

Mixed-Use and Mixed-Use Overlay Districts

The 18.0 acre Mixed-Use and 11.5 acre Mixed-Use Overlay districts provide the foundation for a number of mixed-use activities within both new and renovated building space. Permissibility of mixed-use buildings provides a unique opportunity to accommodate a variety of economic endeavors. This allows developers to maintain flexibility of permissible site uses on parcels accommodating the transition between the Commercial Center and the Residential Districts in continued response to changing market demands. The architectural composition of these districts promotes the area as a vibrant and creative environment for work, residence, and recreation.



**Airlite Aluminum Corporation Bat Factory
Abandoned after May 27, 1986 Explosion**

Principal Permitted Uses

- A. All uses permitted in the Residential District
- B. Residential (over retail)
- C. Neighborhood and Service-Oriented Retail
- D. Restaurants
- E. Cafes
- F. Financial Institutions
- G. Offices (over retail)
- H. Educational Establishments
- I. Childcare Facilities
- J. Health Clubs and Spas
- K. Pharmacies
- L. Hotels
- M. Art Studios and Galleries
- N. Cinemas
- O. Family Entertainment
- P. Public Uses
- Q. Coffee Shops with Drive-Through

Accessory Uses

- Incidental and accessory to principal uses
- Structured Parking

Coffee Shops with Drive-Through Uses

- The following Coffeehouse and Coffee Shop Services are permitted, which include:
 - Preparation and selling of the following items
 - Hot and cold drinks including, hot coffee, espresso, caffe latte, iced coffee, tea, iced tea, and other related coffee and tea beverages;
 - Hot and cold sandwiches; and
 - Pastries, bagels, and desserts.
 - Single service drive-through window
- The following Coffeehouse and Coffee Shop Services are strictly prohibited:
 - Dual service drive-through windows.
- Permitted Hours of Operations – 5:30 am to 10:00 pm (includes drive-through).

Drive-through Requirements

- Drive-through uses are strictly prohibited within this district, with the exception to those which are accessory to a coffee shop.
- Dual drive-through window services are strictly prohibited. This shall include dual drive-throughs for ordering that consolidate to a single pick-up drive-through window.
- Drive-throughs shall be adequately screened with landscaping from adjacent properties and roadways, and not visible from either.
- Drive-throughs shall not provide direct access onto a public thoroughfare.
- No drive-through may be located closer than 500 feet (straight line distance measurement from drive-through pick-up window) from any other existing or proposed drive-through.

Riverwalk

- Parcels with frontage along the Passaic River shall include a 30-foot wide access easement for development of the Passaic River walkway.
- Development of a walkway connecting the continuation of the Marshall Street ROW with the Passaic River walkway is encouraged to provide contiguous access from both Washington Elementary School and the vast array of residential housing to the east.

Bulk Standards

- Maximum Lot Coverage: 75%
- Maximum Building Height:
 - 5 habitable stories
 - 70 feet in total
- Minimum Building Setback from public ROW:
 - Passaic Avenue: 15 feet
 - Marshall Avenue: 10 feet
 - Clark Avenue: 10 feet
 - Passaic River walkway: 5 feet
- Surface Parking Setback from public ROW:
 - Parking is not permitted between the building line and the street along Passaic Avenue and Belgrove Drive.
 - 10 feet, with low-level landscaping to screen vehicles from the public ROW
- Passaic Avenue Streetscape
 - Entire length shall include a continuous 8 foot wide sidewalk and 5 foot wide planting strip, which may be located within the right of way.
- Minimum Parking Requirements
 - Residential (over retail):
 - One (1) space per single bedroom unit
 - One and a half (1.5) spaces per two bedroom unit
 - Two (2) spaces per three bedroom unit
 - One (1) space per studio unit
 - Retail:
 - Three (3) spaces per 1,000 square feet
 - Restaurants:
 - One (1) space per every four (4) seats
 - Cafes and Coffee Shops:
 - One (1) space per 400 square feet or
 - One (1) space per eight (8) seats if more stringent
 - Financial Institutions:
 - One (1) space per 1,000 square feet
 - One (1) space per maximum employees on the largest shift
 - Offices (over retail), Educational Establishments, Health Clubs and Spas:
 - Three (3) spaces per 1,000 square feet
 - Childcare Facilities:
 - One (1) space per maximum employees on the largest shift and
 - One (1) space per five (5) pupils

- Pharmacies:
 - Four (4) spaces per 1,000 square feet of merchandise display and public access space
- Hotels:
 - Three (3) spaces per four (4) rooms
 - One (1) space per maximum employees on the largest shift
- Art Studios and Galleries:
 - Three (3) spaces per 1,000 square feet
- Cinemas:
 - One (1) space per three (3) seats
- Family Entertainment:
 - Three (3) spaces for every 1,000 square feet
- Additional Parking Constraints
 - Shared parking is permitted as approved by the Planning Board
 - Shared parking shall require a Shared Parking Analysis prepared by a credible expert, such as a parking or land use consultant, planner, architect, or engineer.
 - Shared parking is encouraged between uses of alternating peak hours of operation, such that parking for daytime offices may accommodate the needs of dining and entertainment spaces during evenings and weekends.
 - Parking structures, when integrated into the development, are permitted
 - Parking structures are encouraged to be wrapped by in-line offices or retail at ground level

Architectural Design Standards

- No additional restrictions in excess of the General Design Standards, as outlined in a subsequent section of this Plan.

