



LEGEND

-  Municipal Properties (Redevelopment Designation)
-  Private Properties (Rehabilitation Designation)



Rehabilitation and Redevelopment Area

June 2021

# FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN

## TOWNSHIP OF NUTLEY



LEGEND

-  Municipal Properties (Redevelopment Designation)
-  Targeted Redevelopment Properties
-  Private Properties (Rehabilitation Designation)



Redevelopment and Rehabilitation Area with RFEI Targeting Properties

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
**TOWNSHIP OF NUTLEY**





RFEI Targeting Properties Area

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
**TOWNSHIP OF NUTLEY**





# **Option 1**

**Municipal Lots 28, 29, 30**

**Private Lots 26, 27, 31 & 32**



**DEVELOPMENT SUMMARY**

Municipal Lots:	28, 29 & 30
Private Lots:	26, 27, 31 & 32
Retail:	18,200 sf
Commercial / Civic:	7,500 sf
Residential (3 levels):	111 un
Parking (2 levels):	187 sp



Franklin Avenue Retail Level with At Grade Parking

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
 TOWNSHIP OF NUTLEY



**DEVELOPMENT SUMMARY**

Municipal Lots:	28, 29 & 30
Private Lots:	26, 27, 31 & 32
Retail:	18,200 sf
Commercial / Civic:	7,500 sf
Residential (3 levels):	111 un
Parking (2 levels):	187 sp



Franklin Avenue Retail Level with Second Level Parking at grade with rear properties

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
 TOWNSHIP OF NUTLEY



**DEVELOPMENT SUMMARY**

Municipal Lots:	28, 29 & 30
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Retail:	18,200 sf
Commercial / Civic:	7,500 sf
Residential (3 levels):	111 un
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Residential Levels Typ. (3 levels)

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
 TOWNSHIP OF NUTLEY



**Option 2**  
**Municipal Lots 28, 29, 30**  
**Private Lots 26 & 27**



**DEVELOPMENT SUMMARY**

Municipal Lots:	28, 29 & 30
Private Lots:	26 & 27
Retail:	10,700 sf
Commercial / Civic:	7,500 sf
Residential (3 levels):	72 un
Parking (2 levels):	138 sp



Franklin Avenue Retail Level with At Grade Parking

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
 TOWNSHIP OF NUTLEY



**DEVELOPMENT SUMMARY**

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Residential (3 levels):	72 un
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Franklin Avenue Retail Level with Second Level Parking at grade with rear properties

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
 TOWNSHIP OF NUTLEY



**DEVELOPMENT SUMMARY**

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Retail:	10,700 sf
Commercial / Civic:	7,500 sf
Residential (3 levels):	72 un
Parking (2 levels):	138 sp



Residential Levels Typ. (3 levels)

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
 TOWNSHIP OF NUTLEY



# **Option 3**

**Municipal Lots 28, 29, 30**



**DEVELOPMENT SUMMARY**

Municipal Lots:	28, 29 & 30
Private Lots:	None
Retail:	8,400 sf
Commercial / Civic:	None
Residential (3 levels):	39 un
Parking (2 levels):	138 sp



Franklin Avenue Retail Level with At Grade Parking

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
**TOWNSHIP OF NUTLEY**



**DEVELOPMENT SUMMARY**

Municipal Lots:	28, 29 & 30
Private Lots:	None
Retail:	8,400 sf
Commercial / Civic:	None
Residential (3 levels):	39 un
Parking (2 levels):	138 sp



Franklin Avenue Retail Level with Second Level Parking at grade with rear properties

June 2021

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
**TOWNSHIP OF NUTLEY**



**DEVELOPMENT SUMMARY**

Municipal Lots:	28, 29 & 30
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Commercial / Civic:	None
Residential (3 levels):	39 un
Parking (2 levels):	138 sp



Residential Levels Typ. (3 levels)

**FRANKLIN AVENUE CONCEPTUAL DEVELOPMENT PLAN**  
**TOWNSHIP OF NUTLEY**