DRAFT

CENTRAL VALLEY REDEVELOPMENT PLAN

City of Orange Township, New Jersey

Approved by The City of Orange Township Planning Board
on April 22, 2020

Prepared for:

Prepared By:

NISHUANE GROUP, LLC

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NISHUANE GROUP, LLC

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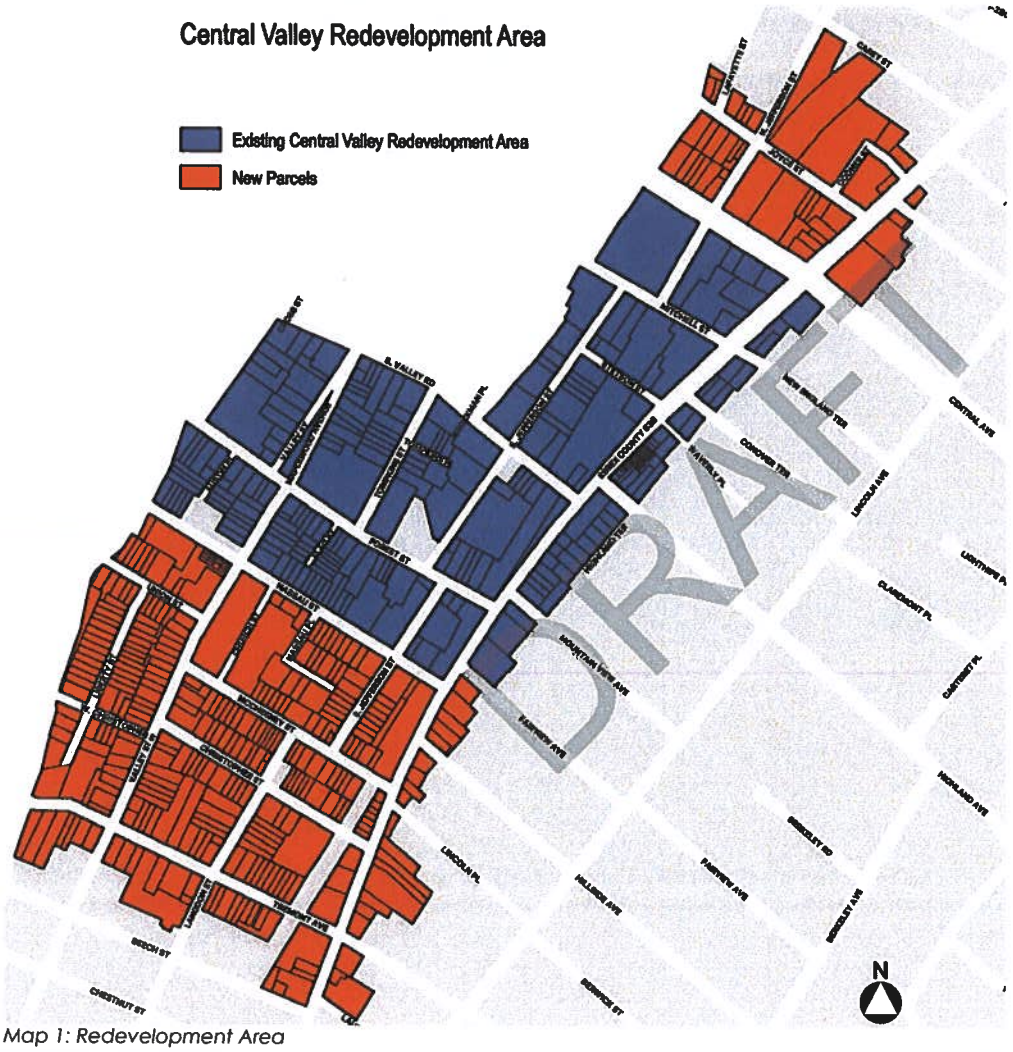
1.1 Redevelopment Area

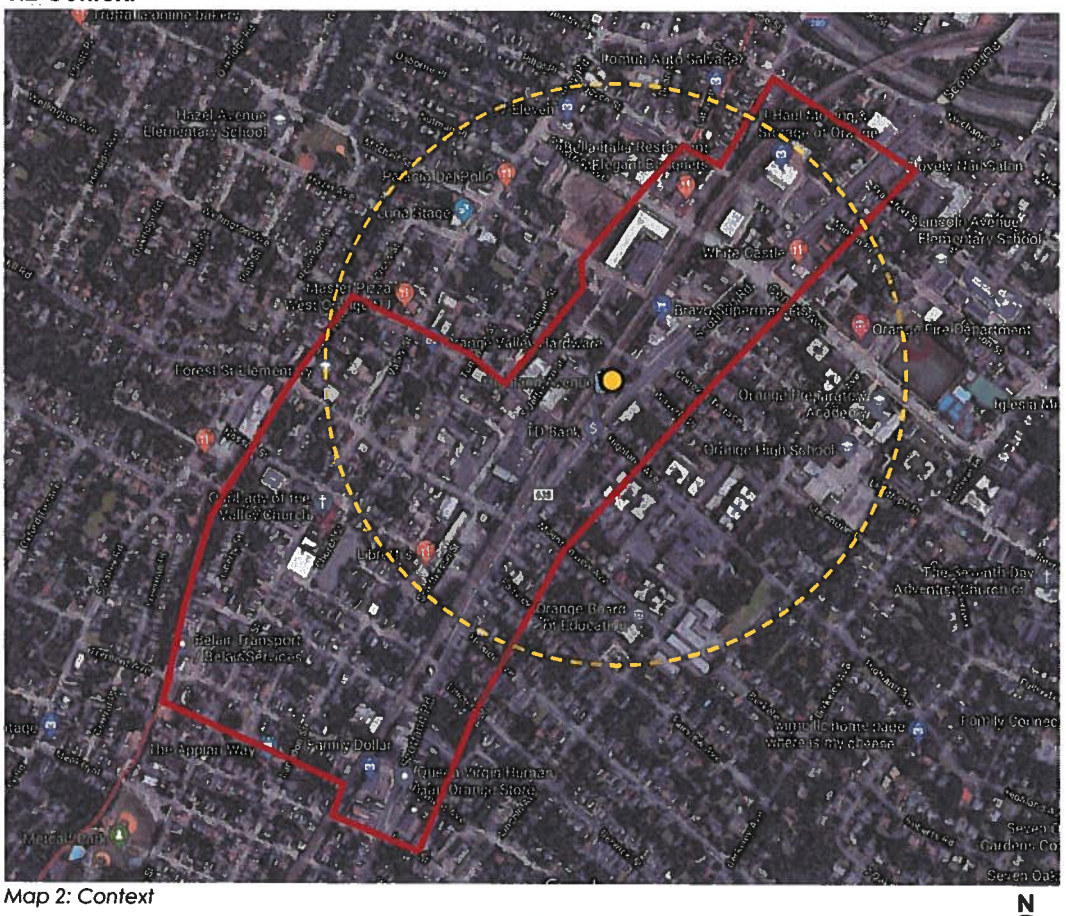


Map 1: Redevelopment Area

The Existing Central Valley Redevelopment Area is comprised of approximately 42 acres bounded generally by Nassau Street, the municipal boundary of West Orange, the south side of Central Avenue and the rear of all tax lots with frontage along the easterly side of Scotland Road.

The Newly added (expanded) Redevelopment Area is approximately 62.47 acres. It is located to the North and South of the existing area. It is bounded by Carey Street to the North and Tremont Avenue and portions of Beech Street on the South.

