

**CITY COUNCIL**

**The City of Orange Township, New Jersey**

DATE June 3, 2020

NUMBER 229-2020

**TITLE: A RESOLUTION AUTHORIZING THE ORANGE PLANNING BOARD TO AMEND THE CENTRAL ORANGE REDEVELOPMENT PLAN, AND TO PROVIDE RECOMMENDATIONS TO THE ORANGE CITY COUNCIL AS TO REDEVELOPMENT PLAN REVISIONS.**

**WHEREAS**, the Municipal Council has previously authorized by Ordinance 58-2019 the Orange Planning Board to amend certain redevelopment areas within the City of Orange Township due to changes in the real estate market and/or to incorporate changes in its land use policies; and

**WHEREAS**, the City of Orange Township has taken proactive measures to enhance its development objectives within the Central Orange Redevelopment Area (CORA); and

**WHEREAS**, the Central Orange Redevelopment Area (CORA) is undergoing new development trends due to population increase as well as its close proximity to the train station; thereby an amendment of the zoning regulations in the CORA redevelopment plan, subject to Planning Board approval is necessary; and

**WHEREAS**, the City of Orange Township Planning Board authorized periodic amendments to the CORA redevelopment plan and the City Council last authorized the Orange Planning Board to amend the Plan on September 5, 2017 by resolution 293-2017; and

**WHEREAS**, the amendment will redefine the district standards and land uses in the study area; and

**WHEREAS**, the Planning Board will hold a public hearing and adopt the amended redevelopment plan, via resolution; subsequently the City of Orange Township governing body adopt the plan amendment by ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP that**, Planning Board is hereby authorized and directed to amend the CORA redevelopment plan.

Adopted:

\_\_\_\_\_  
Joyce L. Lanier  
City Clerk

\_\_\_\_\_  
Tency A. Eason  
Council President

*Vaughn Parchment on behalf of the City Attorney*  
\_\_\_\_\_  
CITY ATTORNEY



**CITY COUNCIL****The City of Orange Township, New Jersey**DATE January 7, 2020NUMBER 58-2019(WO)**TITLE: AN ORDINANCE ADOPTING AN AMENDMENT TO THE CENTRAL ORANGE REDEVELOPMENT PLAN**

WHEREAS, the Central Orange Redevelopment Plan ("CORP") was initially adopted by the Orange City Council on December 16, 2003 and has subsequently been amended a number of times; and

WHEREAS, the CORP includes Appendix C-1 (entitled "Properties to be Acquired") which identifies, as required under N.J.S.A. 40A:12A-7a(4), the properties which are proposed to be acquired in accordance with this redevelopment plan; and

WHEREAS, the properties located at Block 3601, Lot 1 (188 South Essex Avenue), Block 3601, Lot 2 (280 Henry Street), Block 3601, Lot 33 (281-297 Central Avenue), Block 3601, Lot 34 (301 Central Avenue), Block 3601, Lot 35 (307 Central Avenue), Block 3601, Lot 36 (311 Central Avenue), Block 3601, Lot 37 (319 Central Avenue), Block 3601, Lot 38 (323 Central Avenue), and Block 3702, Lot 4 (191 South Essex Avenue), which are commonly known as the Orange Memorial Hospital Site (collectively, the "Properties"), are located within the Central Orange Redevelopment Area and are governed by the CORP; and

WHEREAS, the Properties are not currently identified in Appendix C-1 as "Properties to be Acquired" in accordance with the redevelopment plan; and

WHEREAS, the Orange City Council wishes to amend Appendix C-1 of the CORP in order to include the Properties as "Properties to be Acquired" in accordance with the redevelopment plan; and

WHEREAS, in order to implement this proposed amendment to the CORP, the City has prepared the attached Rider to Appendix C-1 listing the Properties as on the "Properties to be Acquired" list; and

WHEREAS, prior to final adoption of this ordinance, this proposed amendment to the CORP was referred to the Planning Board for review as required under N.J.S.A. 40A:12A-7e.

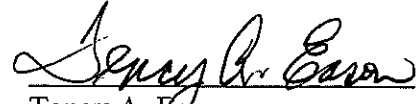
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Orange Township that:

1. The Central Orange Redevelopment Plan be and is hereby amended to include the attached Rider to Appendix C-1.
2. Since this amendment to the redevelopment plan is limited to adding properties to the "Properties to be Acquired" list contained within the plan, all other provisions of the CORP not impacted by this amendment shall remain in full force and effect.

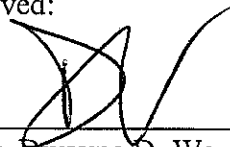
3. This ordinance shall take effect upon final passage, approval and publication according to law.

Adopted: January 7, 2020

  
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Joyce L. Lanier, RMC  
City Clerk

  
\_\_\_\_\_  
Tency A. Eason  
Council President

Approved:

  
\_\_\_\_\_  
Mayor, Dwayne D. Warren, Esq.

