

**TO:** Town of Harrison, Mayor and Council  
**CC:** James P. Bruno, Esq.  
 Paul J. Zarbetski, Esq.  
**FROM:** Susan S. Gruel, PP  
 M. McKinley Mertz, PP, AICP, LEED Green Associate  
**RE:** Vo Toys Redevelopment Plan Amendment  
**DATE:** April 19, 2021

---

The Council has received an amended Redevelopment Plan for the Vo Toys Redevelopment Area. A previous Plan, dated February 16, 2021 ("February Redevelopment Plan"), had been circulated to the Council and reviewed at the March 16, 2021 Council meeting. Various concerns were brought up at that Council meeting regarding the concept plan that was attached to the February Redevelopment Plan. The February Redevelopment Plan went before the Planning Board on March 24, 2021 where similar concerns were raised. The concerns from both the Council and Planning Board centered around bulk, massing, height, and density, specifically as the design related to the Sussex Street frontage.

In response to these concerns, the designated redeveloper, BRG Harrison Lofts Urban Renewal, LLC ("BRG"), revised the concept plan to address the issues raised by the Council and Planning Board. The revised concept plan, dated March 31, 2021, was circulated to the Town in early April. The amended April 19, 2021 Redevelopment Plan incorporates the revised March 31, 2021 concept plan.

The below highlights the significant changes in the April 19, 2021 Redevelopment Plan, which includes the revised March 31, 2021 concept plan. In addition to the below changes, there were minor clean-up items that were also fixed. The "Residential District" is the property at the northeast corner of the Bergen Street and South 5<sup>th</sup> Street intersection, which has commonly been referred to as the "Main Site." The "Flex District" is the property at the southwest corner of Bergen Street and South 5<sup>th</sup> Street, which has commonly been referred to as the "Parking Lot Site."

	February 16, 2021 Redevelopment Plan	April 19, 2021 Redevelopment Plan	Change
Maximum Density (units)	525	500	Reduction of 25 units
Maximum Building Height in Residential District	9 stories	7 stories	Reduction of 2 stories
Building Stepback along Sussex Street	0 feet	Min. 6 feet stepback commencing at the 3 <sup>rd</sup> floor and continuing through the 7 <sup>th</sup> floor	Increased building stepback at 3 <sup>rd</sup> floor to create a pedestrian feel along Sussex Street

	<b>February 16, 2021 Redevelopment Plan</b>	<b>April 19, 2021 Redevelopment Plan</b>	<b>Change</b>
Overall Parking	416 on the Main Site 75 in the Flex District	130 in the Residential District; Remaining requirement to be provided in Flex District in structured garage	Reduced from two floors of parking to one floor in the Residential District to help reduce overall height
Ground Floor Parking Garage in Residential District	Visible along Sussex Street	Wrapped on all sides by other spaces; residential units along Sussex Street	Garage now wrapped by other spaces and will not be visible from Sussex Street
Retail Component in Residential District	Permitted on ground floor	Not permitted	Retail use eliminated as permitted use in the Residential District; only residential is now permitted
Wireless Telecommunications Equipment – Antenna height above roof	10 feet	8 feet	Reduced by 2 feet
Flex District	The Flex District continues to be allowed to be developed with structured parking as well as various non-residential uses.		

Should you have any further questions regarding the changes in the amended Redevelopment Plan do not hesitate to reach out to us.