

REEXAMINATION AND AMENDMENT
TO SUMMIT MASTER PLAN

City of Summit, Union County, New Jersey

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The City of Summit is the process of amending the 1998 Development Regulations Ordinance, in an effort to implement the 2000 Master Plan. These amendments are presented in the format of a Reexamination Report to assist the City in rezoning the noted properties. As a result of further review of the new zoning districts (NB) Neighborhood Business and (ORC) Office Residential Character, the City is expanding the districts. A new (MFT-1) Multi-family Tower 1 zone is proposed, along with a modification to the MF and MFT zone. The proposed changes to the existing NB, the new ORC and MFT-1 districts are shown on the attached Land Use Plan dated October 2003.

A reexamination report must contain the following elements, as required by law.

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have been increased subsequent to that date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised in 2000, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in the State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

There have not been changes to the goals and objectives of the Master Plan as established in 2000, therefore this report reaffirms the Vision established in Master Plan 2000. However, as a result of the implementation process there are some specific changes recommended for the Master Plan and resulting development regulations as listed below.

THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES, STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

Neighborhood Business

Purpose: The primary function of this zone is to offer a mix of residential uses and convenient commercial services that serve the nearby residential neighborhoods. The commercial uses are relatively small in scale and are related to the day-to-day needs of nearby residents. Buildings often contain a mix of street level commercial and residential on the upper floors.

The proposed NB zone at Springfield Avenue and Passaic will be expanded to include the office building at Springfield and Constantine and a residential property that is presently used as a doctor's office. The boundary has been revised to follow the railroad ROW and existing businesses.

Office Residential Character

Purpose: The primary function of this zone is to allow the conversion of existing residential structures for office uses, while preserving the historic character, scale and features of the buildings and the streetscape.

A portion of the northern side of Springfield Avenue, currently in the MF zone has been proposed for rezoning as ORC. These properties include existing offices in previous residential structures, a church and single family homes that are suitable for conversion to office use. These properties provide a transition along Springfield from the Business and Central Business District into the R-10 zone.

Multi-Family Tower 1

Purpose: The primary function of this zone is to continue to allow multi-family uses and office uses as described in the MFT zone in the residential structures previously converted for office uses, and office uses in existing multi-story office building.

The properties bounded by Summit Avenue, DeForest Avenue, Beechwood Avenue, and Parmley Place, and including three lots on the north side of Parmley Place, are proposed for rezoning as MFT-1. These properties include existing offices in previous residential structure, along with a multi-story office building, and a large parking lot that services these same properties. The combination of properties is ideally suited to either continued office use, or conversion to multi-family use, being situated at the edge of the Central Retail Business District and the adjacent multi-family and nearby single-family residential neighborhoods.

Multi-Family and Multi-Family Tower

Purpose: The primary change is to eliminate the office uses within residential structures and residential towers within this zone. The intrusion of office and business uses would represent an intensification of the residential character of the zone and the surrounding single-family homes. There are sufficient areas in Summit that permit office uses.

Review of the Existing Floor Area Ratio and Steep Slope Regulations

As a result of a recent New Jersey Supreme Court decision upholding a cap on the floor area ratio for a lot and steep slope zoning regulations, it is recommended that the Planning Board review these two decisions with regard to their effect on the City of Summit zoning regulations. The decisions could serve as a basis for recommending changes to the City of Summit Land Development Ordinance.