

# Quimby Lane Redevelopment Plan

An aerial photograph of an industrial or commercial district. The scene is dominated by large, rectangular buildings with flat roofs, many of which are light-colored. There are several large parking lots filled with cars and trucks. A network of streets, including a prominent road that runs diagonally from the bottom left towards the top right, is visible. The surrounding area includes some trees with autumn-colored foliage and other smaller structures.

**Prepared by:**

Topology

**Presented to**

Borough of Bernardsville

**September 14, 2020**

# Agenda

- 1 Background + Process**
- 2 Area Overview**
- 3 Plan Overview**
- 4 Next Steps**

# 1. Background + Process



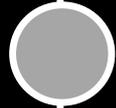
# Before we begin...where have we been?

- **December 15, 2016:** Master Plan re-examination calls for study of Quimby Lane.
- **January – March 2018:** DRC downtown revitalization survey.
- **August 13, 2018:** DRC presentation to Council proposing advancement of Quimby Lane project via RFP.
- **December 21, 2018:** Quimby Lane RFP issued.
- **July 1, 2019:** Quimby Lane RFP responses received.
- **August 12, 2019:** RFP responses presented to Council.
- **October 15, 2019:** Council authorizes “area in need of redevelopment” investigation.
- **December 13, 2019:** Topology presents recommendation for “area in need” designation to Planning Board, PB concurs.
- **January 13, 2020:** Council approves “area in need” recommendation.
- **January 27, 2020:** Topology commissioned to draft Redevelopment Plan.
- **March – Present:** Topology, DRC prepare Redevelopment Plan.

# Potential Plan Adoption Process



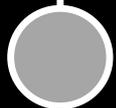
**September 14, 2020:** Presentation at Borough Council.



**September 14, 2020:** Potential introduction of Redevelopment Plan ordinance by Borough Council.



**September 24/October 8, 2020:** Potential Planning Board consistency review.



**October 13, 2020:** Potential second reading and adoption of Redevelopment Plan ordinance by Borough Council.

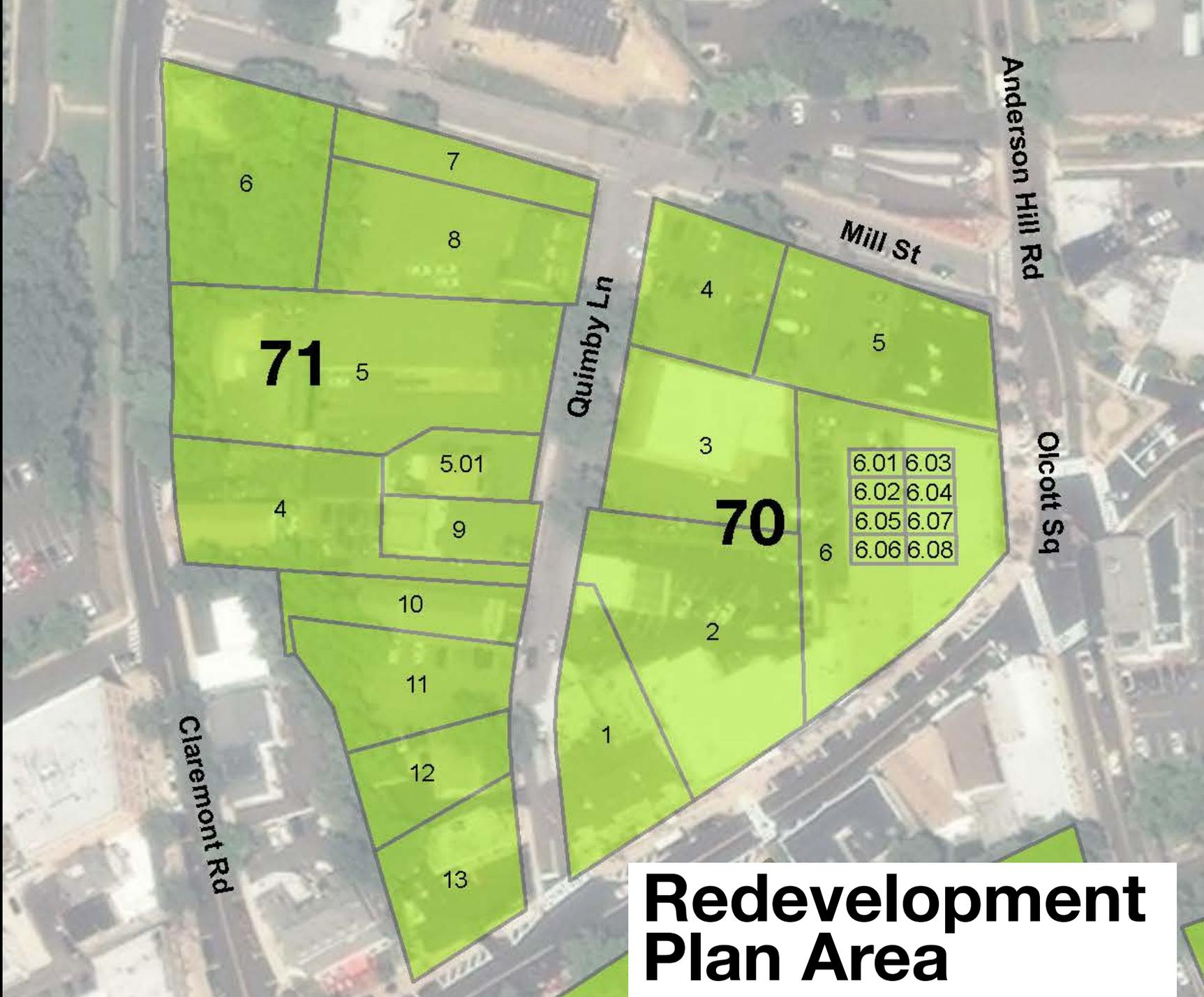
# What's in a Redevelopment Plan again?

A Redevelopment Plan **is** a detailed zoning ordinance that can include specific design standards and mandate public improvements.

A Redevelopment Plan **is not** a site plan or a building blueprint. After the adoption of a Redevelopment Plan, developers need to conduct additional site analyses and propose specific projects.