1.2 Context



Map 2: Context

N

Redevelopment Area

Highland Avenue Train Station

0.25 Mile Radius (5 min walk) from Highland Avenue Train Station

The Central Valley Redevelopment Area presents a unique opportunity because of its proximity to so many of Orange's existing assets (). The area could serve as a model for Transit-Oriented Development by converting Brownfields and industrial sites with new residential and commercial opportunities in a form of high density Mixed-Use Development and/or adaptive reuse with diversity.

The Redevelopment Area is located within the City's West Wards and the Central Valley Historic District. The surrounding area landmarks consist of the Our Lady of the Valley Church and School, Southern Comfort Cafe, Bella Italia Restaurant, Librettis Restaurant and Bravo Supermarket.

The Redevelopment Area is primarily low to mid-density residential. Scotland Road is a main arterial road with Valley Street as a secondary.

2.1 Plan Area Boundary

Map 3: Plan Area Boundary

N

Existing Redevelopment Area

Expanded Redevelopment Area

Existing Central Valley Redevelopment Plan

In May, 2012, the Orange City Council adopted the Central Valley Redevelopment Plan. This existing Central Valley Condemnation Redevelopment Area (yellow area in map 3) consist of Blocks 4001-4011; 5001-5006, Block 4101, Lots 1, 2, 21; Block 4103, Lots 1, 28, 29, Block 5006, Lot 1; Block 5101, Lots 2-14, 5102, Lot 1 ; Block 5103, Lots 1-9, 31-33, 36, Block 5104, Lots 1, 20, 21; 5105, Lots 1-5; Block 5106, Lot 1, Block 5107, Lot 1.

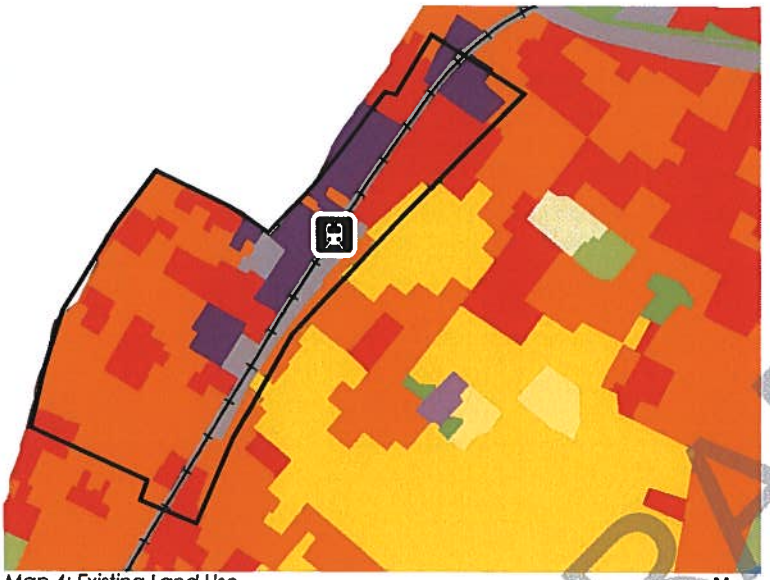
Expanded Redevelopment Area

On _____, the Orange City Council designated the expanded area (red area in map 3) as a non-condemnation Area in Need of Redevelopment by Resolution Number _____. The expanded Central Valley Redevelopment Area consist of Block 3801, Lots 1-3; Block 3802, Lot 1; Block 3901, Lots 1-14; Block 3902, Lot 1; Block 3903, Lots 1, 27-29; Block 3907, Lots 11-13; Block 3908, Lot 1; Block 3909, Lots 1-2; Block 3910, Lots 1-7; Block 3911, Lot 1; Block 3912, Lot 1; Block 6001, Lots 1-12; Block 6002, Lot 1; Block 6003, Lots 1-41; Block 6004, Lots 1-15; Block 6005, Lots 1-7; Block 6006, Lots1-19; Block 6007, Lots 1-27; Block 6008, Lots 1-37; Block 6009, Lots 1- 20; Block 6010, Lot 1; Block 6101, Lots 1-18; Block 6102, Lots 1-34; block 6103, Lots 1-20; Block 6104, Lots 1-3; Block 6105, Lots 1-6; Block 6106, Lots 1-9; Block 6107, Lots 1-8; Block 6108, Lots 1-7; Block 5901, Lots 1-8; Block 5902, Lots 1-4, 24; Block 5903, Lots 1-5; Block 5106, Lot 1; and 6303, Lots 1, 3.

Plan Area

This Redevelopment Plan encompasses both the Condemnation Redevelopment Area and the Non-Condemnation Redevelopment Area (collectively, the "Redevelopment Area"). This Redevelopment Plan supersedes all provisions of the 2012 Redevelopment Plan.

2.2 Existing Land Use and Zoning



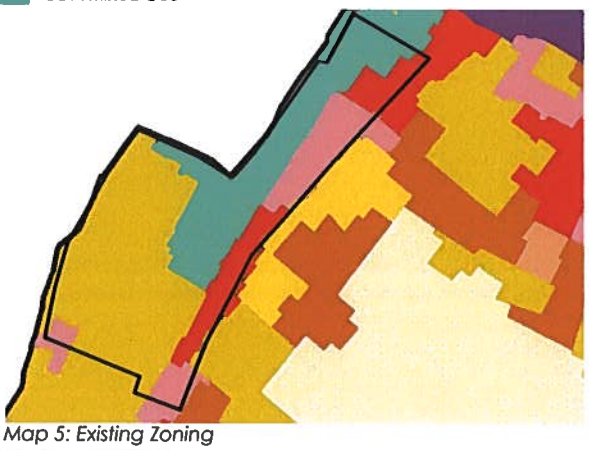
Map 4: Existing Land Use

- RESIDENTIAL, RURAL, SINGLE UNIT
- RESIDENTIAL, SINGLE UNIT, LOW DENSITY
- RESIDENTIAL, SINGLE UNIT, MEDIUM DENSITY
- RESIDENTIAL, HIGH DENSITY OR MULTIPLE DWELLING
- ARTIFICIAL LAKES
- MANAGED WETLAND IN BUILT-UP MAINTAINED REC AREA
- INDUSTRIAL
- CEMETERY
- FOREST
- RECREATIONAL LAND
- ATHLETIC FIELDS (SCHOOLS)
- URBAN MIXED USE/COMMERCIAL
- TRANSITIONAL AREAS
- ALTERED LANDS
- TRANSPORTATION/UTILITIES
- Rail Station

The Land Use map illustrates the location of existing multi-family residential, industrial, and commercial parcels as well as those lands that are vacant and set aside for municipal use. The importance of this section is to understand the classification for the area and compare it to what is actually present on individual properties within the area.

The Zoning map shows the existing zoning in the Redevelopment Area and complements the proposed land uses in the area.

- AA Suburban Residential
- A-1 One Family Residential
- A-2 One, Two and More Residential
- B-1 Townhouse
- B-2 Apartment
- C-1 Neighborhood Commercial
- C-1A Neighborhood Commercial and Residence
- C-2 Central Business
- C-3 General Business
- CD Light Manufacturing
- CDA Mixed Use



Map 5: Existing Zoning

3.1 Purpose

The purpose of this Plan is to promote Transit Oriented Development, high density and diverse mixed use development and more public amenities, as well as to promote arts and cultural related small business in the area.

Additionally, this Plan is to set forth the terms and conditions under which the Area may be redeveloped by a designated Redeveloper(s).

3.2 Goals and Objectives

1. To eliminate underutilization of the Area and to eliminate eyesores that have plagued the district.

2. To maximize the use of the advantages provided by the Area's adjacency to Highland Station and other mass transportation resources.

3. To coordinate the revitalization of this section of Orange with the planned revitalization of the adjacent portion of West Orange.

