire Study Area as a Non-Condensation Area in Need of Redevelopment and subsequently authorized the preparation of a redevelopment plan pursuant to the provisions of N.J.S.A. 40A:12A-7(e and f) and N.J.S.A. 40A:12A-15 of the Redevelopment Law.

A redevelopment plan for the Study Area titled “Quimby Lane Redevelopment Plan” (the “Redevelopment Plan”) dated September 4, 2020, was prepared by the Borough’s planning consultant Topology and submitted to the Borough Council for review. After referral to the Borough Planning Board pursuant to the Redevelopment Law, the Borough Council, by way of Ordinance 2020-1854, adopted the Redevelopment Plan on second reading on October 13, 2020.

This report presents an amendment to the Quimby Lane Redevelopment Plan as authorized by the Governing Body by virtue of Resolution #22-154 adopted on June 27, 2022 wherein the Governing Body authorized the Planning Board to review the Quimby Lane Redevelopment Plan in conjunction with the potential inclusion of an additional parcel into Area 6 of the designated redevelopment area and to recommend any necessary amendments to the Redevelopment Plan limited to Area 6 only.

Consistent with the Council authorization, the Redevelopment Plan is hereby amended within the designated redevelopment area limited specifically to Area 6.

REDEVELOPMENT PLAN AMENDMENT DETAILS

The Redevelopment Plan is hereby amended as follows: (note: deletions are highlighted in ~~strikeouts~~ and new language highlighted in ***bold italics***)

Section 6.7.3

- **Building Height, Feet:** The maximum building height in feet as measured from the average top of the curb of the roadway that provides the Primary Pedestrian Access point shall be 25’ to the bottom of the eave and ~~30’~~ ***40’*** to the top of the ~~parapet~~ ***pitched roof***. The average top of the curb shall be calculated using the average elevation of the proposed building corners along the roadway that provides the Primary Pedestrian Access point.

- **Building Height, Stories:** The maximum number of stories, as measured from the roadway that provides the Primary Pedestrian Access point, shall be two. ~~No portion of any structure shall have more than two above-grade stories.~~ *Where a lot slopes down from the primary street a minimum of 10 feet vertically, one additional story is allowed beyond the maximum number of stories as applicable by subdistrict. Such additional story shall be used only for underground or covered parking, storage or mechanical equipment.*
- **Maximum Residential Density:** The maximum residential density shall be 48 **19** units per acre.