# 2. Area Overview





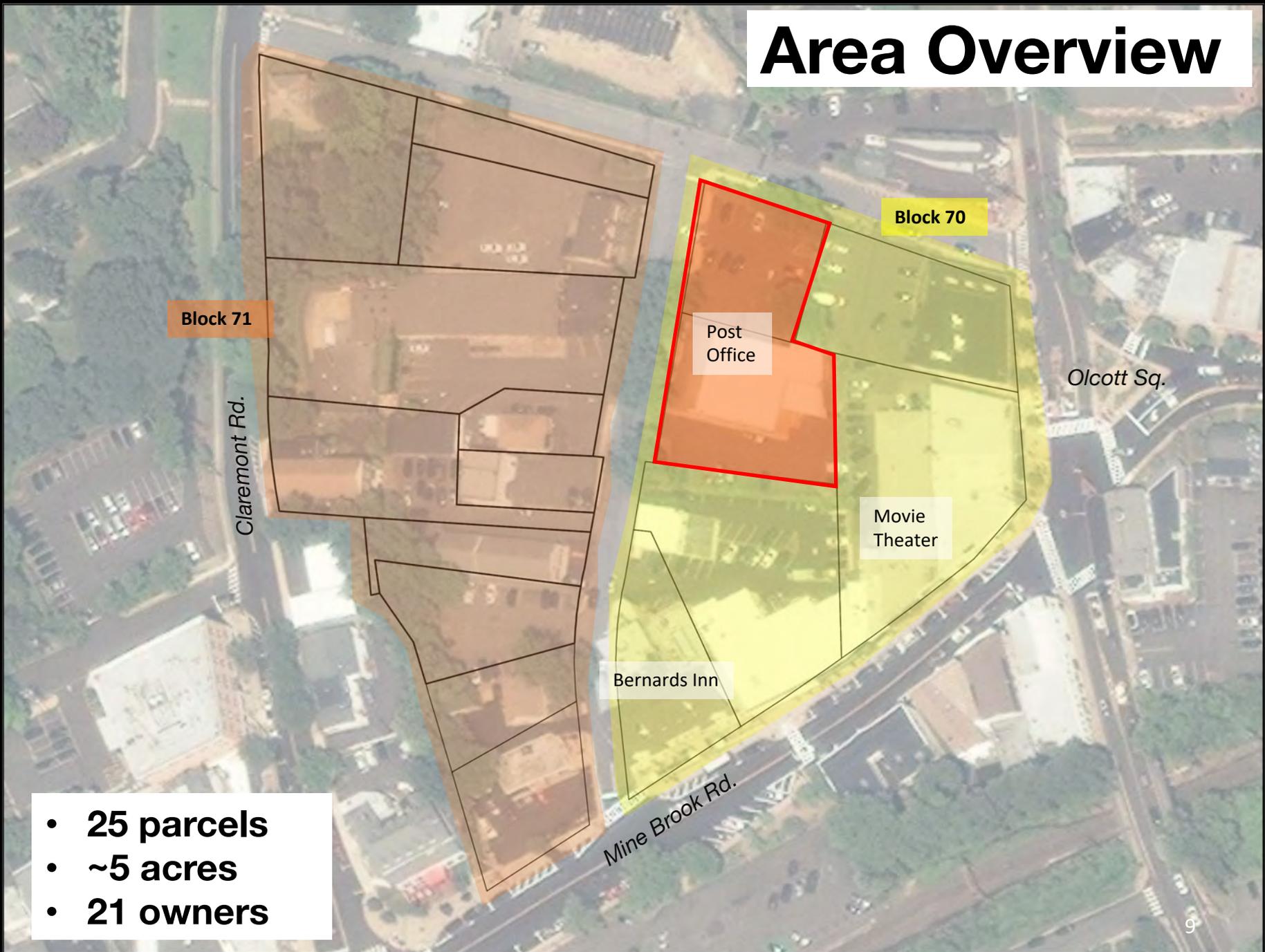
**71**

**70**

6.01	6.03
6.02	6.04
6.05	6.07
6.06	6.08

# Redevelopment Plan Area

# Area Overview



Block 71

Block 70

Post Office

Olcott Sq.

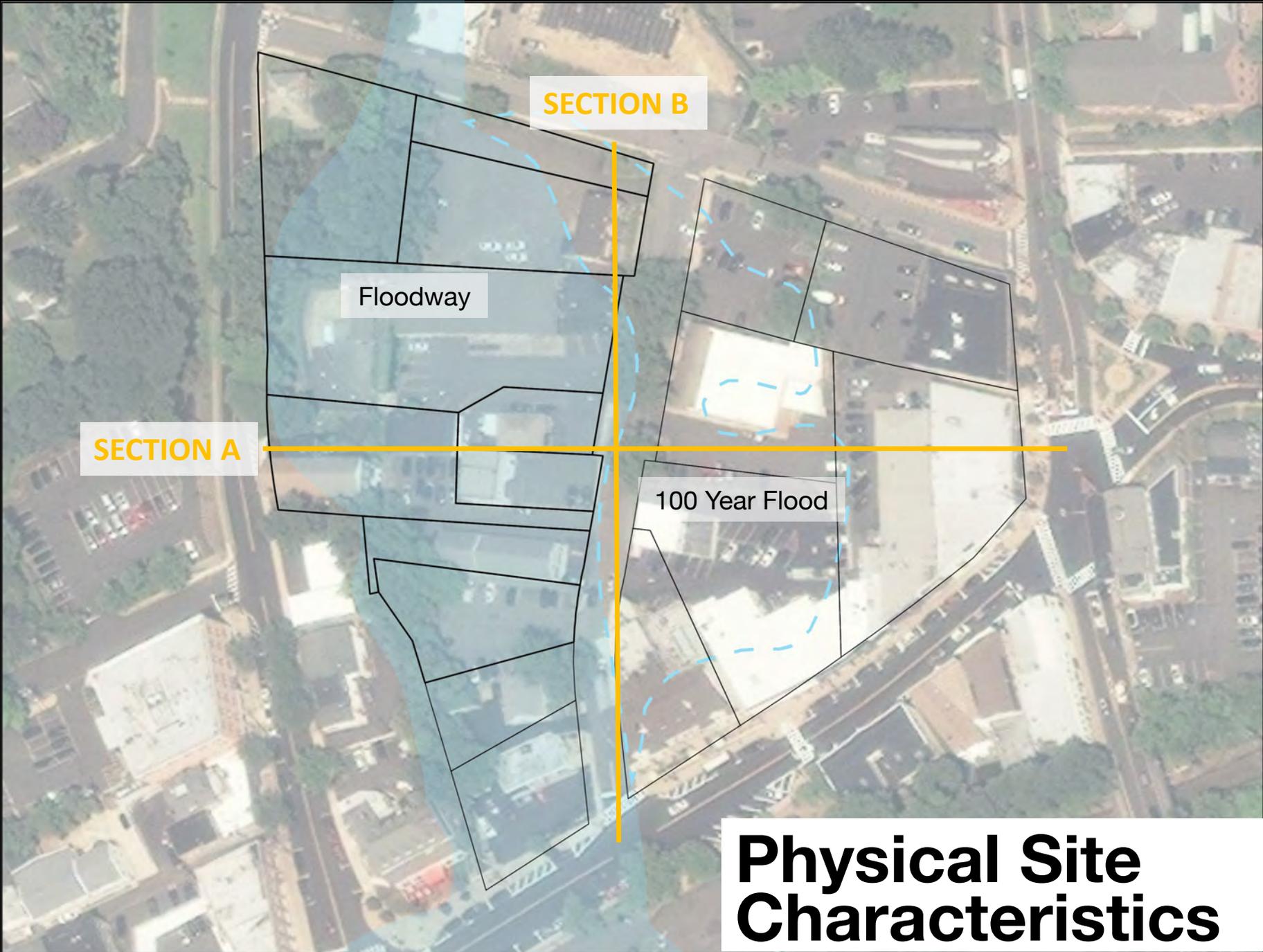
Claremont Rd.

Movie Theater

Bernards Inn

Mine Brook Rd.