4. To allow for more efficient use of land and public services and to expand the City's tax base by encouraging higher density development.

5. To expand the level of residential and/or commercial activity in the area, thereby increasing density, diversity and the potential for economic activity throughout the City.

6. To maximize the participation of private developers while minimizing the participation of the public sector.

7. To provide site improvements that will beautify the Area.

8. To create a well planned development area which will provide opportunities for entertainment, recreation, permanent employment, commercial and/or retail facilities and housing within an area that is currently underutilized but has the potential for sound development.

9. To provide for the creation of places which promote, pedestrian oriented activities, and social interaction.

10. To provide a variety of market-value housing types and commercial and retail establishments through new construction of low, mid and high-rise structures, and the adaptive re-use of former industrial structures and the rehabilitation of older, but structurally sound existing residential structures.

11. To create the opportunity for positive social activity within the City during both the day and the evening hours of every day of the week.

12. To encourage more people to take up permanent residence within the City in areas that are not solely dependent on the use of the automobile. The goals set forth above are intended to be broad, general policy statements. While it is possible that specific aspects of the plan may result in minor variations or deviations from these goals, it is intended that the overall result of the implementation of this plan will be consistent with the goals as set forth.

3.3 Compatibility with State and Local Plans

Master Plan

The 2018 Land Use Plan Element of the Master Plan sets forth a vision to guide future development in the City. Specific to the context of the Central Valley Redevelopment Area, certain goals and objectives that support the redevelopment study are as follows:

- The CVRA should be expanded to the north to Mechanic Street and to the south the South Orange municipal border and separate subdistricts created, to reflect the varied character and development focus within the area.
- The parcels fronting on Scotland Avenue on the eastern and western sides should be included in the CVRA as a subdistrict, where a target redevelopment strategy can be implemented.

Central Valley Redevelopment Plan (CVRA)

The Central Valley Redevelopment Plan was adopted by City Council in 2005 and was last amended in 2012. The intent of the plan was to reduce the number of underutilized parcels within the area, take advantage of the Highland Train Station, encourage higher density development and expand the residential and commercial activity.

The CVRA presents opportunities through the adaptive reuse of the City's existing assets. The Plan's overarching goal is to make the redevelopment area a model for transit oriented development by adaptive reuse of brownfields and industrial sites with new residential construction and retail opportunities.

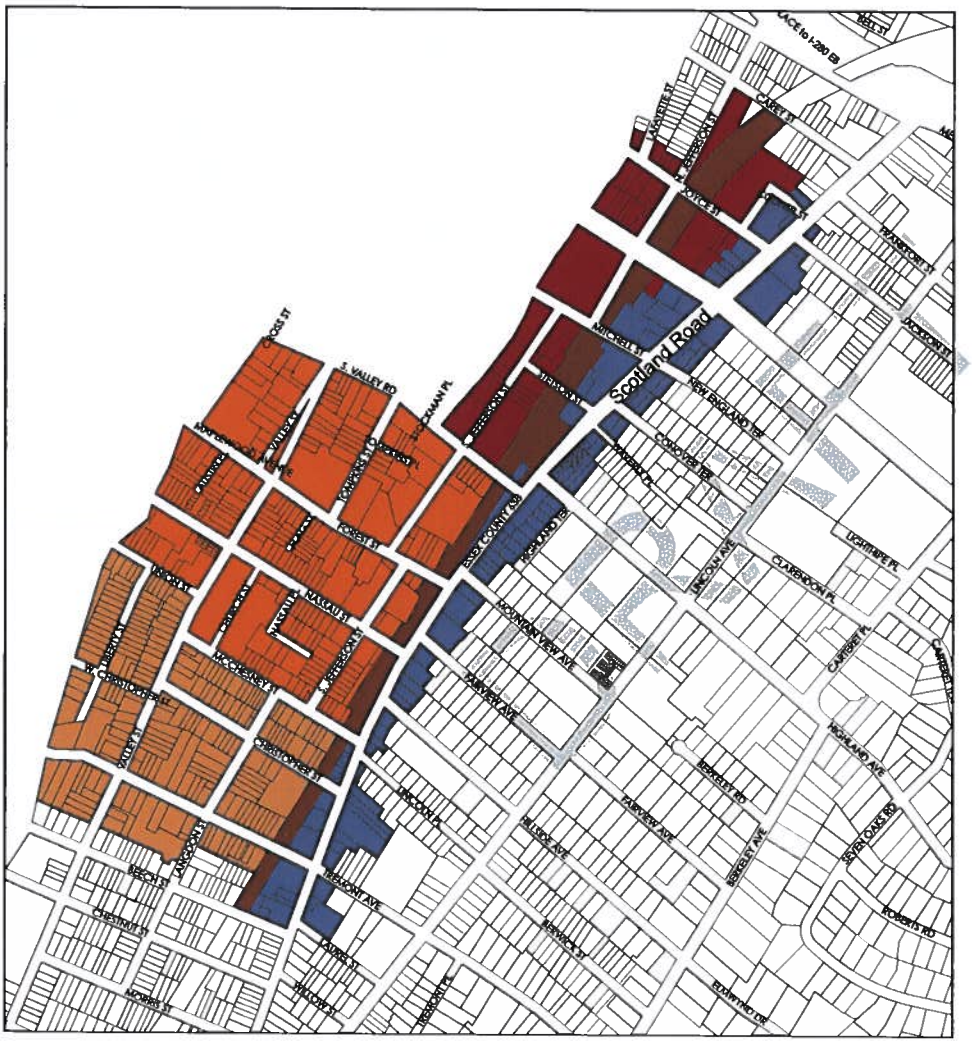
3.4 Statutory Basis for the Redevelopment Plan

The Central Valley Redevelopment Plan (hereafter referred to as the "Plan") was initially prepared by the City of Orange Township (the "City" or "Orange") in furtherance of the determination by the Orange Municipal Council by resolution adopted on June 15, 2004 that the area meets the statutory criteria for designating an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"). The Orange Municipal Council directed the Planning Board to conduct this investigation by Resolution 34-2004 adopted on February 3, 2004 and the Planning Board conducted a public hearing in April and May 2004, after which it made a unanimous recommendation for designation to the City Council.

On February 20, 2007, The City of Orange Township Council passed Resolution Number 60-2007 authorizing the City of Orange Township Planning Board to hold a public hearing on the contents of the Central Valley Redevelopment Plan and to review proposed amendments to the plan and to present their findings and recommendations upon completion of the public hearing. In May of 2008, the City, once again, authorized the Planning Board to review the contents of the Plan. The Planning Board held a public hearing on July 23, 2008 and recommended adoption of the revised Plan. It was then introduced to City Council on August 15, 2008 and subsequently adopted. A resolution passed by City Council in November of 2011 authorizes the Orange Planning Board to review and consider amendments/updates to the 2008 version.

On February 4, 2020, The City Council passes a Resolution 48-2020 that authorized the Planning Board to prepare the Plan for the expanded area.
This Plan establishes a redevelopment and rehabilitation plan that will serve as a guide future development and redevelopment within the Plan Area (Existing Area + Expanded Area). The Plan sets forth a framework for design standards and guidelines that will invigorate this area. The regulatory and design standards in this plan shall supersede applicable provisions of the City's current Land Use Procedures Ordinance, Land Subdivision (site plan) Ordinance, and Zoning Ordinance as codified under Section 210, of the City's Revised General Ordinances as amended where applicable. This Plan also supersedes any previous amendments to the Central Valley Redevelopment Plan.

4.1 Proposed Land Use



This section describes the proposed land use plan and provides a framework to implement the City's vision for the Redevelopment Area. The subsequent zoning regulations lay the foundation and provide guidelines for any development that occurs in the area.

