

# Lackawanna Plaza Redevelopment Plan

## Frequently Asked Questions (FAQ)

1. **Will there be a local preference for the affordable housing units? What are the income requirements for the affordable units?** *Montclair Township's affordable housing regulations already include a local preference for all households that live in Montclair or include full-time employees of either Montclair Township or the Montclair Township Board of Education. (Montclair Township Code §65-9C). However, this is a good suggestion, and we recommend that the language in the Redevelopment Plan be clarified to indicate that the local preference is applicable. To be eligible, total household income should not be greater than:*

Household Size	Maximum Income – Low	Maximum Income - Moderate
1	\$40,317	\$64,507
2	\$46,077	\$73,723
3	\$51,836	\$82,983
4	\$57,596	\$92,154
5	\$62,204	\$99,526
6	\$66,811	\$106,898

2. **What are short term rental units and what will happen if these units are vacant?**

*Short-term rentals are defined in the Redevelopment Plan as dwelling units with leases of at least three days and less than 90 days. Vacant short-term rental units are not addressed in the Redevelopment Plan. They will be included in calculating the affordable and workforce housing requirement for the project. There is nothing in the Plan precluding these units from being converted to regular rental units.*

3. **How will the workforce housing work?**

*Workforce housing is defined as households earning between 80 percent and 120 percent of Area Median Income as approved annually by the Affordable Housing Professionals of New Jersey. It is recommended that the Redevelopment Plan be amended to state that the marketing and administration of these units shall be as otherwise required by the Township's affordable housing regulations. Median household income by household size for 2022 is as follows:*

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<i>Household Size</i>	<i>Median Household Income</i>	<i>Minimum Household Income (80% AMI)</i>	<i>Maximum Household Income (120% AMI)</i>
1	\$80,634	\$64,507	\$96,671
2	\$92,154	\$73,723	\$110,585
3	\$103,673	\$82,983	\$124,408
4	\$115,192	\$92,154	\$138,230
5	\$124,407	\$99,526	\$149,288
6	\$133,623	\$106,898	\$160,348

- 4. Will an updated traffic study be provided? What will be the traffic impact to surrounding streets? Will the traffic study include additional approved and future development? Will it be independent and not authored by the developer or the County.**

*The Redevelopment Plan requires that a Traffic Impact Study be provided as part of site plan review. A traffic study was submitted by the developer that included traffic counts in March 2022. The study concluded that intersections in the immediate vicinity of the project will operate at an overall Level of Service (LOS) D or better with all individual movements operating at a LOS E or better during the weekday morning, weekday evening and Saturday mid-day peak hours. It is unclear from the information provided if any other developments which have been approved but not constructed/occupied were included in the analysis.*

*It is recommended that the Redevelopment Plan be amended to clearly state that a new Traffic Study be prepared upon submission of a site plan with new traffic counts, as recent improvements to Bloomfield Avenue by Essex County were not complete as of March 2022. The updated Traffic Study should include all planned/approved development projects in the area as these projects may impact the conclusions of the traffic study. The Redevelopment Plan should clearly state that mitigation is required by the applicant for any movements that are anticipated to operate at poor (LOS E) or failing (LOS F) levels of service. A queuing analysis for movements at key intersections, such as Bloomfield Avenue and Grove Street, should also be required as it is unclear from the information provided if adequate storage is available for turning vehicles upon full build-out of the project.*

- 5. How will traffic during construction be handled?**

*The Redevelopment Plan requires that the applicant submit a construction staging plan that addresses impact on existing public parking spaces during the construction phase as part of site plan review.*

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- 6. Does the Redevelopment Plan include a local transportation system (i.e., shuttle)?**

*A local transportation system such as a shuttle bus is not required in the Redevelopment Plan.*

- 7. Will development pursuant to the Redevelopment Plan cause overcrowding in the schools?**

*The development will not cause overcrowding in the schools as the 375 dwelling units permitted in the Redevelopment Plan are projected to generate only 23 public school children. This is based on a Planning Department analysis of public school children in multifamily housing in 2019 that determined that multifamily buildings containing 10 or more units generate .13 schoolchildren per unit, with 6+ story multifamily buildings generating only .06 public school children per unit.*

- 8. Why was an environmental impact study not provided as part of the Redevelopment Plan?**

*The Redevelopment Plan requires that Information pertaining to environmental impact must be submitted as part of site plan review, including the following items: LEED Certification Analysis, Fiscal Impact Analysis, Utility Impact Analysis and Stormwater Management Plan.*

- 9. Will the music and special events at Lackawanna Plaza continue, and if so, how will it be managed?**

*The Redevelopment Plan (p. 30) includes three signature open spaces totaling 1.6 acres in size. These open spaces are intended to remain open for public use and access and may be used for short term events, such as festivals, food trucks, and concerts that are free and open to the public except for no more than 25 private events per year. Management of the special events should be discussed during site plan review.*

- 10. Will the supermarket have free parking?**

*This is a good question that is not addressed in the Redevelopment Plan.*

- 11. Will any federal funds be used to build this project?**

*This is not addressed in the Redevelopment Plan.*

- 12. What will be the net tax revenues from the project?**

*This will be addressed in the Fiscal Impact Analysis which is a required site plan submission item in the Redevelopment Plan.*