- 25 parcels
- ~5 acres
- 21 owners



**SECTION B**

Floodway

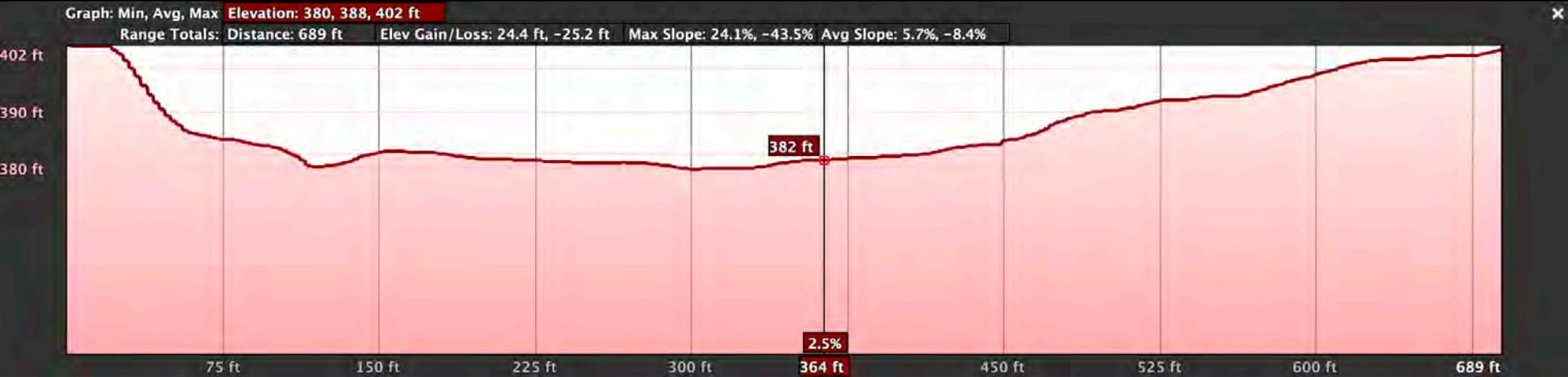
**SECTION A**

100 Year Flood

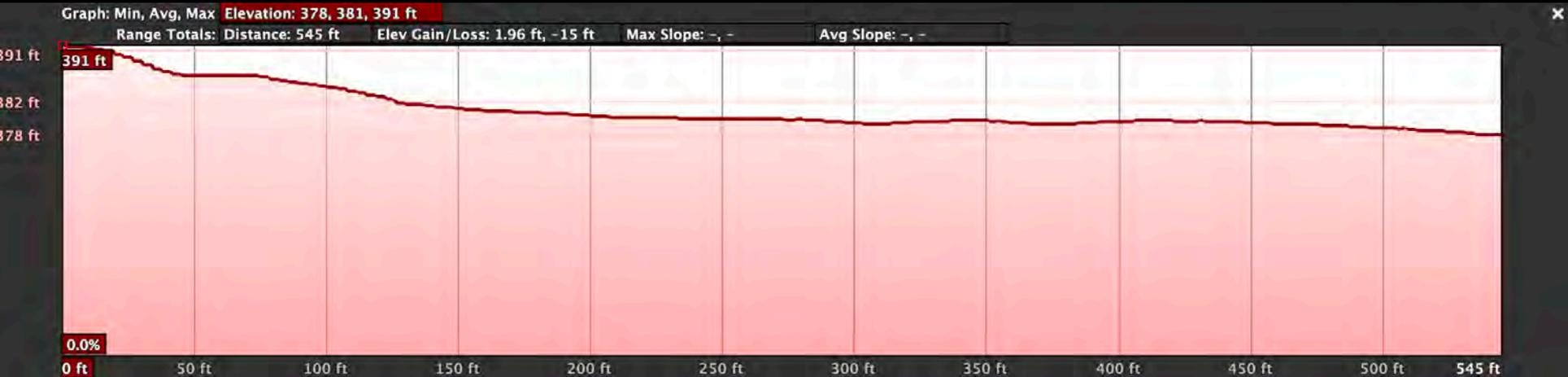
# Physical Site Characteristics

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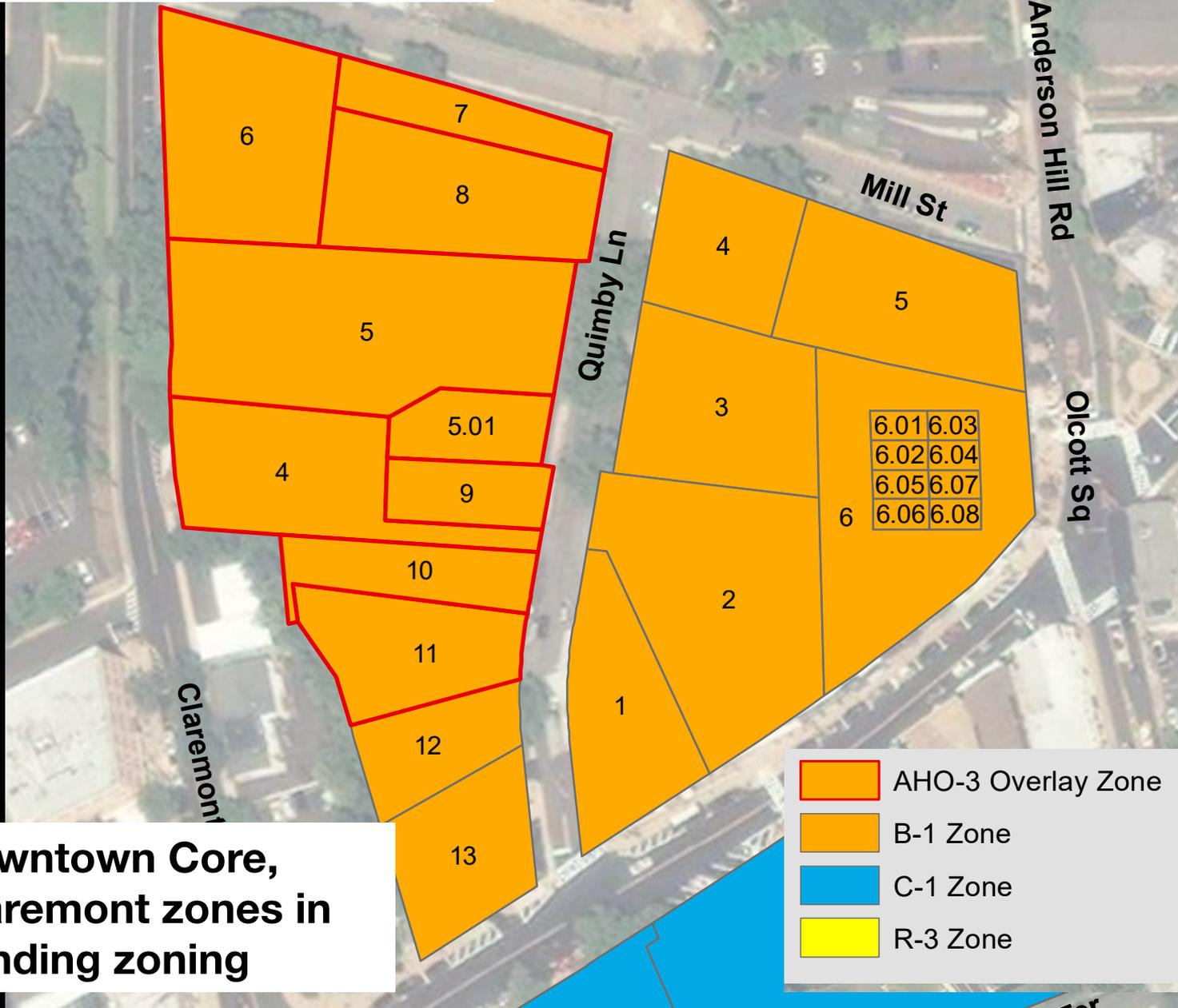
## SECTION A