District 1:
This District permits low to mid-density residential uses, with public amenities and commercial uses.

District 2:
This District permits high density residential and mixed use development leveraging its proximity to the train station.

District 3:
This District emphasizes commercial and mixed use development primarily on parcels that abut the train tracks.

District 4:
This District consists parcels on both sides of Scotland Road and proposes mixed use development, retail, high density residential and commercial development.

District 1
District 2
Train Tracks
District 3
District 4

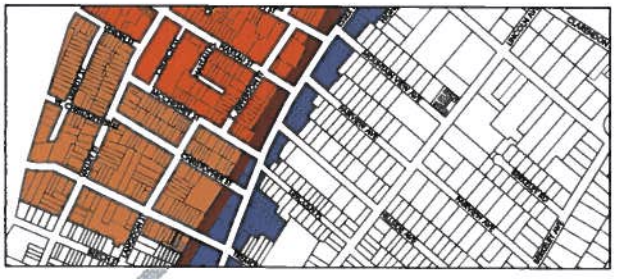
4.2 District Standards

District 1

Bulk Standards

Regulation	District 1
Redevelopment Area	
Minimum Lot Area	2,000 Sq. Ft.
Minimum Lot Width	30 Ft.
Minimum Setbacks	
Front yard	5 Ft.
Rear Yard	10 Ft.
Rear Yard (facing an alley/drive-way)	5 Ft.
Side Yard	3 Ft.
Side Yard (facing street)	5 Ft.
Other Standards	
Maximum Building Coverage	70%
Maximum Impervious Coverage	90%
Maximum Height	35 Ft.
Maximum Number of Stories	3
Floor Area Ratio	2.0
Density (Maximum Number of Units)	30/acre
Minimum Number of Parking Spaces	
For all residential uses	1 space/unit
For All Other uses	1 space/400 Sq. Ft.

Key Map



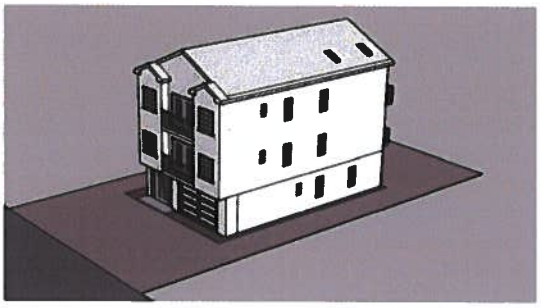
Permitted Uses

- One, Two and Three Family Homes
- Low-rise Multifamily Dwellings
- Garden Apartments
- Park and Recreational Uses
- Neighborhood Commercial

Accessory Uses

- Health club and other such recreational facilities associated with the residential uses.
- Cafe, Dry Cleaner etc.

Illustrative Example



District 2

Bulk Standards

Regulation	District 2
Redevelopment Area	
Minimum Lot Area	2,500 Sq. Ft.
Minimum Lot Width	40 Ft.
Minimum Setbacks	
Front yard	5 Ft.
Rear Yard	10 Ft.
Rear Yard (facing an alley/driveway)	5 Ft.
Side Yard	5 Ft.
Side Yard (facing street)	5 Ft.
Other Standards	
Maximum Building Coverage	80%
Maximum Impervious Coverage	90%
Maximum Height	55 Ft.
Maximum Number of Stories	5
Floor Area Ratio	3.0
Density (Maximum Number of Units)	60/acre
Minimum Number of Parking Spaces	
For all residential uses	0.8 space/unit
For All Other uses	1 space/400 Sq. Ft.

Key Map

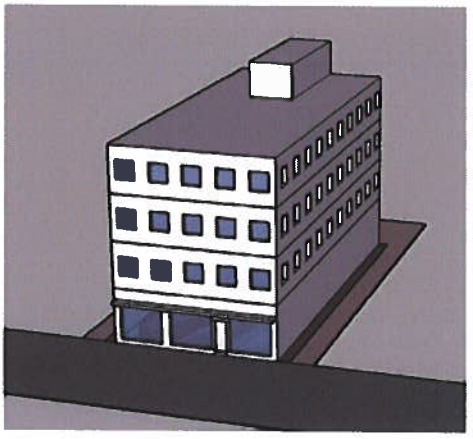
Permitted Uses

- One, Two and Three Family Homes
- Low-rise Multifamily Dwellings
- Mid-rise Multifamily Apartments (max 8 stories)
- Garden Apartments
- Park and Recreational Uses
- Neighborhood Commercial
- Mixed Use: Residential over Commercial
- Adaptive Reuse

Accessory Uses

- Health club and other such recreational facilities associated with the residential uses.
- Cafe, Dry Cleaner etc.

Illustrative Example



District 3

Bulk Standards

Regulation	District 3
Redevelopment Area	
Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Width	50 Ft.
Minimum Setbacks	
Front yard	5 Ft.
Rear Yard	10 Ft.
Rear Yard (facing an alley/driveway)	0 Ft.
Side Yard	0 Ft.
Side Yard (facing street)	5 Ft.
Other Standards	
Maximum Building Coverage	90%
Maximum Impervious Coverage	90%
Maximum Height	55 Ft.
Maximum Number of Stories	5
Floor Area Ratio	3.0
Density (Maximum Number of Units)	90/acre
Minimum Number of Parking Spaces	
For all residential uses	0.8 space/unit
For All Other uses	1 space/400 Sq. Ft.

Permitted Uses

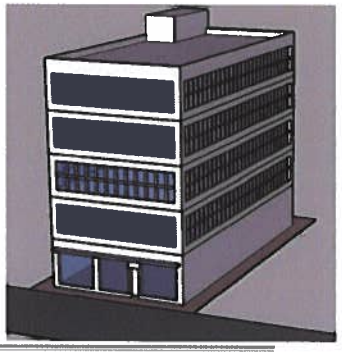
- Low-rise Multifamily Apartments
- Mid-rise Multifamily Apartments (max 8 stories)
- Garden Apartments
- Commercial uses
- Retail
- Restaurants, Cafes
- Art Galleries
- Artisanal Manufacturing
- Offices
- Mixed Use: Residential over Commercial
- Institutional uses
- Fuel sales and services
- Adaptive Reuse

Key Map

Accessory Uses

- Health club and other such recreational facilities associated with the residential uses.
- Cafe, Dry Cleaner etc.
- Parking

Illustrative Example



District 4

Bulk Standards

Regulation	District 4
Redevelopment Area	
Minimum Lot Area	2,500 Sq. Ft.
Minimum Lot Width	40 Ft.
Minimum Setbacks	
Front yard	5 Ft.
Rear Yard	0 Ft.
Rear Yard (facing an alley/drive-way)	0 Ft.
Side Yard	0 Ft.
Side Yard (facing street)	5 Ft.
Other Standards	
Maximum Building Coverage	90%
Maximum Impervious Coverage	90%
Maximum Height	85 Ft.
Maximum Number of Stories	8
Floor Area Ratio	4.0
Density (Maximum Number of Units)	160/acre
Minimum Number of Parking Spaces	
For all residential uses	0.8 space/unit
For All Other uses	1 space/400 Sq. Ft.

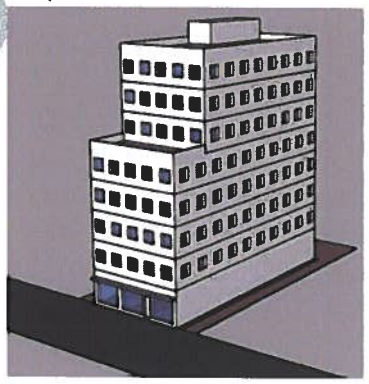
Permitted Uses

- One, Two and Three Family Homes
- Low-rise Multifamily Apartment
- Mid-rise Multifamily Apartments
- Garden Apartment
- Mixed Use: Residential over Commercial
- Park and Recreational Uses
- Retail
- Restaurants, Cafe
- Art Galleries
- Studios
- Offices
- Adaptive Reuse

Accessory Uses

- Health club and other such recreational facilities associated with the residential uses.
- Cafe, Dry Cleaner etc.

