

# The Valley *Renewal*



**Presentation to the  
Village of Ridgewood Planning Board**

**January 29, 2007**

# Agenda for This Evening

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- Master Plan and Zoning Proposal
  - Basis for amended master plan and zoning ordinance
  - Hospital zoning in New Jersey
  - Comparative analysis
  - Master plan amendment
  - Zoning amendment



# Strategic Drivers for Change

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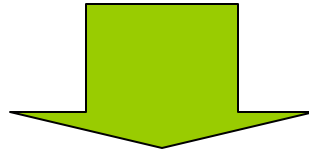
- ❑ Not driven by major shifts in population or demand for more inpatient beds
- ❑ Is driven by changes in technology and care-delivery models
- ❑ Key service square-footage (SF) increases:

	Existing SF	Right-sized SF	Difference in SF
10 Departments	192,300	340,500	148,200

# Findings From Master Facility Audit

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- ❑ Major space deficiencies in diagnostic and treatment services
- ❑ Patient units lack support space and privacy
- ❑ Building infrastructure does not support today's technology



***Zoning prohibits optimal  
care-delivery models***

# Current Master Plan

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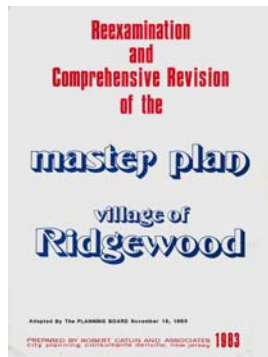
## □ Statutory Requirements (MLUL)

- 40:55D-28a. Planning board may prepare and, after public hearing, adopt or amend a master plan.
- 40:55D-28b.(2) The land use element shall:
  - take into account relationship to objectives, principles & policies upon which master plan proposals are based, and
  - show existing & proposed location, extent & intensity of development of land to be used for varying types of public & private purposes.

# Current Master Plan

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## □ Existing Recommendations



### ■ 1983 Comprehensive Master Plan:

- Valley Hospital designated for "H" Hospital District
- Imposes restrictive zoning
- Discourages growth



### ■ 2006 Master Plan Reexamination:

- Recommends "study (of) the development standards for the hospital zone to determine if revisions are needed to better balance the needs of Valley Hospital and the surrounding residential areas."

# Current Master Plan

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## □ Basis for Master Plan Amendments

- Current text does not acknowledge changing needs of hospital technology
- Current text does not adequately establish parameters for growth in light of changing technology
- Reflects Reexamination Report's comments regarding balancing needs of Hospital and residential neighborhood

# Current Zoning Ordinance

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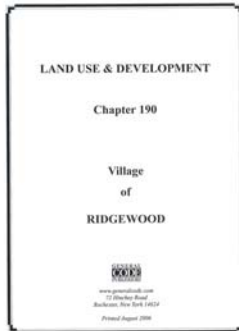
## □ Statutory Requirements (MLUL)

- 40:55D-62a. Zoning shall be substantially consistent with land use plan element or designed to effectuate such plan element.
  
- 40:55D-62a. Zoning ordinance shall be drawn with
  - reasonable consideration to the character of each district;
  - its peculiar suitability for particular uses; and
  - to encourage the most appropriate use of land.

# Current Zoning Ordinance

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- ❑ Existing Requirements – “H” Hospital District



- Permitted Uses:

- ❑ Hospitals for humans;
- ❑ Child-care centers;
- ❑ Municipal buildings used for public purposes.

- Accessory Uses:

- ❑ Parking facilities;
- ❑ Signs;
- ❑ Accessory uses customarily incidental to principal uses.