## SECTION B



# Existing Zoning



- **Downtown Core, Claremont zones in pending zoning**

# Expected Public Benefits

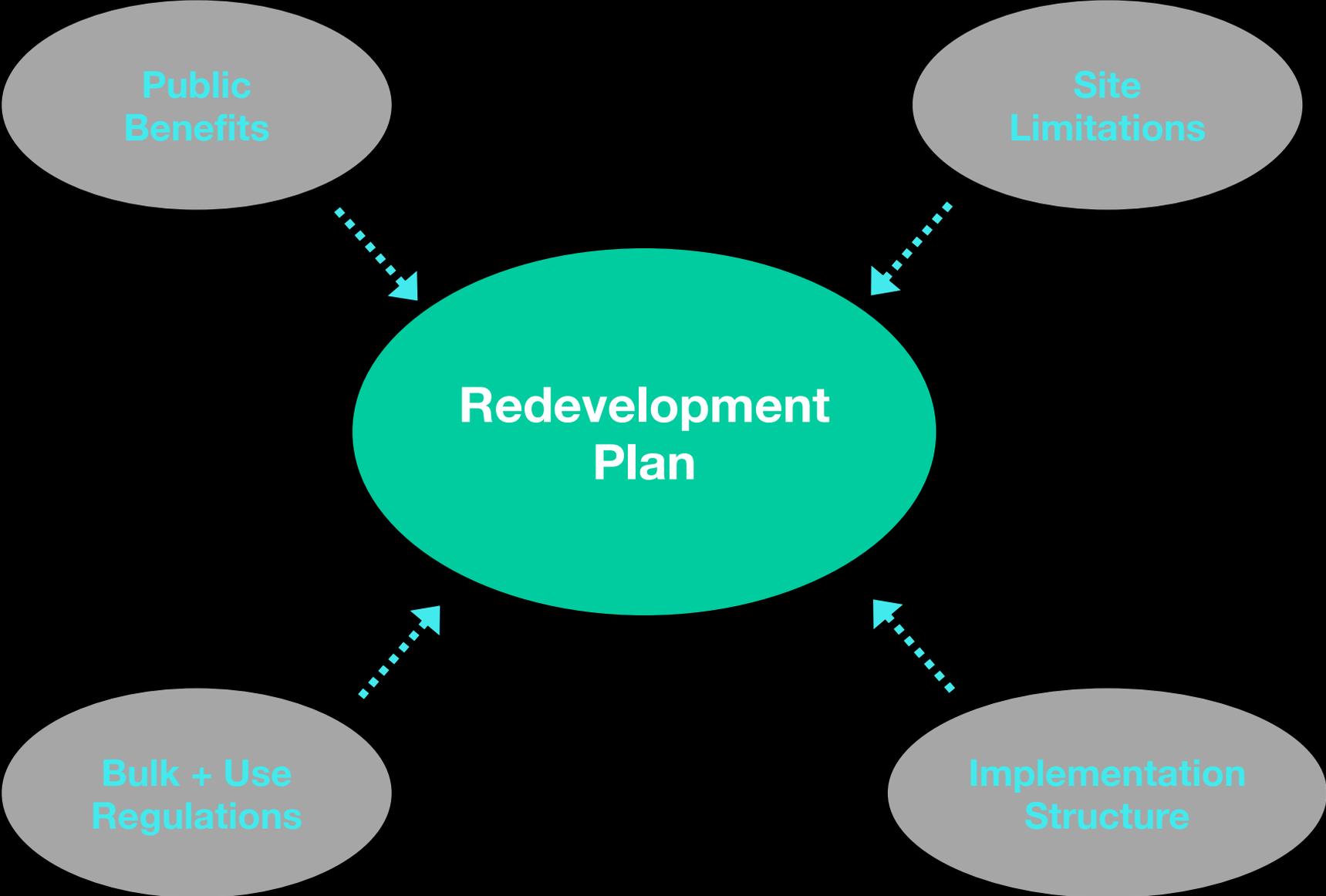
...this new village will become part of Bernardsville's identity and reinforce the unique downtown district as the crown-jewel of the community.

- Residential rental units or condominiums with a quality level of finishes
- 12 units of affordable housing in accordance with the zoning overlay
- Creation of new restaurants, wine bars, and food services sufficient to create a night life as well as “experiential retail”
- A public park that...enhances the amenity of the Mine Brook
- Public plazas...that create gathering places for residents and visitors...and become a hub...
- Year-round management and programming of public spaces
- Consistency in architecture, signage and landscaping features that support a European village low key environment
- A pedestrian connection from Claremont Road to Olcott Square, and to the regional rail and bus service nearby.
- Sufficient parking for the new residents and for visitors to the restaurants and retail.

