

65 Morristown Road

Redevelopment Plan



Prepared by

Topology

For

Bernardsville
Borough Council

July 13, 2020

Process Overview

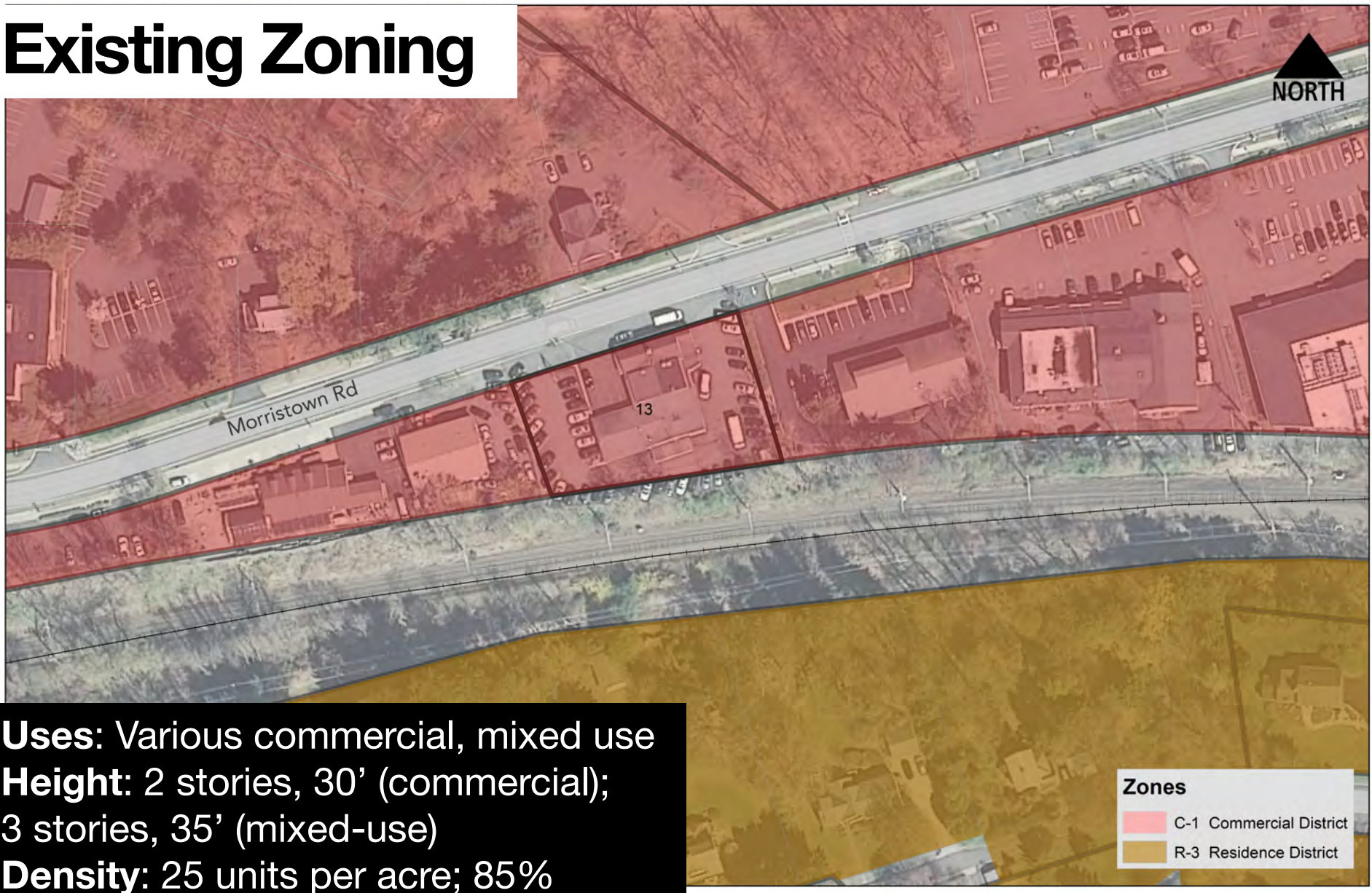
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- December 2019:** Area in Need of Redevelopment designation
 - February – May 2020:** Redevelopment Plan production
 - June 7, 2020:** Redevelopment Plan ordinance introduced by Borough Council.
 - June 25, 2020:** Planning Board consistency review
 - July 13, 2020:** Second reading of Redevelopment Plan ordinance by Borough Council.

65 Morristown Road



Block: 125
Lot: 13
Size: .43 acres

Existing Zoning



Uses: Various commercial, mixed use
Height: 2 stories, 30' (commercial);
3 stories, 35' (mixed-use)
Density: 25 units per acre; 85%
improved coverage

Zones	
■	C-1 Commercial District
■	R-3 Residence District

Plan Vision



This Redevelopment Plan establishes parameters for conversion of the site, currently a vacant auto dealership, into a development that will contribute to the vitality of downtown Bernardsville, improve the public realm, and introduce high-quality architecture...it is the Borough's strong preference that the redevelopment of the property result in a building with a ground floor restaurant or retail use that...provides an amenity for residents and visitors.