Illustrative Example



Key Map

4.3 Design Standards

The City recognizes that a number of urban design standards and improvements are necessary in order to achieve vibrant and attractive smart growth around transit. These improvements include pedestrian and parking upgrades to new residential and commercial developments; all aiming at increasing the desirability of the redevelopment area as a place of residence and commerce. The key elements and the design standards are listed below:

Building Mass and Form

1. Architectural massing is encouraged. Architectural massing is the arrangement of forms of a building. Massing refers to the structure in a three-dimensional form.

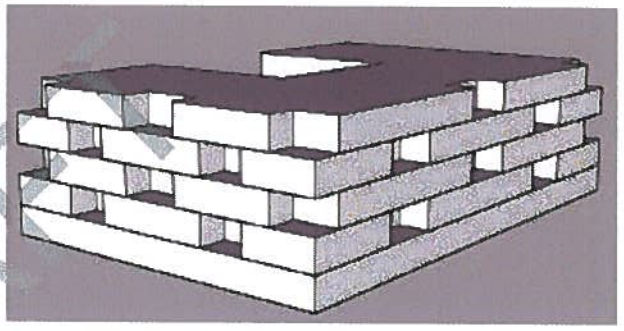
2. Primary entrances shall be conveniently oriented to public streets or plazas to allow safe, convenient access to and from transit facilities and/or services.

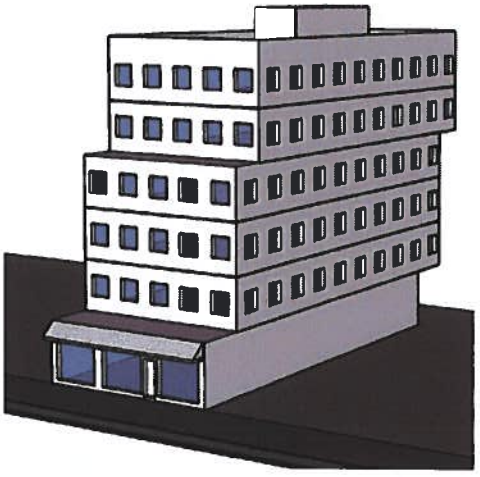
3. Buildings should be placed to minimize the number of driveways along main streets and primary pedestrian routes. Shared driveways and shipping and receiving points are encouraged to reduce the number of curb openings to enhance the streetscape and promote traffic safety.

4. Buildings should include, at the street level, design elements that encourage pedestrian interest such as large display windows, multiple entries, and clear signage.

5. Building entries may be recessed into the facade and partially covered, allowing pedestrians to escape inclement weather.

6. Buildings that are higher than five (5) stories high, are encouraged to make efforts to reduce the effect of building massing above the fourth floor. This may be achieved by using various architectural strategies that may include setbacks, voids in the building facade or varied building material to reduce the effect of the massing in all or some of the sides of the building, especially buildings that are adjacent to single family homes.





Architectural standards and Facade treatments

1. Structures should be designed to encourage architectural variety within an overall framework of design continuity.

2. A 'human scale' of development shall be achieved at grade and along street frontage through the use of building elements such as enhanced entrances, corners, display windows, doors, columns, awnings, canopies, and graphic panels. These are encouraged to provide a visually attractive environment and help alleviate the monotony of pedestrian trips.

3. Building facades of townhouses shall include architectural features such as dormers, bay windows, balconies, etc. Such features may be permitted to project over pedestrian sidewalks, with a minimum clearance of 8.5 feet, to within four feet of a curb.

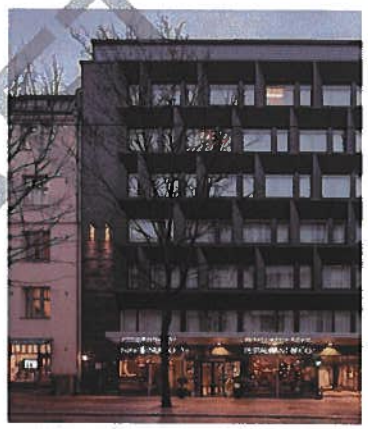
4. Architectural features are to be provided when using a flat roof; these features are to include a parapet wall accented with a cornice and frieze. Capped roof or sloping roof structures are encouraged.

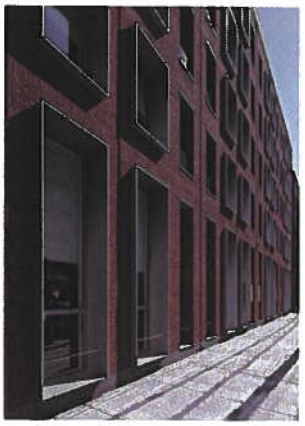
5. Any front façade of a nonresidential structure within the Redevelopment Area must be visually permeable (i.e. it should contain windows or other openings at eye level). Blank and windowless walls shall be permitted only along the rear of buildings. Retail frontage should have display windows with 40 to 60% of the façade transparent.

6. Multi-tenant buildings shall provide varied storefronts. Upper floors may be coordinated with ground floors through common materials and colors.

7. Side and rear yard elevations should receive architectural treatments comparable to the front facades when public access or public parking is provided next to the buildings.

8. If a parking deck/ structure is constructed, the facade elevations shall receive architectural treatment that complements the principal building.





Material and Texture

1. A variety of materials may be appropriate and utilized. Masonry, which works well at the base of the building, can vary in size, color, and texture, and enable the provision of a decorative pattern or band. Above 12 feet, it can be substituted with other suitable material.

2. The use of fabric or metal canopies is to be encouraged, especially over storefronts, at entrances or over display windows.

3. Materials shall be selected that are similar in appearance with the new development in the vicinity.

Sustainability Standards

1. A roof-top garden or landscaped roof area may be provided on a newly constructed building in the plan area. The green roof area should cover a minimum of 50% of the roof.

2. A green roof shall consist of four layers: a waterproof membrane, a layer of insulation, a drainage layer, and the growing medium (substrate). Additionally, a protective layer of PVC or other suitable material may be placed beneath the growing medium to protect against roots penetrating the waterproofing layer.

3. Roof-top garden or landscaped area may be made accessible to the residents of the building.

4. Where roof decks are provided, a minimum of 50% of the deck area should be landscaped. This area may be made accessible to the general public.

5. Where building setbacks create terraces, landscaping is encouraged.

6. Sustainable design practices and LEED certifiable buildings are strongly encouraged.

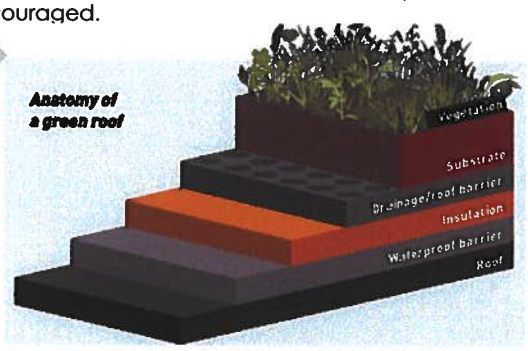
7. Other rooftop appurtenances, including but not limited to radio or television antennas, elevator or stair bulkheads, mechanical equipment, alternative energy installations, water tanks and cooling towers, shall be permitted.