*- 2018 Quimby Village RFP, as informed by  
Downtown Revitalization Survey*

# 3. Plan Overview





**Public  
Benefits**

**Site  
Limitations**

**Redevelopment  
Plan**

**Bulk + Use  
Regulations**

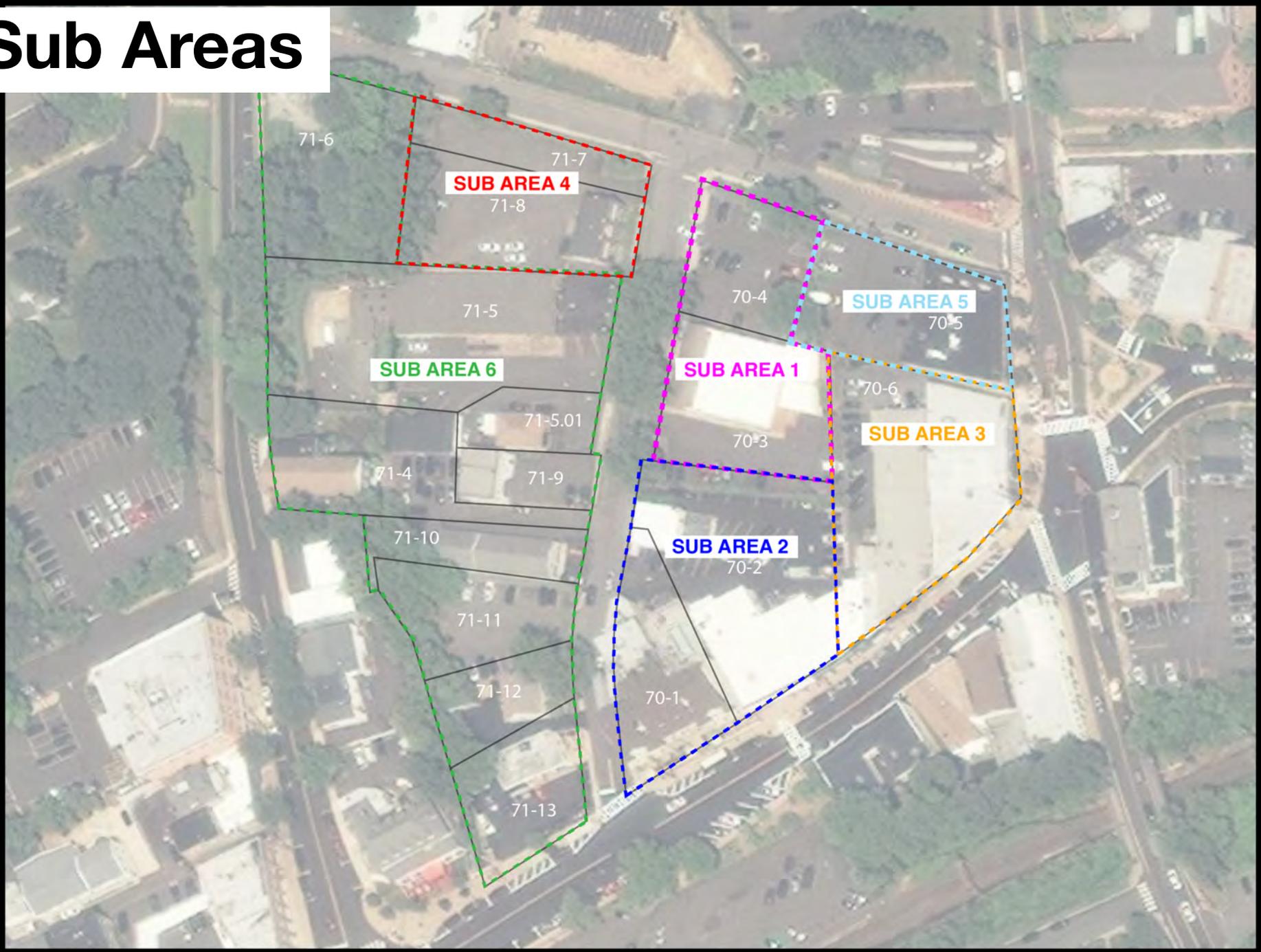
**Implementation  
Structure**

# Core Challenges

How do we create a Plan that sets forth a desirable development program and mandates the anticipated public benefits while still accounting for variability from site limitations and diverse ownership?

Implementation via a single redeveloper is preferred but not guaranteed. If there are multiple redevelopers, how do we ensure the desired public improvements are created and that initial phases don't preclude future opportunities?

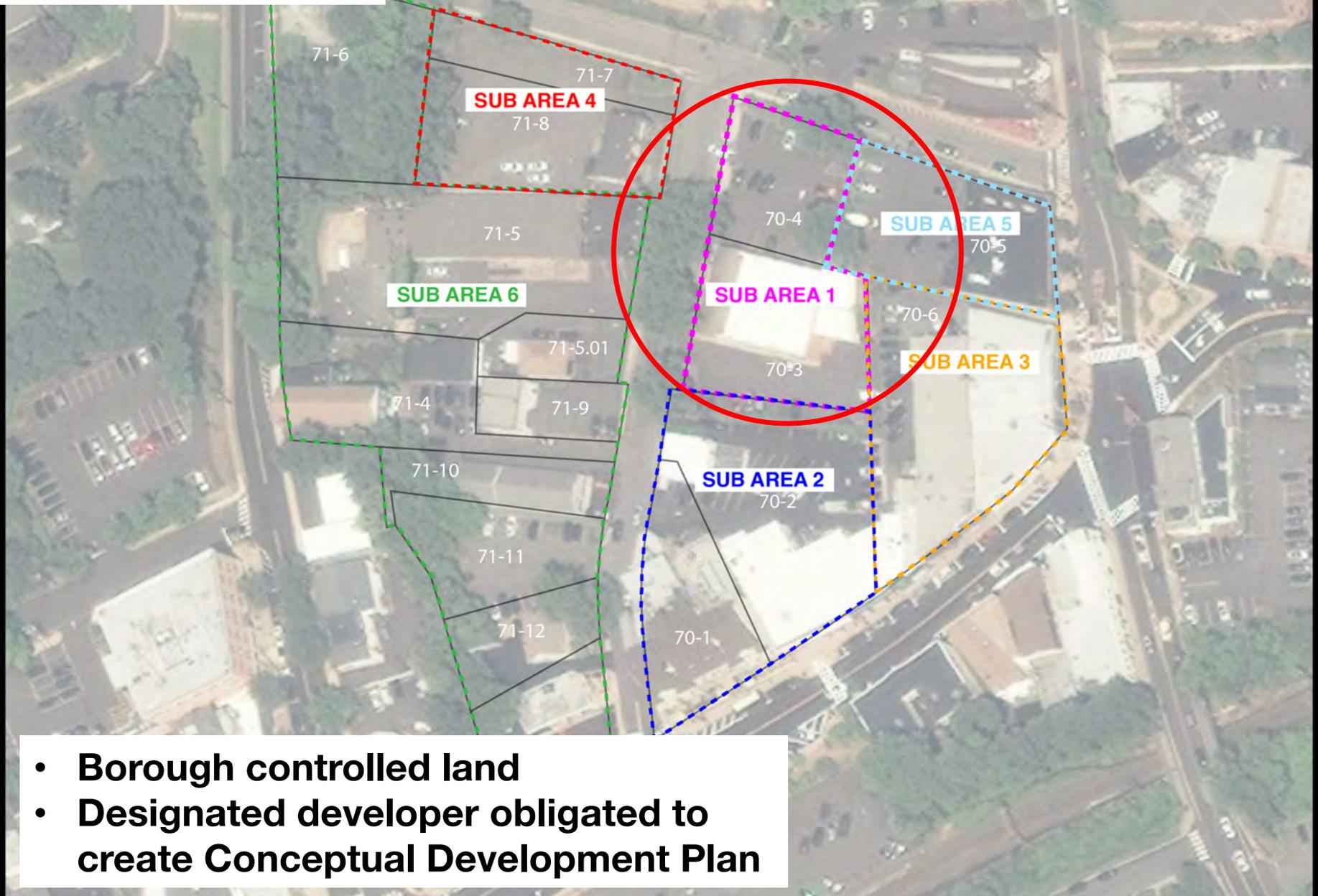
# Sub Areas



# Conceptual Development Plan (“CDP”)

- Tool to ensure the Borough secures desired public improvements and that development, if phased, is harmonious.
- CDP to be executed as part of an RDA between Borough and Redeveloper prior to redevelopment of any other phases.
- CDP will include:
  - Building locations, uses, heights and program
  - Phasing strategy and timeline
  - Implementation strategy and location of infrastructure and public improvements including:
    - Quimby Plaza
    - Mine Brook Park
    - Parking
    - Boylan Terrace connection feasibility study
  - Financing plan for public improvements, including proposed sources and uses of funds.
- CDP to be compliant with standards in adopted RDP.

