

**CITY COUNCIL****The City of Orange Township, New Jersey**DATE May 5, 2020NUMBER 190-2020**TITLE:**

**A RESOLUTION ACCEPTING THE PLANNING BOARD'S RECOMMENDATION AND DESIGNATING CENTRAL VALLEY AREA BETWEEN THE WEST ORANGE BORDER AND SCOTLAND ROAD AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT AND AN AREA IN NEED OF REHABILITATION IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, the City Council of the City of Orange Township (the "City"), by Resolution No. 143-2017 adopted April 2, 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, authorized the City of Orange Planning Board (the "Planning Board") to conduct a preliminary investigation to determine if the below-described area (the "Study Area"), satisfies criteria for designation as a non-condemnation area in need of redevelopment and/or an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1 et seq. (the "LRHL"):

**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, 8 and 9;

**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; and

**WHEREAS**, the Planning Board prepared a map of the study area and undertook a preliminary investigation in accordance with the requirements of N.J.S.A. 40A:12A-6 to determine whether the properties qualify as a non-condemnation area in need of redevelopment as provided under N.J.S.A. 40A:12A-5; 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 conducted a public hearing on February 26, 2020, where the Planning Board, provided an opportunity to hear all persons who were interested in or would be affected by the determination that the delineated area is a redevelopment area; and

**WHEREAS**, a quorum was established with at least five members present; and

**WHEREAS**, at the public hearing the Planning Board reviewed the findings of the Preliminary Investigation Study for the study area prepared by Michele Delisfort, PP, AICP of Nishuane Group, dated February 26, 2020 (the "Study") and presented by Mrunmayee Atre, PIT, AICP Candidate, LEED Green Associate, and received public comment; and

**WHEREAS**, following the public hearing, on February 26, 2020 the Planning Board, by unanimous vote of its members, concluded that each and every property within the Study Area is characterized by at least one of those conditions set forth in the LHRL as "criteria a", "criteria b", "criteria c", "criteria d", "criteria e", "criteria g" and "criteria h" and/or the "section 3 criteria", with respect to a non-condemnation area in need of redevelopment, and in addition is characterized by at least one of those conditions set forth in the LRHL as "criteria 1", "criteria 2", "criteria 3", "criteria 4", "criteria 5", and "criteria 6" with respect to an area in need of rehabilitation, as set forth in the Study, and recommended that the City Council designate the entire Study Area as a non-condemnation area in need of redevelopment and as an area in need of rehabilitation; and

**WHEREAS**, on April 22, 2020 at the regular Planning Board Meeting, the Planning Board unanimously voted to memorialize its actions taken on February 26, 2020, and a copy of said resolution has been transmitted to the City Council; and

**WHEREAS**, the City Council accepts the findings and recommendations of the Planning Board that the condition of each and every property within the Study Area satisfies at least one of the LHRL “criteria a”, “criteria b”, “criteria c”, “criteria d”, “criteria e”, “criteria g” and “criteria h” and/or the “section 3 criteria” with respect to a non-condemnation area in need of redevelopment, and in addition satisfies at least one of the LRHL “criteria 1”, “criteria 2”, “criteria 3”, “criteria 4”, “criteria 5” and “criteria 6” with respect to an area in need of rehabilitation, and endorses and incorporates those findings by reference, and concludes that the entire study area may be and should be declared a non-condemnation area in need of redevelopment and area in need of rehabilitation as provided under the LRHL.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Orange Township in the County of Essex, New Jersey, that the findings, conclusions and recommendations of the Planning Board are accepted, and the Study endorsed, and that the area, encompassing properties known as

- 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, 8 and 9;  
**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

on the City's tax map, is hereby determined to be and is designated as a non-condemnation area in need of redevelopment and an area in need of redevelopment and rehabilitation, all in accordance with the LRHL.

**BE IT FURTHER RESOLVED**, the City Council hereby also authorizes and directs the Planning Board to prepare a Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(f) and transmit the proposed plan to the Governing Body for its adoption.

Adopted:

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Joyce L. Lanier  
City Clerk

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Tency Eason  
Council President

**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, 8 and 9;  
**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; 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 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, PIT, 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-Condensation 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;
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- 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, 8 and 9;  
**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:**

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

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:

Members	Aye	Nay	Not Voting	Absent	Excused
Dwight Holmes Chairperson	X				
Antoinette Jones Vice-Chairperson	X				
Hon. Dwayne Warren, Esq. Mayor	X				
Hon. Tency Eason Council Member	X				
Christopher Mobley	X				
Hans Tanis	X				
Callistus Onyiuke	X				
Enock Faustin	X				

**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  
Dwight Holmes (Apr 24, 2020)

Email: [dwightholmes78@yahoo.com](mailto:dwightholmes78@yahoo.com)

Signature: Gracia Montilus  
Gracia Montilus (Apr 25, 2020)

Email: [gmontilus@orangenj.gov](mailto:gmontilus@orangenj.gov)