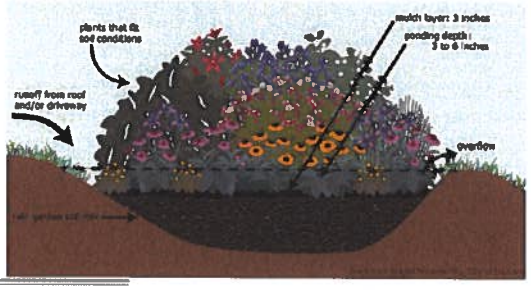
8. Roof appurtenances may not exceed a height of 10 feet above the main roof slab and shall not be affixed to the roof of an elevator or stair bulkhead.

9. Required minimum open space is encouraged to be a landscaped area that includes water retention, rain gardens etc.

10. Minimize impervious surface area as much as possible.

11. Use of sustainable building materials, solar panels etc. is highly encouraged.





Signage Standards

Signage will be reviewed and approved as part of a comprehensive signage plan submitted for review by the Redevelopment Entity, which may choose to appoint an architecture review committee for such purposes.

1. All signage shall be subject to site plan review and approval by the Planning Board.

2. No fluorescent or glowing paint is permitted for any signage within the area

3. No signs or advertising devices that are rooftop mounted, intermittently illuminated, flashing, or moving are allowed. Signs that might be mistaken for traffic control devices are also prohibited.

4. Information kiosks with tenant listings and directions are permitted with a maximum of 8 square feet of signage area. Advertising is prohibited on kiosks.

5. Freestanding signs are prohibited with the exception of way-finding identification installed with the approval of the City.

6. Signage above the first story of any structure is prohibited, except that any building may have a single sign located at an upper level that identifies the building or its primary occupant.

7. Commercial Buildings: Total exterior signage, exclusive of the signage permitted pursuant to subsection G of this section and signage permitted for ground floor retail establishments pursuant to subsection J of this section, shall not exceed 32 square feet for each street frontage. Buildings with multiple uses shall have not more than one sign per use on each frontage and the total of the area of all signs shall not exceed the maximum allowed.

8. Residential: Total exterior signage shall not exceed twenty square feet.

9. All uses other than Commercial, and Residential: Every establishment is permitted a total amount of signage that does not exceed fifteen percent (15%) of the total Ground Floor Frontage

10. Area of that establishment. Ground Floor Frontage Height shall be measured from grade to the finished ceiling height of the first floor. Ground Floor Frontage Width shall be measured as the straight line distance along the build-to line occupied by the establishment. Ground Floor Frontage Area for any establishment shall be defined as the result of multiplying the Ground Floor Frontage

11. Height with the Ground Floor Frontage Width for that establishment. No sign located on the façade shall exceed 20 inches in height. Blade signage shall not exceed 18 inches in height, nor shall project more than 3 feet from the façade.

12. To the extent possible, lighting levels for signage should be controllable allowing level intensity to be significantly reduced at times of low pedestrian or vehicular activity.

Adaptive Reuse

Re-purposing existing buildings began in the mid-60s when the National Historic Preservation Act was passed to slow the destruction of historic buildings. Adaptive reuse is much more than restoration and preservation. In its truest form, this concept seeks to give a building new life to meet the needs of contemporary users. Adaptive Reuse is the rehabilitation of the majority of an existing structure to satisfy a new use. When the original use of a structure changes or is no longer required, designers have the opportunity to change the primary use of the structure, while often retaining some of the existing architectural details that make the building unique. Depending on the building and its intended new use, adaptations might include gutting the interior, adding structural modifications, updating the building envelope, replacing the mechanical systems, and adding technology infrastructure. This plan acknowledges that the designated area includes structurally sound buildings. This plan therefore, supports inclusion of adaptive reuse development.

5.1 Site Plan and Subdivision Applications

In the execution of this Redevelopment Plan, it should be noted that development and subdivision within the area shall be governed by the requirements set forth under the applicable development regulations of the City of Orange. Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended from time to time in accordance with the law.

Site plan review, as may be required, shall be conducted by the Planning Board of the City of Orange Township, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. Seq. All leases, agreements, deeds, and other instruments from, or between, the City, and to, or with a redeveloper, shall comply with the applicable provisions of Title 40, Chapter 37A.

5.2 Deviations

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations, other than with respect to permitted uses, from this redevelopment and rehabilitation plan or other City development ordinances. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this redevelopment plan or the pertinent sections of City's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or other City development ordinances. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by City ordinance.

The Local Redevelopment Housing Law contemplates that in reviewing a redevelopment plan, the Planning Board will carry out a function analogous to its normal function in reviewing applications for development under the Municipal Land Use Law (MLUL). The Zoning Board also has jurisdiction to carry out the functions it ordinarily would discharge under the MLUL, in particular, the granting of use variances from the overlay requirements of the redevelopment plan as well as from the requirements of the underlying zoning ordinance. As such, any use variances would be properly directed to the Zoning Board of Adjustment.

Any deviation from permitted standards, which would typically result in a "d" variance, shall be addressed as an amendment to the Plan. The Planning Board shall not have authority to allow deviations, which would result in a "d" variance.

5.3 Relief from Applicability of Other Regulations

All other uses shall be required to comply with the Residential Site Improvement Standards parking regulations. For all other regulations not addressed in this plan Chapter 210 - The Land Use Ordinance of the City of Orange Township shall apply.

6.1 Selection of Redevelopers

This Plan is to be implemented in accordance with the procedures of the Local Redevelopment and Housing Law. Only the redeveloper formally designated by the City Council of the City of Orange Township and/ or its designee can undertake redevelopment activity in the redevelopment zone to which this Plan relates. Redevelopers will be selected based on qualifications including, but not limited to, the following:

- Experience with constructing comparable projects generally;
- Capability to finance the acquisition and construction of proposed improvements;
- Capability to perform given resources committed to other projects;
- Demonstration of ability to observe project schedules; and
- Ability to provide references for verification.

The City may conditionally designate a redeveloper to undertake the redevelopment plan with which to exclusively negotiate the terms and conditions of a redeveloper agreement. The City's conditional designation of a redeveloper, and the conduct of exclusive negotiations, shall last no longer than 6 months. If a redevelopers agreement is not executed by both parties within such a period, the City shall revoke its conditional redeveloper designation and may repeat the process with another redeveloper.

6.2 Certification of Completion

A redevelopment project will be certified as being completed by the City upon final inspection and issuance of a certificate of occupancy by the Construction Official for all buildings and the release of all performance and maintenance bonds for improvements by the City Council. The City will issue a certificate of completion to the redeveloper, which will release the redeveloper from any further obligations under the redeveloper agreement for that project.

6.3 Statutory Permitted Actions

Upon the adoption of a redevelopment and rehabilitation plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A: 12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, planning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.
2) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of Section 22 of P.L. 1992, c. 79 (C:40A-12-22). **This is a partially condemnation and partially non- condemnation area.**[1]
3) Acquire any condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-1 et. Seq.).1
4) Clear any area owned or acquired and install or reconstruct infrastructure
5) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/ or other consultants for the carrying out of redevelopment projects.
6) Arrange or contract with public agencies or redevelopers.
7) Lease or convey property or improvements without public bidding.
8) Enter upon buildings or property to conduct investigations or surveys.
9) Provide for relocation assistance
10) Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
11) Request the designation of particular areas as 'Areas in need of redevelopment or rehabilitation'.

Footnote 1: THIS IS A Partially NON CONDEMNATION Area and therefore this statement does not apply to the New Redevelopment Area.