# Sub Area 1

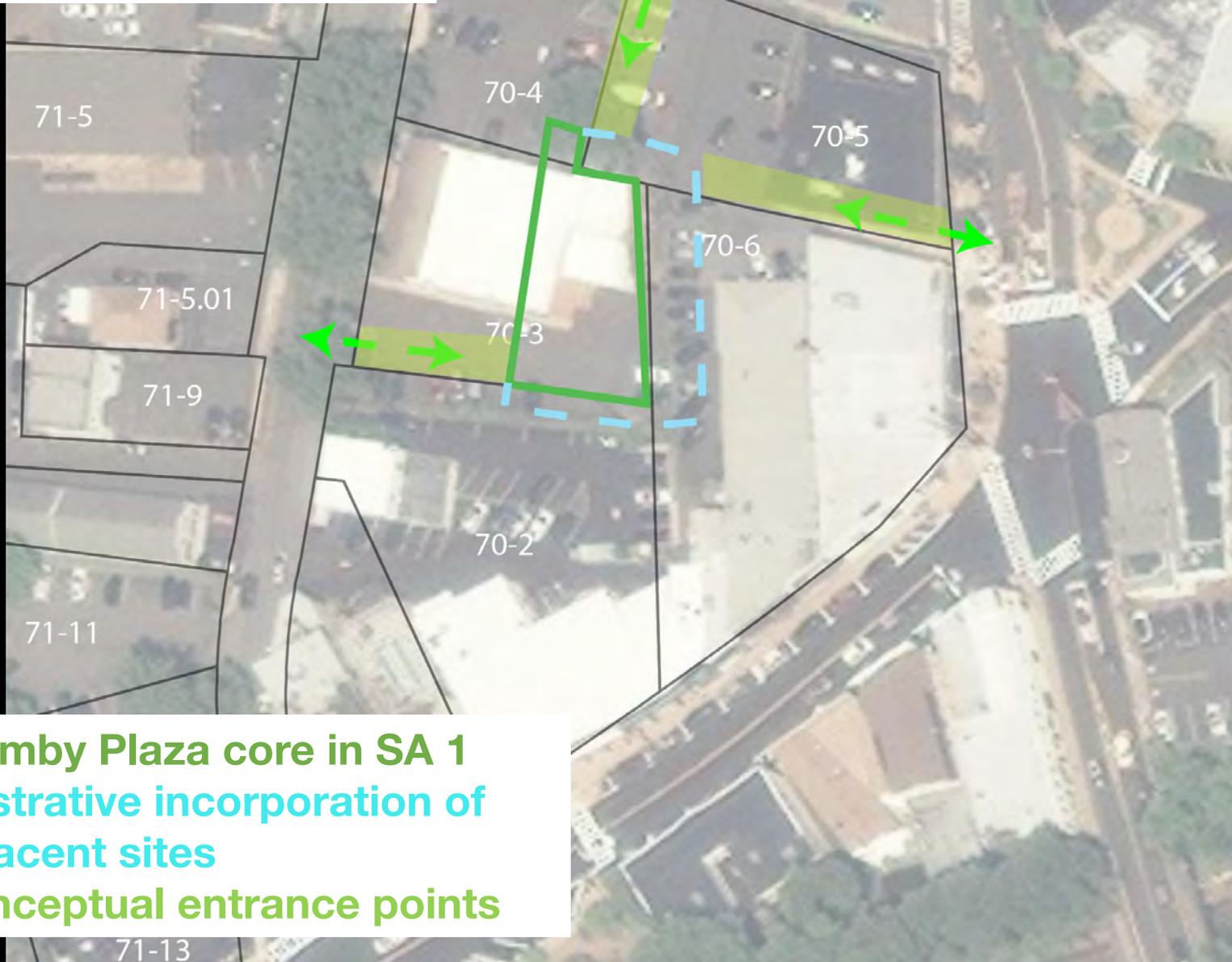


- **Borough controlled land**
- **Designated developer obligated to create Conceptual Development Plan**

# CDP in Action: Quimby Plaza

- Location of Quimby Plaza flexible with final configuration to be determined via CDP
- Plaza subject to following conditions:
  - 6,000 SF core plaza on Lots 3, 4 (SA 1)
  - Contributions from adjacent property owners
  - At least three entrances with corresponding pedestrian pathways
  - Design standards for plaza and entry pathways

# CDP in Action: Quimby Plaza

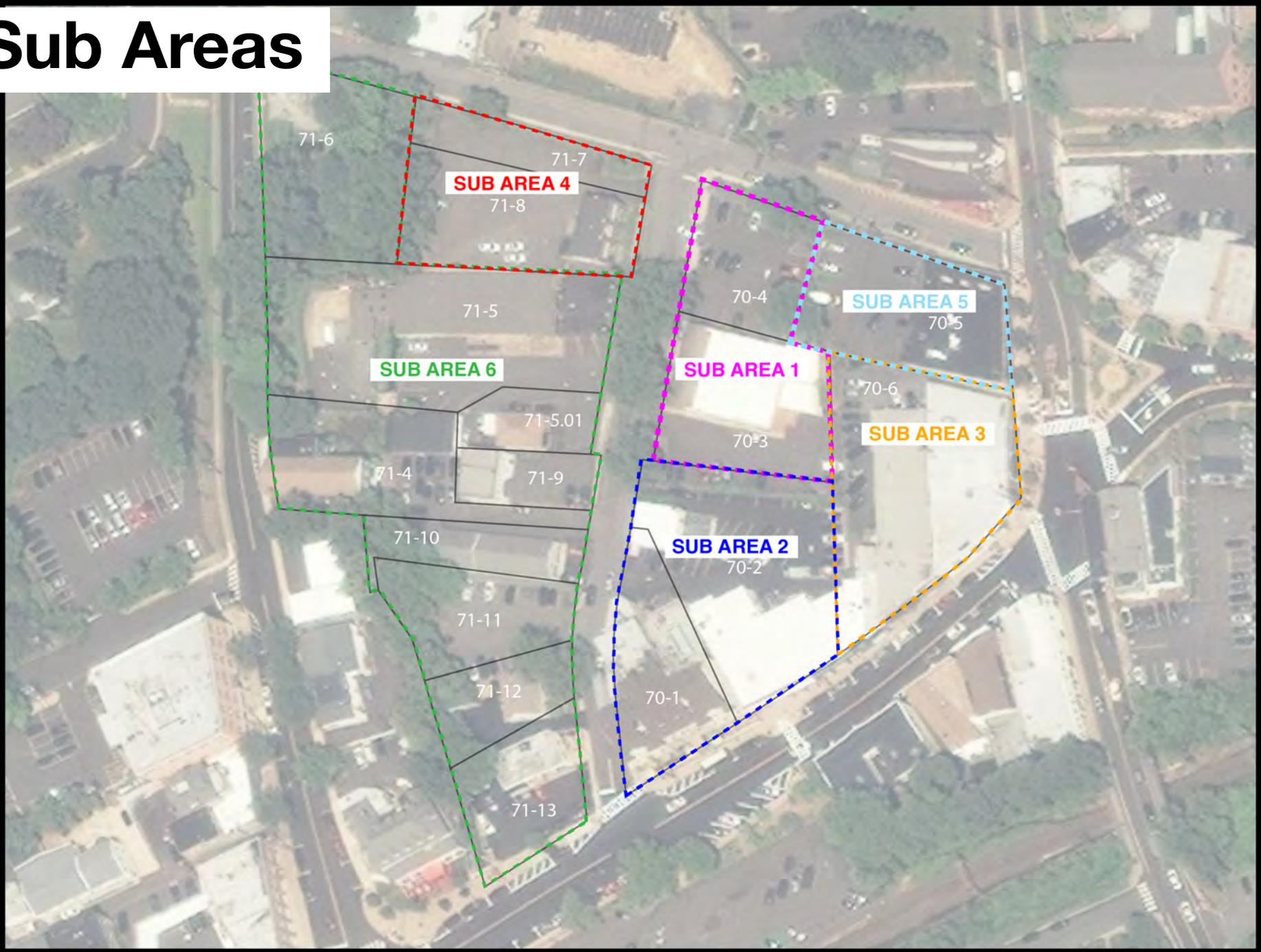


- **Quimby Plaza core in SA 1**
- **Illustrative incorporation of adjacent sites**
- **Conceptual entrance points**