- 13. How can we ensure that the retail stores are good quality stores?**

*This is outside the scope of the Redevelopment Plan.*

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### **14. Is this project equitable in terms of the development intensity in the 4<sup>th</sup> ward compared to other wards?**

*The building height and density proposed in the Lackawanna Plaza Redevelopment Plan is similar to other redevelopment projects along the Bloomfield Avenue corridor in the 3<sup>rd</sup> and 4<sup>th</sup> wards of the Township. This is consistent with the Township's adopted Master Plan where more intense buildings are located in strategic nodes along the Bloomfield Avenue corridor.*

### **15. Why did the Township Council prepare the Redevelopment Plan? How do the Planning Board and Historic Preservation Commission work into the process?**

*The New Jersey Local Redevelopment and Housing Law ("LRHL") states that the governing body determines who prepares redevelopment plans. The governing body can prepare the plan themselves, or they can assign the task to a designated redevelopment agency or the Planning Board. In this case, the Montclair Township Council elected to prepare the Redevelopment Plan themselves. The LRHL requires that the Redevelopment Plan be referred to the Planning Board to review the Plan for consistency with the Master Plan. The Historic Preservation Commission does not have a statutory role in the preparation of the Redevelopment Plan, but they are encouraged to evaluate the Plan as it contains important historic resources.*

### **16. How is the Redevelopment Plan consistent with the Master Plan?**

*This is addressed in detail on pages 10 – 13 in the Redevelopment Plan. In short, the Master Plan recommends creating a Redevelopment Plan for Lackawanna Plaza that supports the revitalization efforts for the Lackawanna Plaza area and notes that a key component of this redevelopment plan is balancing preservation of the historic Lackawanna train station with providing a new state-of-the-art supermarket. This redevelopment area is one of several strategic development nodes along the Bloomfield Avenue corridor that advance several objectives of the Unified Plan, including the following:*

- Promote the use of form-based code to provide greater regulation of building bulk and form and to "concentrate density in appropriate nodes along Bloomfield Avenue and then reduce allowable uses and densities as one approaches adjacent neighborhoods."*
- Utilize density bonuses as a tool to ensure that development greater than the currently permitted height and density shall require complementary public improvements. Associated improvements tied to density bonuses may include, but are not limited to, sidewalk/pedestrian infrastructure upgrades, bicycle infrastructure and public open space.*
- Enact land use regulations that promote sustainable development patterns that directs growth and development to where it is most beneficial (the train station areas and commercial districts) and using density bonuses and maximum height*

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*allowances to ensure that new development provides complementary public improvements.*

*The Unified Plan places properties that have not been redeveloped within the Montclair Center Downtown (C2) land use classification which recommends lower-scale compact development, with a maximum height of 4-stories and a maximum height of 47 feet. While the buildings in the Redevelopment Plan are taller than permitted in the Montclair Center Downtown District, the Plan fulfills the objectives for the C2 as follows:*

- The overall density of the project is 47 dwelling units per acre, which is less than the maximum density of 55 dwelling units per acre in the Master Plan.*
- New development should contribute to consistent street facades along Bloomfield Avenue while not drastically changing the character of well-established commercial corridors.*
- Facades should be constructed with high quality materials while allowing for maximum first-story transparency.*
- Buildings should use a blend of retail, office and residential uses with a high ratio of first-story windows. Residential and office development above retail stores is recommended.*
- A mix and balance of uses that allows the district to be active during all times of the day and night is recommended.*
- Parking should be to the rear of buildings within new parking decks and garages faced with liner buildings of retail and residential uses.*

*The Master Plan calls for affordable housing goal of “20 percent of all dwelling units in projects creating five or more new units must be affordable. It also recommends that “in order to implement this goal, the Township should investigate zoning and/or other compensatory benefits that make the 20% set aside achievable. Additional “workforce housing” strategies that seek to provide housing for households earning 80% to 120% of area median income should also be investigated. The Unified Land Use and Circulation Plan suggests that increases in density could be considered as a compensatory benefit sufficient to support the required affordable housing set aside. (Unified Land Use and Circulation Plan, pp. 46-47).*

### **17. What is the timeline to get the project built?**

*This will be addressed during site plan review.*

### **18. Will there be jobs for Montclair residents?**

*This is not a requirement in the Redevelopment Plan, but the developer has stated that jobs for Montclair residents will be provided. It is recommended that this be addressed in the Redevelopment Agreement.*

### **19. How many residents can walk to Lackawanna Plaza?**

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*Walking distance is generally considered to be a half-mile. There are approximately 17,000 Montclair residents within walking distance to Lackawanna Plaza.*

### **20. How will construction be phased? When will the supermarket be built?**

*This will be addressed during site plan review.*

### **21. What is the supermarket?**

*The developer has not made public the identification of the supermarket.*

### **22. Have we considered the project's impact to the electrical grid?**

*This will be address in the Utility Impact Statement submitted by the applicant during site plan review.*

### **23. What studies have been done on the underground culverts?**

*The Redevelopment Plan includes a requirement that the existing condition of all water, sewer and drainage utilities be assessed as part of site plan review and shall include a video inspection of all pipes and culverts. Pipes and culverts that are at risk of collapsing or failing shall be replaced with reinforced concrete.*

### **24. Will there be any surface parking?**

*This will be addressed during site plan review.*

### **25. Will all parking be in a garage?**

*This will be addressed during site plan review.*