6.4 Agreements with Redeveloper

Agreements with developers shall note that only those uses established in the redevelopment and rehabilitation plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent. Agreements will also specify that the redeveloper is responsible for the performance of a Phase I Environmental Site Assessment to be conducted in accordance with American Section of the International Association for Testing Materials (ASTM) International Standards. The redeveloper will bear the cost of needed environmental testing and required remediation, and will provide a guarantee to ensure said work in the form found acceptable to the City of Orange Township.

6.5 Equal Opportunity

The land within the project area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

6.6 Period of Applicability

The provisions of this plan, specifying the redevelopment plan for the project area and requirements and restrictions with respect thereto, shall be in effect for a period yet unspecified until such time as the purpose of the plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.

6.7 Relocation Requirements

The Area governed by this Redevelopment and Rehabilitation Plan is a Non-Condemnation Redevelopment Area, which does not permit the City to acquire a property by condemnation. Prior to the undertaking of any voluntary acquisition of property by the designated redeveloper(s), to the extent required by law, a Workable Relocation Assistance Plan shall be submitted to and approved by the Department of Community Affairs in accordance with the requirements of N.J.A.C. 5:11-1.1 et seq. The City will not use its power of eminent domain to acquire property in this redevelopment area and, therefore, will not be responsible for relocation. If applicable, the designated Redeveloper shall, at its sole cost and expense, be responsible for providing Relocation Assistance. The Redeveloper shall comply with the requirements of the Relocation Assistance Act, N.J.S.A. 20:4-1, and the Relocation Assistance Law, N.J.S.A. 52:31B-1 et seq., if applicable. The Workable Relocation Assistance Plan shall also be submitted to be approved by the City of Orange Township and will be included in any related redevelopment agreement.

6.8 Relocation Strategy

A. Experience: The Redevelopment Entity will be responsible for determining eligibility and assisting in the relocation of all occupants to be displaced as a result of redevelopment projects undertaken in accordance with this Redevelopment Plan, including households and businesses.
Once eligibility has been determined, relocation payments will be made to all eligible displacees, residential and nonresidential, for reasonable and necessary moving expenses and for actual direct loss of property. To the extent possible, existing businesses that conform to the permitted uses of this Plan may be retained within the redevelopment area in new or rehabilitated buildings.

B. Replacement Housing Strategy: Vacancies in existing structures may be utilized for relocation purposes. The Relocation Officer of the Redevelopment Entity maintains systematic listing of such vacancies. All vacancies to be recommended for use as relocation resources shall be inspected for adequacy.

Households to be displaced as a result of the Redevelopment Plan will be interviewed for income eligibility for purchase or lease-purchase of new units created by this program, with the option of applying relocation assistance funds towards the acquisition costs

6.9 Procedure for Amending the Approved Plan

This Plan may be amended in the future in the manner set forth within the LHRL.

Central Valley Redevelopment Plan, City of Orange Township

ECONOMIC, COMMUNITY DEVELOPMENT & LAND USE
NISHUANE GROUP, LLC

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.
DISTRICT 1				
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
DISTRICT 2				
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
DISTRICT 3				
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.

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

DATE February 4, 2020 **NUMBER** 48-2020

TITLE: **A RESOLUTION AMENDING RESOLUTION 270-2017, AS PREVIOUSLY AMENDED BY RESOLUTION 267-2018, AUTHORIZING THE PLANNING BOARD TO CONDUCT AN INVESTIGATION TO DETERMINE IF CERTAIN AREAS WITHIN THE CITY OF ORANGE TOWNSHIP SHOULD BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION, RATHER THAN AS AN AREA IN NEED OF REDEVELOPMENT WITH CONDEMNATION, AS PREVIOUSLY AUTHORIZED BY THE PRIOR RESOLUTIONS OR AN AREA IN NEED OF REHABILITATION, AND DIRECTING THE PLANNING BOARD TO HOLD THE PUBLIC HEARING, REPORT TO THE CITY COUNCIL AND COMMENCE WITH PREPARATION OF A REDEVELOPMENT PLAN AS DIRECTED HEREIN.**

WHEREAS, by Resolution 270-2017, as previously amended by Resolution 267-2018 (collectively, the "Prior Resolutions"), the Municipal Council has previously authorized the Planning Board to undertake, and continue, an investigation to determine whether the hereinafter-defined Study Area meets the criteria set forth by the New Jersey Local Redevelopment and Housing Law (the "LRHL") pursuant to N.J.S.A. 40A:12A-1 et seq. for designation as an area in need of redevelopment without condemnation or an area in need of rehabilitation, as such terms are defined in the LRHL; and

WHEREAS, Study Area as defined in the Prior Resolutions (the "Study Area") consists of the portion of the City bound from east to west on Scotland Road to the West Orange border, to include:

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;

APPROVED AS TO FORM, SUFFICIENCY AND LEGALITY

Vaughn Parchment on behalf of the City Attorney

Adopted: **February 4, 2020**

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President

RESOLUTION NO. 48-2020 **CONSENT AGENDA**

REGULAR MEETING– FEBRUARY 4, 2020

MOTION TO ADOPT: Williams **SECOND: Wooten**

YEAS: Coley, Jackson, Johnson, Jr., Summers-Johnson, Williams, Wooten and Council President Eason
NAYS: None
ABSTENTIONS: None
ABSENCES: None

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

WHEREAS, the City has determined to further amend its previous authorizations to the Planning Board so as to determine whether the Study Area meets the criteria set forth by the LRHL for designation as an area in need of redevelopment without condemnation (rather than as an area in need of redevelopment with condemnation, as previously authorized by the Prior Resolutions) or an area in need of rehabilitation, as such terms are defined in the LRHL;

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

1. The Planning Board is hereby authorized to undertake, and continue, an investigation to determine whether the Study Area meets the criteria set forth by the LRHL for designation as an area in need of redevelopment without condemnation, rather than as an area in need of redevelopment with condemnation, as previously authorized by the Prior Resolutions, or an area in need of rehabilitation, and directing the planning board to hold the public hearing, report to the city council and commence with preparation of a redevelopment plan as directed herein..

2. Except as amended hereby by Section 1 above, the Prior Resolutions remain in full force and effect.

3. This resolution shall take effect immediately.

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

DATE August 22, 2018 **NUMBER** 267-2018

TITLE:

A RESOLUTION TO AMEND RESOLUTION 270-2017 WHICH WAS PREVIOUSLY ADOPTED AND AUTHORIZED THE PLANNING BOARD TO CONDUCT AN INVESTIGATION TO DETERMINE IF CERTAIN AREAS WITHIN THE CITY OF ORANGE TOWNSHIP SHOULD BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT WITH CONDEMNATION OR AN AREA IN NEED OF REHABILITATION

WHEREAS, the Municipal Council has previously authorized the Planning Board to undertake investigations of certain area within the City of Orange Township to determine whether any or all portion thereof meets the criteria set forth by the New Jersey Local Redevelopment and Housing Law ("LRHL") pursuant to N.J.S.A. 40A:12A-1 et seq. for designation as an area in need of redevelopment with condemnation or an area in need of rehabilitation, as such terms are defined within the LRHL; and

WHEREAS, the Municipal Council believes that it is in the best interest of the Township to continue the investigation with regards to the portion of the Township bound from east to west on Scotland Road to the West Orange border to include Block 3801, Lots 1, 2 and 3 and Block 3802, Lot 1 and Block 3901, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 and Block 3902, Lot 1 and Block 3903, Lots 1, 27, 28, and 29 and Block 3907, Lots 11, 12, and 13 and Block 3908, Lot 1 and Block 3909, Lots 1 and 2 and Block, 3910, Lots 1, 2, 3, 4, 5, 6 and 7 and 3911, Lot 1 and Block 3912, Lot 1, and Block 6001, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 and Block 6002, Lot 1 and 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 and Block 6004, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11, 12, 13, 14 and 15 and Block 6005, Lots 1, 2, 3, 4, 5, 6, 7 and Block 6006, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 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, 27 and 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, 37 and Block 6009, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and Block 6010, Lot 1, and Block 6101, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 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, 34 and Block 6103, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and Block 6104, Lots 1, 2, 3 and Block 6105, Lots 1, 2, 3, 4, 5, 6 and Block 6106, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and Block 6107, Lots 1, 2, 3, 4, 5, 6, 7, 8 and Block 6108, Lots 1, 2, 3, 4, 5, 6, 7 and Block 5901, Lots 1, 2, 3, 4, 5, 6, 7, 8 and Block 5902, Lots 1, 2, 3, 4, 24 and Block 5903, Lots 1, 2, 3, 4, 5 and Block 5106, Lots 1 and Block 6303, Lots 1, 3; (the "Study Area");and

WHEREAS, the LRHL requires that, prior to the determination that any area is to be designated as an area in need of redevelopment with condemnation or an area in need of rehabilitation, the Planning Board shall undertake an investigation to determine whether the proposed area meets the criteria for such designation, as set forth in the LRHL.