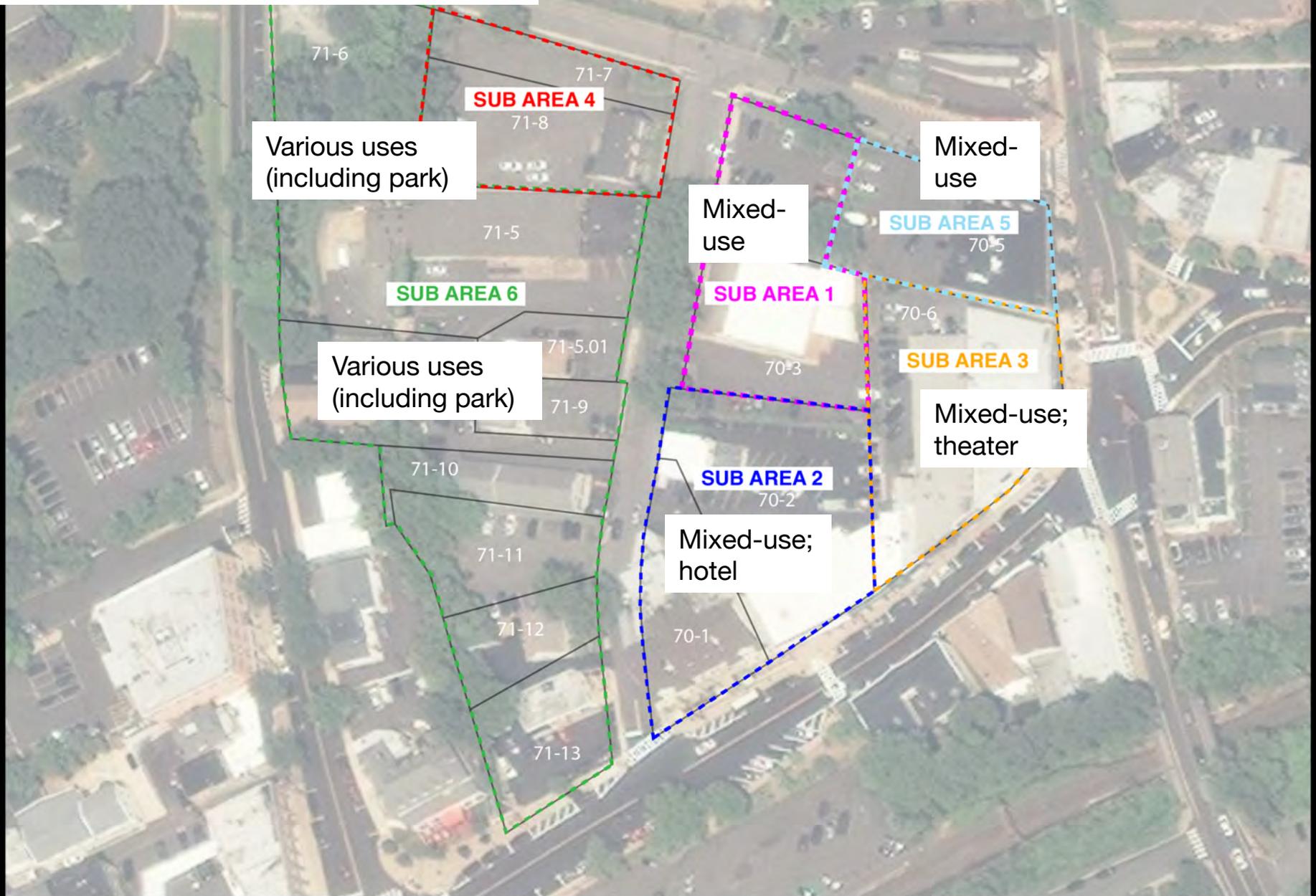
# CDP in Action: Public Benefits

- Mine Brook Park (Block 71)
- Concealed parking
- Traffic impact study
- Streetscape improvements
  - District wide
  - Quimby specific (North/South)
- Affordable housing obligation
- Feasibility analysis for Boylan Terrace connections, NJ Transit open space improvements

