CITY OF ORANGE TOWNSHIP PLANNING BOARD

MEMORIALIZATION RESOLUTION NO: 8-2020 FOR THE CENTRAL VALLEY AREA INVESTIGATION CONCERNING VARIOUS BLOCKS AND LOTS IN THE CITY OF ORANGE TOWNSHIP, NEW JERSEY

WHEREAS, by Resolution No. 143-2017 adopted April 25, 2017, Resolution No. 270-2017 adopted August 2, 2017, Resolution No. 267-2018 adopted August 22, 2018 and Resolution No. 48-2020 adopted February 4, 2020, the City of Orange Township Municipal Council (the “Council”) authorized the City of Orange Township Planning Board (the “Planning Board”) to conduct a preliminary investigation of Central Valley Area between the West Orange border and Scotland Road, the subject area specifically being identified as follows according to the City’s tax records (the “Study Area”):

Block 3801, lots 1, 2 and 3;
Block 3802, lot 1;
Block 3901, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14;
Block 3902, lot 1;
Block 3903, lots 1, 27, 28 and 29;
Block 3907, lots 11, 12 and 13;
Block 3908, lot 1;
Block 3909, lots 1 and 2;
Block 3910, lots 1, 2, 3, 4, 5, 6 and 7;
Block 3911, lot 1;
Block 3912, lot 1;
Block 5106, lot 1;
Block 5901, lots 1, 2, 3, 4, 5, 6, 7 and 8;
Block 5902, lots 1, 2, 3, 4 and 24;
Block 5903, lots 1, 2, 3, 4 and 5;
Block 6001, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;
Block 6002, lot 1;
Block 6003, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41;
Block 6004, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15;
Block 6005, lots 1, 2, 3, 4, 5, 6 and 7;
Block 6006, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19;
Block 6007, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27;
Block 6008, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37;
Block 6009, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20;
Block 6010, lot 1;
Block 6101, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18;
Block 6102, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34;
Block 6103, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20;
Block 6104, lots 1, 2 and 3;
Block 6105, lots 1, 2, 3, 4, 5 and 6;
Block 6106, lots 1, 2, 3, 4, 5, 6, 7 and 8;
Block 6107, lots 1, 2, 3, 4, 5, 6, 7 and 8;
Block 6108, lots 1, 2, 3, 4, 5, 6 and 7; and
Block 6303, lots 1, 2, 3; and

WHEREAS, the City’s referral satisfied the requirements of N.J.S.A. 40A:12A-14 with respect to soliciting the Planning Board’s recommendations with respect to designation as an area in need of rehabilitation; and

WHEREAS, the Planning Board authorized Nishuane Group, LLC (the “Planning Consultant”) to conduct an investigation to determine whether the Study Area, or any portion thereof, constitutes a non-condemnation area in need of redevelopment and/or an area in need of rehabilitation in accordance with the Local Redevelopment and Housing Law (“LRHL”), and to prepare a preliminary report of the Study Area (the “Study”); and

WHEREAS, the Planning Consultant prepared a Study entitled “Area in Need of Redevelopment Investigation Central Valley Study” dated February 26, 2020 (the “Report”), which details the findings and recommendations relevant to whether the Study Area should be designated as a non-condemnation area in need of redevelopment and/or an area in need of rehabilitation; and

WHEREAS, the Planning Board, having provided the requisite notices and all jurisdictional requirements of the LRHL having been met, conducted a public hearing on February 26, 2020, where Mrunmayee Atre, PII, AICP Candidate, LEED GA, an Associate with Nishuane Group, made a presentation of the Study to the Planning Board; and

WHEREAS, in addition to the presentation of the Planning Consultant, at the public hearing the Planning Board heard testimony and evidence from members of the general public, who were given an opportunity to cross-examine the Planning Consultant and address questions to the Planning Board concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment and/or an area in need of rehabilitation; and

WHEREAS, the Planning Consultant concluded that each and every property located within the Study Area satisfies at least one of the LRHL Criteria A, B, C, D, E, G and H, and/or Section 3, for designation as a non-condemnation area in need of redevelopment, and in addition satisfies at least one of
the LRHL Criteria 1, 2, 3, 4, 5 and 6 for designation as an area in need of rehabilitation; and that the entire Study Area should be deemed a non-condemnation area in need of redevelopment and an area in need of rehabilitation; and