Vehicular Traffic and Circulation

- Common or shared service and delivery access is encouraged between adjacent parcels and/or buildings.
- No additional restrictions in excess of the General Design Standards, as outlined in a subsequent section of this Plan.

Pedestrian Traffic and Circulation

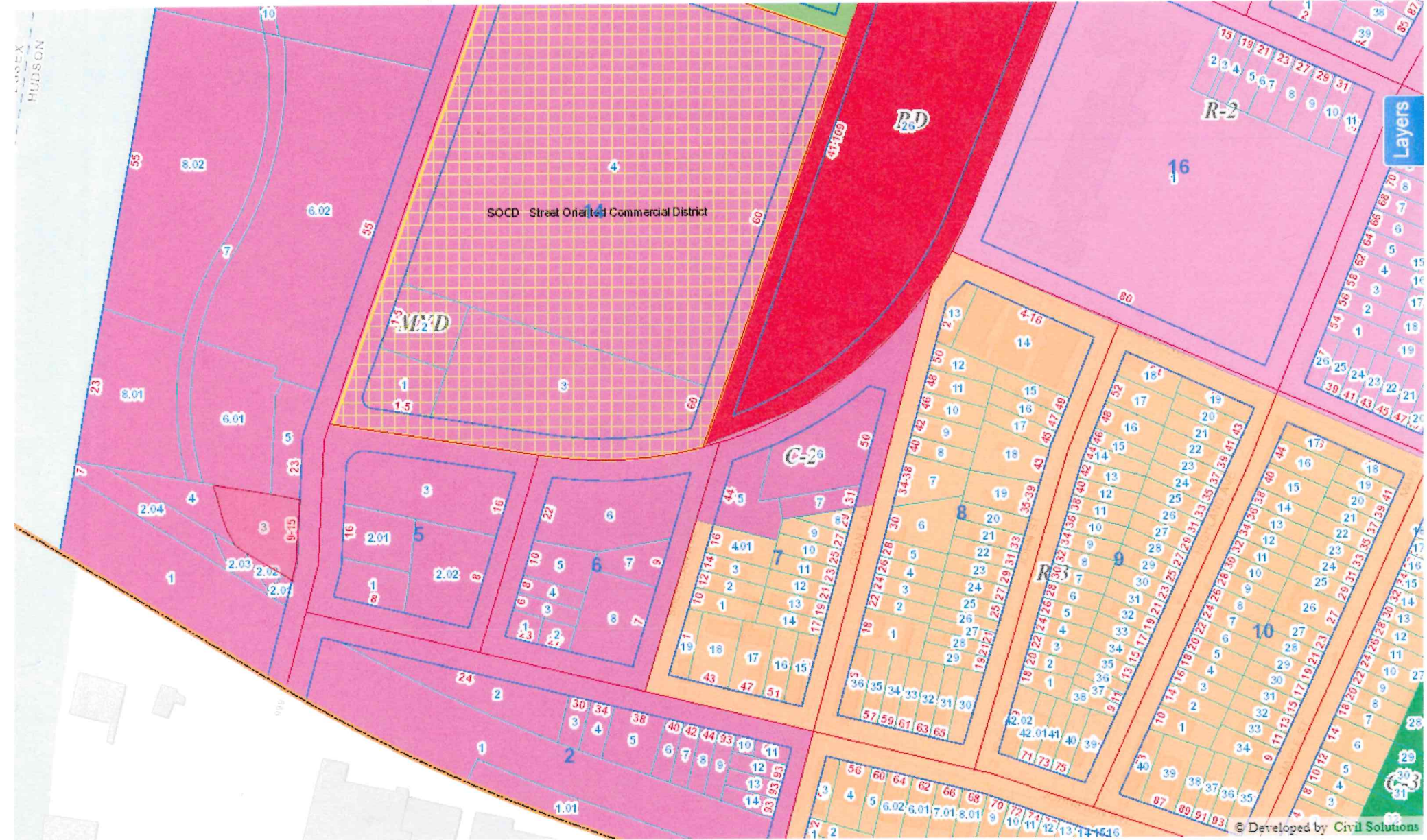
- All streets shall be designed to facilitate pedestrian activity.
- Strong pedestrian connections shall be established between the Commercial Center, Residential and Residential Rehabilitation Districts along Passaic Avenue, Marshall Street, and Clark Avenue.
- The development of public spaces, particularly those that provide natural points of public access to the Passaic River, is encouraged throughout the District.