Dated: January 10, 2020

Purpose: To amend the Central Orange Redevelopment Plan to include the properties listed in the Rider to Appendix C-1

**RIDER TO APPENDIX C-1  
TO CENTRAL ORANGE REDEVELOPMENT PLAN**

Notwithstanding anything to the contrary within previous versions of Appendix C-1 to the Central Orange Redevelopment Plan, Appendix C-1 is hereby amended to include the following additional properties which are being added to the "Properties to be Acquired" list under this redevelopment plan:

- Block 3601, Lot 1 (188 South Essex Avenue)
- Block 3601, Lot 2 (280 Henry Street)
- Block 3601, Lot 33 (281-297 Central Avenue)
- Block 3601, Lot 34 (301 Central Avenue)
- Block 3601, Lot 35 (307 Central Avenue)
- Block 3601, Lot 36 (311 Central Avenue)
- Block 3601, Lot 37 (319 Central Avenue)
- Block 3601, Lot 38 (323 Central Avenue)
- Block 3702, Lot 4 (191 South Essex Avenue)

**ORDINANCE NO 58-2019(WO)**

**REGULAR MEETING –December 3, 2019  
INTRODUCTION-FIRST READING**

**MOTION TO ADOPT: Jackson**

**SECOND: Johnson Jr.**

**YEAS: Coley, Jackson, Johnson, Jr., Summers-Johnson Williams & Council Pres. Eason**

**NAYS: None**

**ABSTENTIONS: None**

**ABSENCES: Wooten**

**SECOND READING PUBLIC/FINAL HEARING January 7, 2020**

**MOTION TO ADOPT: Williams**

**SECOND: Jackson**

**YEAS: Coley, Jackson, Johnson, Jr., Williams & Council Pres. Eason**

**NAYS: None**

**ABSTENTIONS: Wooten**

**ABSENCES: Summers-Johnson**

**CITY COUNCIL**

**The City of Orange Township, New Jersey**

DATE September 5, 2017

NUMBER 293-2017

**TITLE:**

**A RESOLUTION AUTHORIZING THE ORANGE PLANNING BOARD TO AMEND THE CENTRAL ORANGE REDEVELOPMENT PLAN.**

**WHEREAS**, the Municipal Council has previously authorized the Orange Planning Board to amend certain redevelopment areas within the City of Orange Township due to changes in the real estate market and/or to incorporate changes in its land use policies; and

**WHEREAS**, the City of Orange Township has taken proactive measures to enhance its development objectives within the Transit Village Center (TVC) District of the Central Orange Redevelopment Area (CORA); and

**WHEREAS**, the TVC district is undergoing new development trends due to population increase as well as its close proximity to the train station; thereby an amendment to the zoning regulations in the CORA redevelopment plan, subject to Planning Board approval is necessary; and

**WHEREAS**, the City of Orange Township Planning Board authorized periodic amendments to the CORA redevelopment plan on March 9, 2011; and

**WHEREAS**, the blocks/lots (aka: Study Area) to be amended include: Block 2702, Lot 5, 6, 7 and 8; Block 2703, Lot 1; and


**WHEREAS**, the amendment will redefine the bulk standards in the study area of the TVC; and


**WHEREAS**, the Planning Board will hold a public hearing and adopt the amended redevelopment plan as a sub element of the municipal master plan, with a recommendation, via resolution, that the City of Orange Township governing body adopt the plan amendment by ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP that:**