WHEREAS, the Planning Board incorporates herein by reference all testimony, written submissions and discussions set forth in and made a part of the record of the Planning Board’s meeting held on February 26, 2020; and

WHEREAS, based on the evidence presented, the Planning Board accepted the Study and concluded that there was sufficient credible evidence to support the findings that the designation of the entire Study Area as a Non-Condemnation Area in Need of Redevelopment and an Area in Need of Rehabilitation, specifically

Block 3801, lots 1, 2 and 3;
Block 3802, lot 1;
Block 3901, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14;
Block 3902, lot 1;
Block 3903, lots 1, 27, 28 and 29;
Block 3907, lots 11, 12 and 13;
Block 3908, lot 1;
Block 3909, lots 1 and 2;
Block 3910, lots 1, 2, 3, 4, 5, 6 and 7;
Block 3911, lot 1;
Block 3912, lot 1;
Block 5106, lot 1;
Block 5901, lots 1, 2, 3, 4, 5, 6, 7 and 8;
Block 5902, lots 1, 2, 3, 4 and 24;
Block 5903, lots 1, 2, 3, 4 and 5;
Block 6001, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;
Block 6002, lot 1;
Block 6003, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41;
Block 6004, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15;
Block 6005, lots 1, 2, 3, 4, 5, 6 and 7;
Block 6006, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19;
Block 6007, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27;
Block 6008, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37;
Block 6009, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20;
Block 6010, lot 1;
Block 6101, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18;
Block 6102, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34;
Block 6103, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20;
Block 6104, lots 1, 2 and 3;
Block 6105, lots 1, 2, 3, 4, 5 and 6;
Block 6106, lots 1, 2, 3, 4, 5, 6, 7 and 8;
Block 6107, lots 1, 2, 3, 4, 5, 6, 7 and 8;
Block 6108, lots 1, 2, 3, 4, 5, 6 and 7; and
Block 6303, lots 1 and 3;

is a non-condemnation area in need of redevelopment and an area in need of rehabilitation in accordance with and in satisfactions of the statutory requirements as set in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;

NOW THEREFORE, IT IS HEREBY RESOLVED as reflected in the vote below, the Planning Board of the City of Orange Township hereby accepts the entire Study Area as a non-condemnation area in need of redevelopment and an area in need of rehabilitation, and recommends that the Municipal Council of the Township determine that the properties identified in the Study Area be designated as a Non-Condemnation Area in Need of Redevelopment and an Area in Need of Rehabilitation, all in accordance with the LRHL.
Date of motion to approve Study:  February 26, 2020

Motion By:  Vice-Chair Jones

Seconded By:  Member Tanis

Vote for approval of application:

<table>
<thead>
<tr>
<th>Members</th>
<th>Aye</th>
<th>Nay</th>
<th>Not Voting</th>
<th>Absent</th>
<th>Excused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwight Holmes, Chairperson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Antoinette Jones, Vice-Chairperson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hon. Dwayne Warren, Esq., Mayor</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hon. Tency Eason, Council President</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Christopher Mobley</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hans Tanis</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Callistus Onyiuke</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enock Faustin</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Date of motion to approve resolution:  April 22, 2020

Motion By:  Mayor Dwayne D. Warren, Esq.

Seconded By:  Vice-Chair Antoinette Jones

Vote to approve resolution:

<table>
<thead>
<tr>
<th>Members</th>
<th>Aye</th>
<th>Nay</th>
<th>Not Voting</th>
<th>Absent</th>
<th>Excused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwight Holmes</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chairperson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Antoinette Jones</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vice-Chairperson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hon. Dwayne Warren, Esq. Mayor</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hon. Tency Eason</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council Member</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Christopher Mobley</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hans Tanis</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Callistus Onyiuke</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enock Faustin</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Dwight Holmes
Dwight Holmes
Planning Board Chairperson

Laquana Best
Planning Board Secretary

Approved as to Form and Legality by:

__________________________________________
Gracia Montilus
City Attorney

Signature:  Dwight Holmes
Email:  dwightholmes78@yahoo.com

Signature:  Gracia Montilus
Email:  gmontilus@orangenj.gov