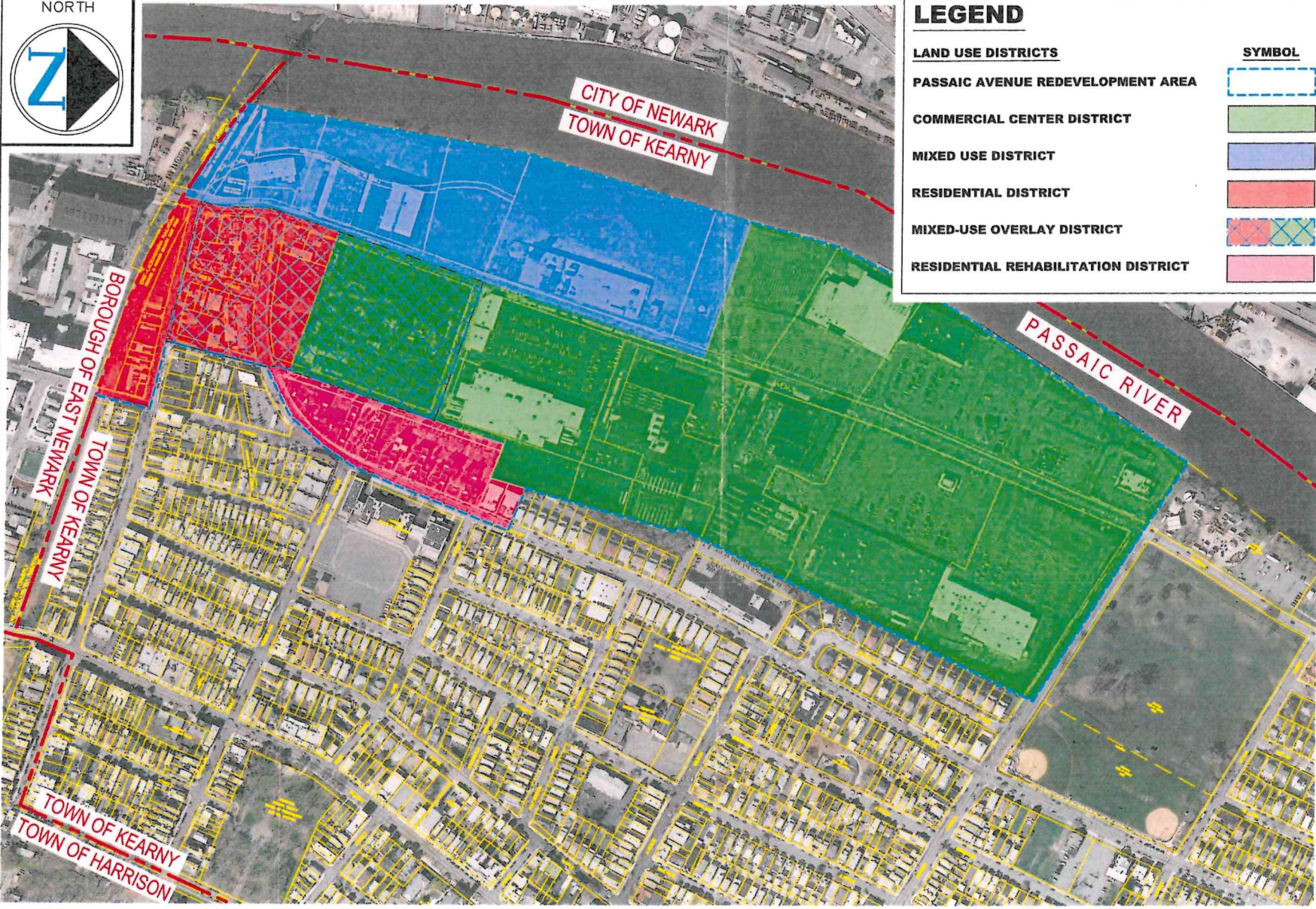
Signage

- No additional restrictions in excess of the General Design Standards, as outlined in a subsequent section of this Plan.

Lighting

- No additional restrictions in excess of the General Design Standards, as outlined in a subsequent section of this Plan.





LEGEND

LAND USE DISTRICTS	SYMBOL
PASSAIC AVENUE REDEVELOPMENT AREA	
COMMERCIAL CENTER DISTRICT	
MIXED USE DISTRICT	
RESIDENTIAL DISTRICT	
MIXED-USE OVERLAY DISTRICT	
RESIDENTIAL REHABILITATION DISTRICT	

FIGURE 7 -- PROPOSED DISTRICTS MAP
 PASSAIC AVENUE REDEVELOPMENT PLAN
 TOWN OF KEARNY, HUDSON COUNTY, NEW JERSEY
 CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) CA 276890
 © COPYRIGHT 2013 BY NEGLIA ENGINEERING. ALL RIGHTS RESERVED.

NEGLIA ENGINEERING ASSOCIATES
 34 PARK AVENUE
 LYNDBURST, NJ 07071
 PHONE: 201-939-8805
 FAX: 201-939-0846