# Current Zoning Ordinance

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- Existing Requirements – “H” Hospital District
  - Area & bulk regulations

Regulations	H Zone
Min. front yard (ft)	40
Min. side yard (ft)	3 ft per 1 ft of bldg ht
Min. rear yard (ft)	3 ft per 1 ft of bldg ht
<b>Max. building coverage (%)</b>	<b>16</b>
Max. impervious coverage (%)	90
<b>Max. building height (ft)</b>	<b>48</b>
<b>Max. FAR (%)</b>	<b>65</b>
Min. parking spaces	1 per 250 sf

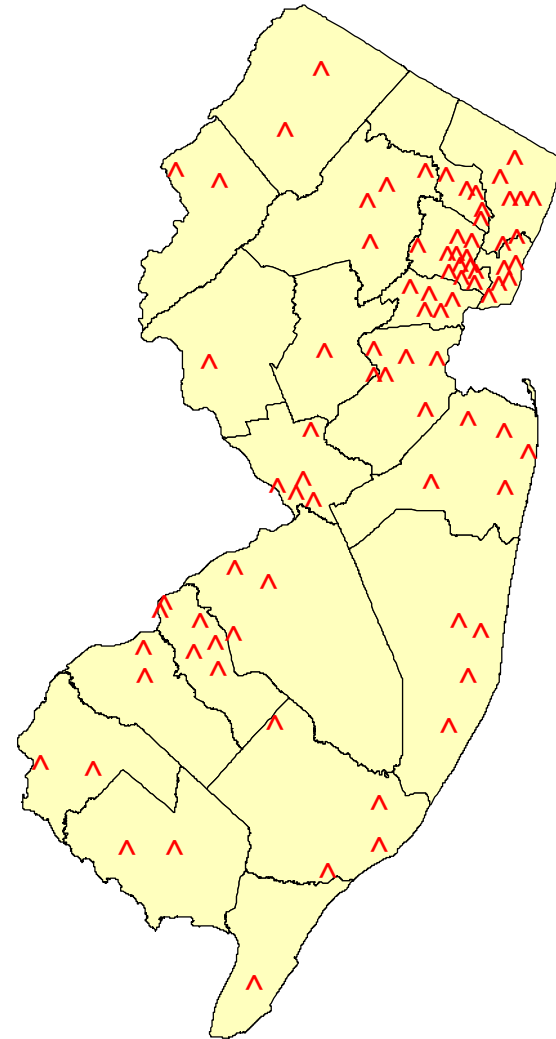
# Current Zoning Ordinance

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- Basis for Zoning Ordinance Amendments
  - Regulations do not reflect changes in technology affecting hospital space needs
  - Current regulations preclude any additional development without variance relief
  - Responsibility placed with Zoning Board of Adjustment instead of Planning Board, where planning belongs

# Hospital Zoning Throughout NJ

- 83 hospitals in 93 zone districts statewide
- 71 hospitals in 74 zones where hospitals are permitted or conditional use
- 21 hospitals in single-family residential neighborhoods
- Prepared comparative analysis with Village regulations



# Hospital Zoning Where Permitted/ Conditional Use:

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## □ Floor Area Ratio Regulations

- 44 of 73 hospital zones (60%) have no FAR regulation
- 61 of 73 hospital zones (84%) less restrictive than Village (including the 44 that have no FAR regulation)
- Average is over 250%
- Ridgewood regulation is 65%
- **Proposed regulation: No FAR**

# Hospital Zoning Where Permitted/ Conditional Use

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## □ Maximum Building Height Regulations

- 49 of 73 hospital zones (67%) less restrictive than Village
- Average is 76 ft.
- Ridgewood regulation is 48 ft.
- **Proposed regulation: 56 ft.**

# Hospital Zoning Where Permitted/ Conditional Use

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## □ Maximum Building Coverage Regulations

- 70 of 73 hospital zones (96%) less restrictive than Village
- Average is 41%
- Ridgewood regulation is 16%
- **Proposed regulation: 55%**

# Residential Neighborhood Regulations

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## □ Floor Area Ratio Regulations

- 17 of 23 hospital zones (74%) have no FAR regulation
- 20 of 23 hospital zones (87%) less restrictive than Village (including the 17 that have no FAR regulation)
- Average is 91%
- Ridgewood regulation is 65%
- **Proposed regulation: No FAR**