1. The Planning Board is hereby authorized and directed to amend the CORA redevelopment plan.

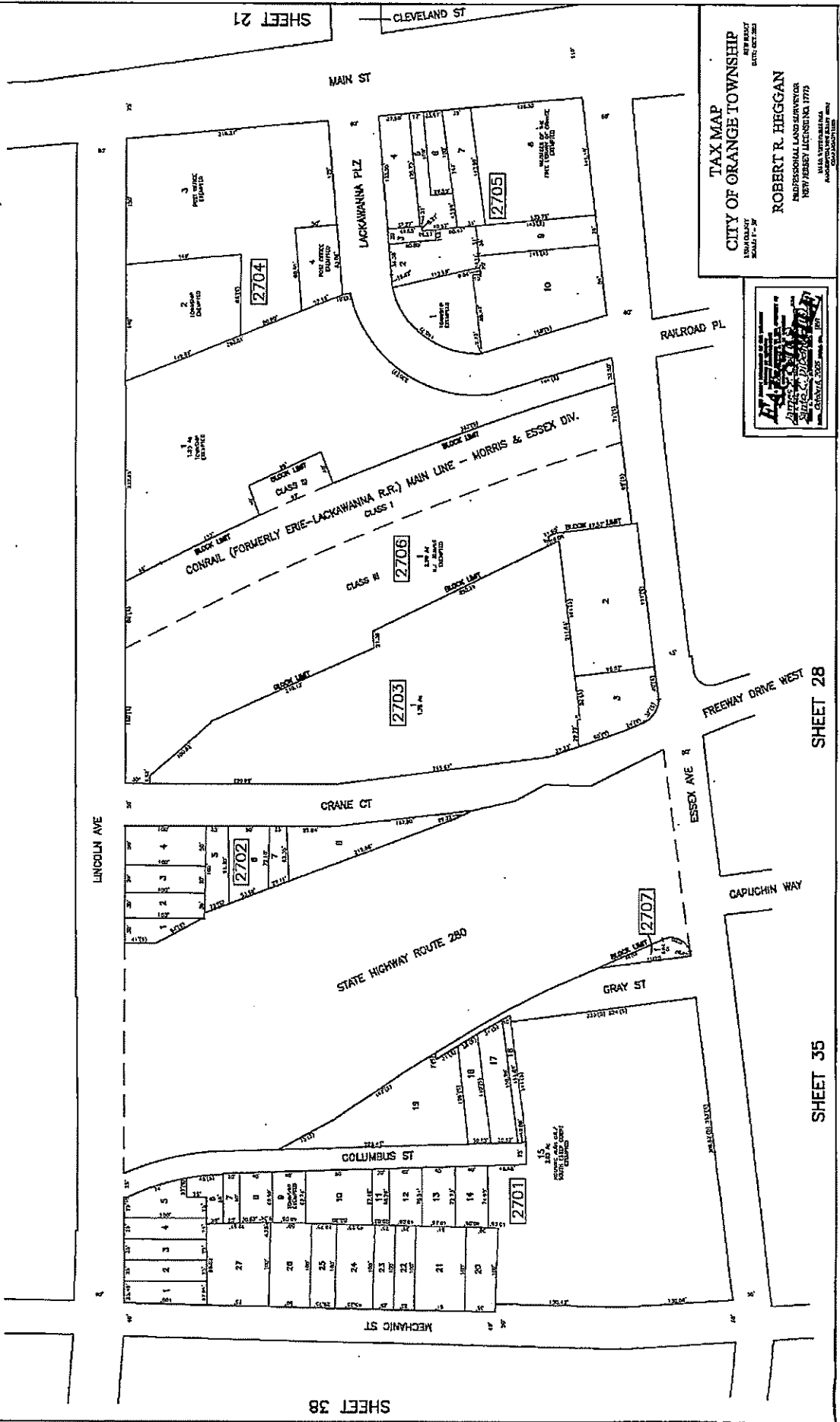
Adopted: September 5, 2017

  
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 Joyce L. Lanier, RMC  
 City Clerk

  
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 Hon. Kerry Coley  
 Council President



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**TAX MAP**  
**CITY OF ORANGE TOWNSHIP**  
 NEW JERSEY  
 DATE OCTOBER 2008

**ROBERT R. HEGGAN**  
 PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 17713  
 1514 VENTNOR AVE.  
 PHILADELPHIA, PA 19104





**CITY COUNCIL****The City of Orange Township, New Jersey**DATE December 16, 2003NUMBER 35-2003TITLE: **ORDINANCE ADOPTING THE 2003 HOPE VI  
REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Orange Township, by resolution, identified and designated the HOPE VI Redevelopment Area, consisting of the following Tax Blocks in their entirety, except as specified herein (including all rights-of-way): 82 (all lots except 2 and 11), 83, 84, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 118, 119, and 120, in the City of Orange Township, New Jersey (the "Redevelopment Area"); and

**WHEREAS**, pursuant to New Jersey's Local Redevelopment and Housing Law, *NJSA 40A:12A-7.f*, the Municipal Council directed the City of Orange Planning Board ("Planning Board") to prepare a redevelopment plan for the Redevelopment Area; and

**WHEREAS**, the Planning Board has prepared the 2003 HOPE VI Redevelopment Plan ("Redevelopment Plan"), attached hereto, and has transmitted the Redevelopment Plan to the Municipal Council for adoption pursuant to N.J.S.A. 40A:12A-7.f, recommending its adoption in substantially the form submitted; and

**WHEREAS**, the Redevelopment Plan furthers the interests of the City of Orange Township and its residents by encouraging revitalization of the Redevelopment Area through private investment and productive utilization of land and buildings that are currently in a dilapidated and stagnant condition; and

**WHEREAS**, the Redevelopment Plan has been available for public review in the Department of Planning and Development and in the office of the Municipal Clerk; and

**WHEREAS**, this Ordinance is introduced on first reading on November 17, 2003; and

**WHEREAS**, following publication in accordance with law, this Ordinance shall be introduced on second reading December 2, 2003, at which time the Municipal Council shall entertain public comment;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Orange Township that:

1. The 2003 Hope VI Redevelopment Plan be and hereby is adopted in the form attached hereto.
2. The Administration of the City of Orange Township shall implement the 2003 HOPE VI Redevelopment Plan in accordance with N.J.S.A. 40A:12A-1, et seq.

