



THE CITY OF ORANGE TOWNSHIP  
DEPARTMENT OF ADMINISTRATION  
Christopher M. Hartwyk, Business Administrator  
29 North Day Street, Orange, New Jersey 07050

P (973) 266-4010

F (973) 672-2383

---

## INTEROFFICE MEMORANDUM

---

TO: Honorable Members of the City of Orange Township Council

FROM: Christopher M. Hartwyk, Business Administrator

DATE: June 15, 2020

RE: Amendments to the Central Valley Redevelopment Plan

The Planning Board have approved the changes regarding Ordinance 18-2020 that will be introduced before the City Council for first reading on June 16, 2020. The Administration would like to add additional modifications for the Council to consider, propose and approve. The modifications includes increasing the density, even though they were not recommended by the Zoning Board.

The state law allows the Council to make amendments that were not approved by the Planning Board pursuant to NJSA 40:12A-7(f). The proposed amendment to the Redevelopment Plan establishes a density bonus if certain criteria are met. The first criterion (developments that propose home ownership) is intended to incentivize the provision of for-sale units to complement the City's existing stock of rental units and further an important goal of the Master Plan. The second criterion (developments that utilize 3 or more consecutive lots) is intended to maximize the number of residential units where this can be accommodated by the size of the project site, in order to compensate for the anticipated reduction in new office/commercial development in light of new behavioral patterns triggered by COVID-19. The third criterion (developments that provide a roof

deck or substantial open space areas) is intended to incentivize the provision of outdoor passive recreational space, which will be desirable from a public health and welfare standpoint in light of COVID-19. Finally, as a result of COVID 19 and the impact it will have on live/work habits, the proposed amendments will provide greater opportunity to create live work spaces, which a model is already in existence in the Central Valley Redevelopment Area (Please see attached Chart). This increased density will be to the benefit of the citizens of Orange.

Should you have additional questions regarding the modifications, please contact me.

C: Joyce Lanier, City Clerk  
Gracia Montilus, City Attorney  
Laquana Best, Planning Board Secretary

#### 4. PROPOSED LAND USE PLAN

##### Density Bonus

The following density bonus permits a developer to increase the maximum allowable development on a site, if certain criteria is met. In this instance, the bonus is available to developments which meet any or more\*\* the following criteria:

	Bulk standards without Bonus (as listed above in bulk tables for individual districts)	Bulk standards with Bonus		
		Criteria		
		Developments that propose homeownership	Developments that utilize three (3) or more consecutive lots	Developments that provide roof deck of minimum of 1000 Sq. Ft.
<b>DISTRICT 1</b>				
Maximum Height	35 Ft.	65 Ft.	65 Ft.	60 Ft.
Maximum Number of Stories	3	6	6	5
Floor Area Ratio	2.0	4.5	6	3.25
Density (Maximum Number of Units)	30/acre	75/acre	90/acre	50/acre
<b>DISTRICT 2</b>				
Maximum Height	55 Ft.	75 Ft.	75 Ft.	65 Ft.
Maximum Number of Stories	5	7	7	6
Floor Area Ratio	3.0	6	6	4.5
Density (Maximum Number of Units)	60/acre	120/acre	120/acre	90/acre
<b>DISTRICT 3</b>				
Maximum Height	55 Ft.	75 Ft.	75 Ft.	75 Ft.
Maximum Number of Stories	5	7	7	7
Floor Area Ratio	3.0	4	4	4.25
Density (Maximum Number of Units)	90/acre	120/acre	120/acre	130/acre

\*\*Developments which meet two or more of the above criteria will be eligible for a further bonus of 10 units/acre and an increase of 0.5 FAR, above and beyond the permitted maximum (bonus) density and FAR in each district.