# Residential Neighborhood Regulations

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## □ Maximum Building Height Regulations

- 14 of 23 hospital zones (61%) less restrictive than Village
- Average is 59 ft.
- Ridgewood regulation is 48 ft.
- **Proposed regulation: 56 ft.**

# Residential Neighborhood Regulations

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- Maximum Building Coverage Regulations
  - 21 of 23 hospital zones (91%) less restrictive than Village
  - Average is 32%
  - Ridgewood regulation is 16%
  - **Proposed regulation: 55%**

# Proposed Master Plan Amendments

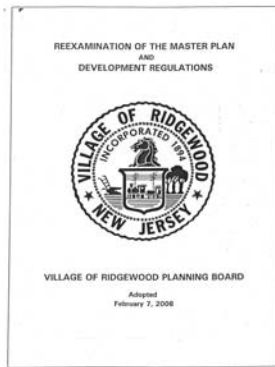
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- Recognize that hospitals are large, dynamic facilities that are prone to change as the technology that supports them change over time.
- Recognize that the hospital located in the Village of Ridgewood has a significant impact on the health, safety, welfare and economic development of the community by virtue of its function and need for growth and expansion.

# Proposed Master Plan Amendments

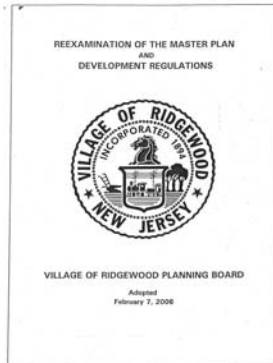
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- Recognize the need to provide for change in hospital development within the institution itself, and to allow the community to anticipate and plan for the impact of such change.
- Encourage and facilitate long-range planning for hospital health care facilities due to the unique impact the expansion of such facilities has on the community.

# Proposed Master Plan Amendments

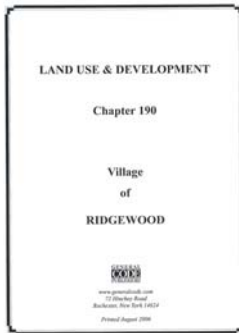
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- Provide for the appropriate and orderly development of hospital property to service the hospital health care needs of the community while assuring a harmonious relationship between such facilities and the residential neighborhood in which it is located.
- Acknowledge that the existing hospital in the Village of Ridgewood has historically been permitted within a residential neighborhood, and, when properly planned and developed, can be compatible with its surroundings and provide the benefit of proximity to those living nearby who may have the need for quality hospital care.

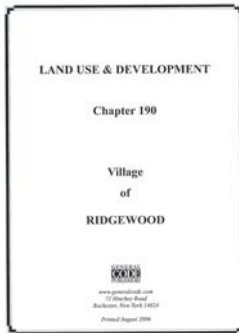
# Proposed Zoning Amendments

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- Definition of hospital to be included in proposed Zoning Ordinance

# Proposed Zoning Amendments

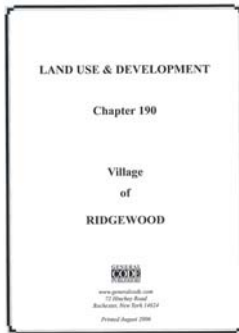


## Area and Bulk Requirements

Min. lot area (ac)	14
Min. front yard (ft)	40
Min. side yard (ft)	40
Min. rear yard (ft)	40
Min. building separation (ft)	10
Max. building coverage (%)	55
Max. impervious coverage (%)	90
Max. height of building (stories/ft)	4 / 56
Max. parking levels for above-ground garage	2
Max. height of roof equip. (ft)	24 above roof
Min. parking spaces	3.9 per bed
Multiple buildings on lot	Permitted

# Proposed Zoning Amendments

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## Additional Standards

- ❑ Signage
- ❑ Lighting
- ❑ Buffer/screening devices
- ❑ Pedestrian access points
- ❑ Planning & traffic reports