Uses

Permitted Principal Uses

- Mixed Use
- Restaurant, coffee shop/café
- Restaurant, food hall
- Restaurant, liquor licensed
- Restaurant, sit down
- Apartment building
- Artisan manufacturing
- Art gallery
- Park
- Retail business
- Community center
- Performing arts theater
- Arcade
- Co-working

Permitted Accessory Uses

- Outdoor dining
- Shadow box art
- Roof deck or terrace in connection with a restaurant

Uses

Permitted Conditional Uses

- Fitness Center, Publicly Accessible if part of a mixed use building

Prohibited Uses

- Financial institution
- Beauty salon
- Pharmacy
- Convenience store
- Drive through
- Sexually Oriented Business
- Tobacco/vape store
- Automotive rental
- Automotive repair and sale
- Automotive share
- Self-service storage facility
- Check-cashing facility
- Any uses not specifically permitted herein

Bulk Standards

Lot Requirements

- **Minimum Lot Area** 17,000 SF
- **Maximum Coverage, Improved** 90%
- **Maximum Building Coverage** 55%*

Placement Standards

- **Front Yard (Morristown Road)** 16' – 22'
- **Side Yard** 10' minimum per side, 30' total
- **Rear Yard** 10'

Building Standards

- **Maximum Height (stories)** 3
- **Maximum Height (feet)** 35' bottom of eave, 40' top of parapet
- **Maximum Residential Density** 30 units per acre*
- **Active Ground Floor Uses** 75% of street frontage

Retail/Restaurant Bonus*

- For mixed use buildings with ground floor retail/restaurant, maximum building coverage is **60%** and maximum residential density is **35 units per acre**.

Parking Standards

Parking Requirements

- | | |
|-------------------------|------------------------------------|
| • Artisan manufacturing | 1 per 1,000 SF |
| • Residential | 1 per 1 bedroom; 2 per 2 bedroom + |
| • Restaurants | 1 per 3 seats |
| • Retail | 1 per 300 SF |
| • Co-working | 1 per 300 SF |
| • Fitness center | 1 per 300 SF |
| • Bicycle parking | 1 per 1,000 SF |

Parking Setbacks

- | | |
|--------------------------------|----------------|
| • Front yard (Morristown Road) | None permitted |
| • Side yard | 5' |
| • Rear yard | 5' |

Additional Parking Standards

- On-site shared parking permitted subject to testimony and PB approval
- Off-site shared parking permitted subject to conditions and/or PB approval
- Up to 10 tandem parking spaces permitted
- Up to 16 mechanical parking spaces permitted

Additional Provisions

Streetscape Improvements

- Streetscape improvements required, including sidewalks, lighting, and landscaping,
- Minimum 12' sidewalk including buffer zone, 4' “interstitial” area.

Building Design Standards

- Building design standards included relating to materials, articulation, massing, and sustainability.
- Standards generally oriented towards ensuring building promotes a downtown feel and is consistent with Borough’s architectural vision.
- Standards derived from pending Downtown zoning ordinance.

Site Design Standards

- Site design standards included relating to lighting, landscaping, stormwater, retaining walls, parking, loading, circulation, and signage.

Traffic Impact Study

- Required unless otherwise waived by PB.

Affordability

- Minimum of 15% affordable on-site units in compliance with Borough ordinance.

Master Plan Consistency

**COMPREHENSIVE MASTER PLAN
BOROUGH OF BERNARDSVILLE
SOMERSET COUNTY, NJ**

Prepared by:

**P. David Zimmerman, P.P./AICP
Borough Planner**

For:

**Bernardsville Borough
Planning Board**

**Adopted:
September 28, 2000**

**Amended:
October 28, 2004**

2000/2004 Master Plan

**BOROUGH OF BERNARDSVILLE
2017 MASTER PLAN REEXAMINATION**



Adopted:

December 15, 2016

**Prepared and Adopted by:
BERNARDSVILLE BOROUGH
PLANNING BOARD**

**Assisted by:
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Community Planning Consultant
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2017 Master Plan Reexam

Pending Downtown Zoning

- RDP was heavily informed by draft versions of the new “Downtown Zoning” code being reviewed by the Planning Board.
- RDP differs from “Downtown Zoning” on certain items, including:

Item	Redevelopment Plan	Downtown Zoning
Front Yard Setback	16' – 22' (from curb)	12' – 22' (from lot line)
Side Yard Setback	10' per side; 30' total	0' minimum
Rear Yard Setback	10'	5' or 20'
Height (feet)	35' – 40'	40' – 45'
Uses	RDP is more restrictive in property uses.	
Units Per Acre	RDP specifies maximum units per acre.	
Building Coverage	RDP specifies maximum building coverage.	
Stormwater Management	RDP restriction is more rigorous.	
Building Design Standards	Largely consistent, but RDP is less detailed in terms of articulation and building attachments.	

An aerial photograph of a residential street. The street runs vertically through the center. On the left side, there are several houses with green and brown roofs, surrounded by lush green trees. On the right side, there are more houses, including a prominent blue house with a 'CHASE' sign. A road with double yellow lines runs parallel to the street on the right. A few cars are visible on the road. The overall scene is bright and clear.

Thanks for listening!

Questions / Comments?