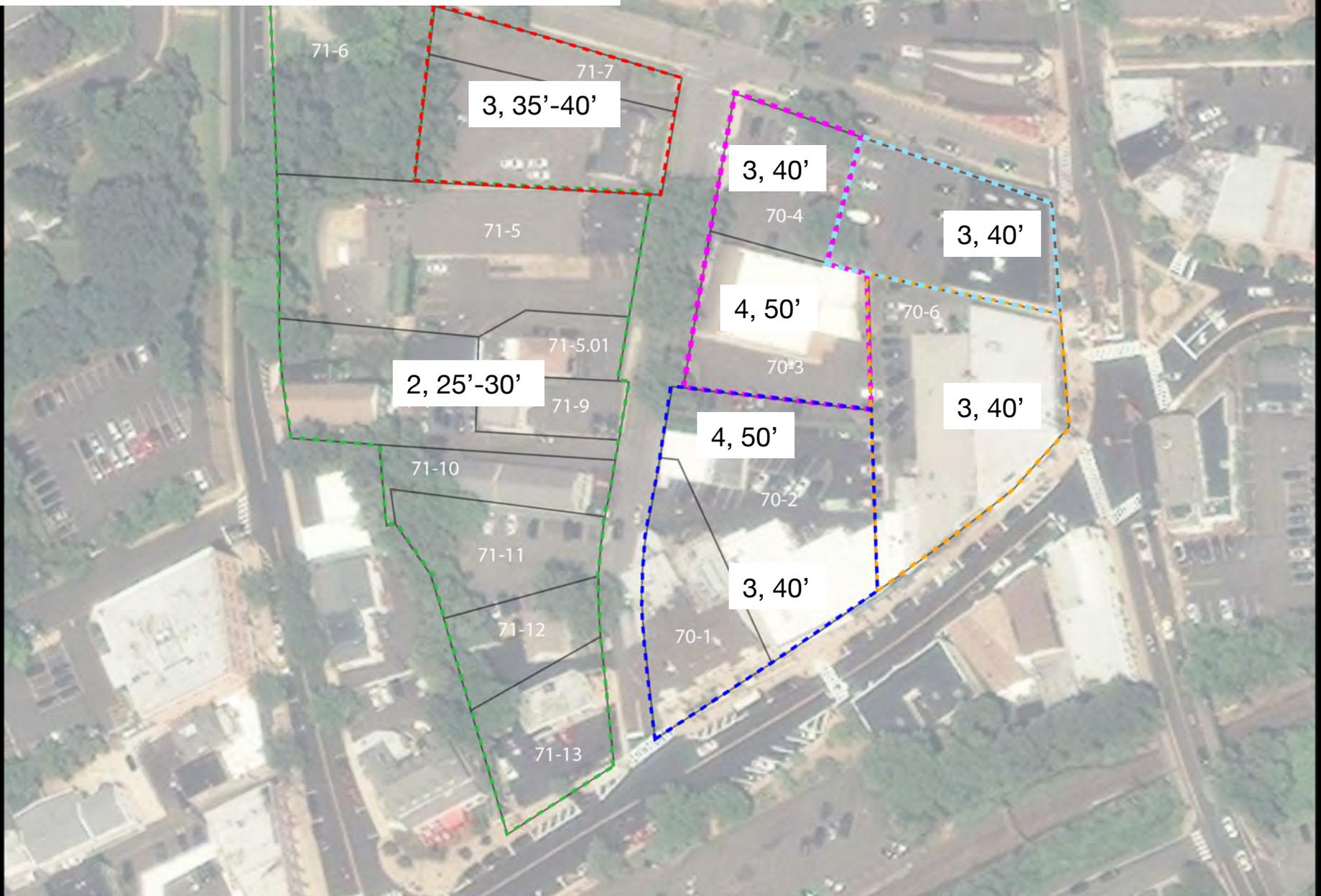
# Sub Areas



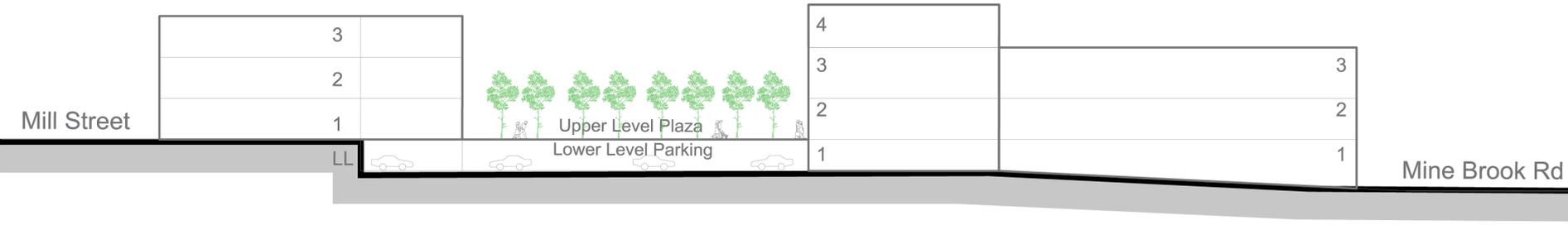
# Use Regulations



# Height Regulations

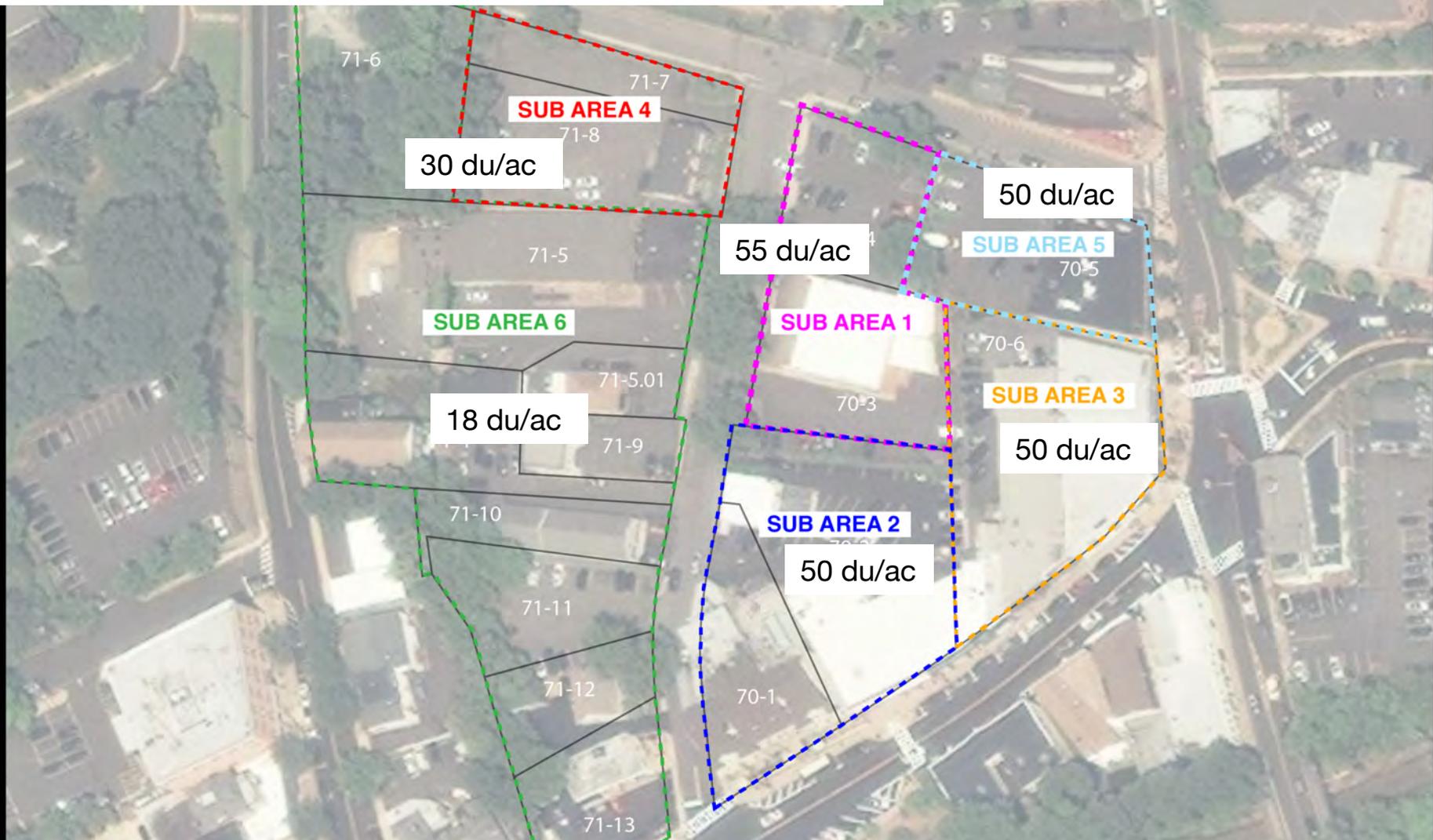


# Height



SECTION A-A

# Residential Regulations



- Maximum percentage of studios: 5%
- Maximum percentage of one bedrooms: 30%
- Minimum 15% affordable housing obligation

# Additional Provisions

## Building Design Standards

- Building standards included for materials, articulation, massing, and sustainability.
- Standards oriented towards promoting a downtown feel consistent with Borough's best architectural practices.
- Standards derived from pending Downtown zoning ordinance.

## Site Design Standards

- Site standards included relating to lighting, landscaping, stormwater, retaining walls, parking, loading, circulation, and signage.
- Specific standards for Quimby Plaza, Mine Brook Park.
- Standards derived from pending Downtown zoning ordinance.

## Parking Standards

- Detailed standards for screening of parking areas. Surface parking **highly** restricted.
- On-site shared parking between Sub Areas encouraged.
- Standards derived from pending Downtown zoning ordinance.

## Coverage Standards

- Higher in Block 70 Sub Areas, lower in Block 71 Sub Areas.
  - Sub Area 6 coverage generally limited to existing conditions due to floodway regulations.

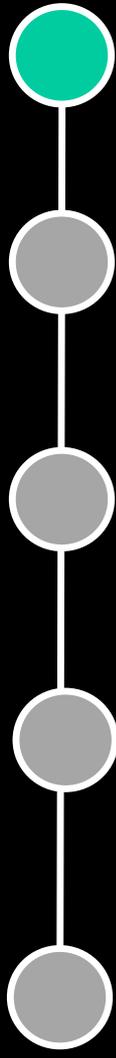
# Administration

- Plan identifies “Master Redeveloper” scenario as ideal but allows for implementation via multiple Redevelopers.
- Whether there is a “Master Redeveloper” or not, the first step is identifying/designating a Redeveloper for SA 1 and approving a Conceptual Development Plan.
- Any development under this RDP requires an executed Redevelopment Agreement with corresponding attachments.

# 3. Next Steps



# Potential Implementation Schedule

- 
- September 14, 2020:** Presentation at Borough Council.
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  - After adoption:** Identify and designate developer. Review and adopt CDP. Identify potential additional funding sources .

# A Final Note on Implementation...

- Finding the right developer and adopting the right CDP is essential to the successful implementation of the Plan.
- Borough needs to identify the appropriate mechanism for identifying a developer(s) to carry this plan forward.
- In the interest of ensuring the Borough secures the best project, we recommend a new RFP.

An aerial photograph of a town, showing various buildings, streets, and parking lots. The scene is captured from a high angle, providing a comprehensive view of the urban layout. The buildings vary in size and style, and the streets are clearly marked. There are several parking lots with cars parked. The trees are mostly bare, suggesting a cooler season. The overall scene is a typical small-town or suburban setting.

**Thanks for listening!**

**Questions/Comments**