APPROVED AS TO FORM, SUFFICIENCY AND LEGALITY

Central Valley

JAMES H WOLPE
CITY ATTORNEY

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

1. The Planning Board is hereby authorized and directed to undertake an investigation of the Study Area to determine whether all or any portion thereof meets the criteria set forth in the N.J.S.A. 40A:12A-1 et seq. as an area in need of redevelopment with condemnation or an area in need of rehabilitation, as defined by the LRHL.
2. A determination that the Study Area constitutes an area in need of redevelopment with condemnation shall authorize the Township to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain.
3. All resolution or parts thereof of the City of Orange that are inconsistent with the provisions of this Resolution are hereby repealed to the extent of such inconsistency.
4. If any section, paragraph, subsection, clause, or phrase of this Resolution is for any reason held to be unconstitutional or invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or phrase so adjudicated, and the remainder of the Resolution shall be deemed valid and effective.
5. This Resolution shall take effect immediately upon final passage. Approval, and publication as required by law.

Adopted: August 22, 2018

Joyce L. Lanier
City Clerk

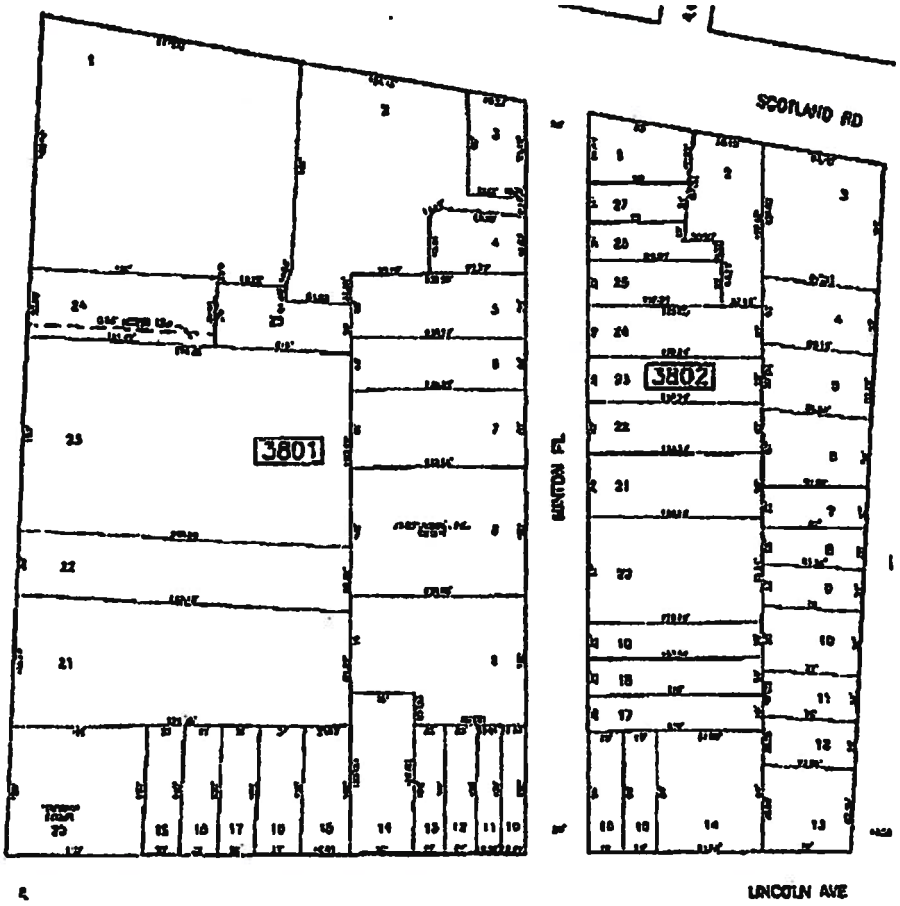
Kerry Coley
Council President

RESOLUTION NO. 267-2018

SPECIAL MEETING– AUGUST 22, 2018 **OFF CONSENT**

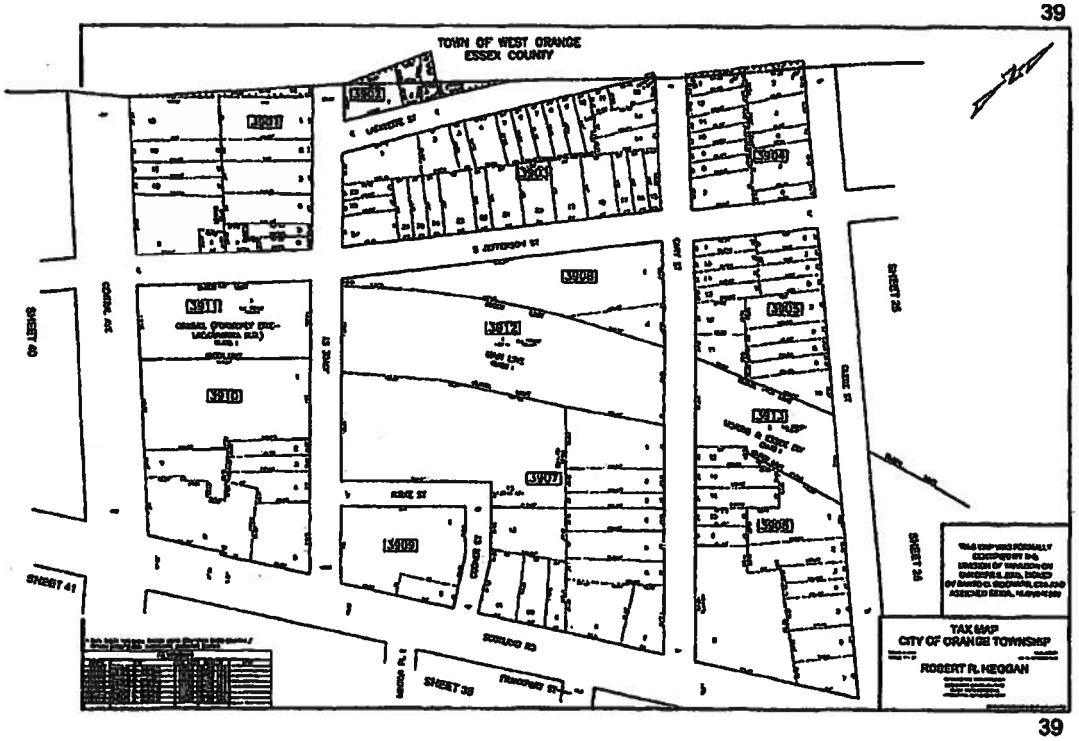
MOTION TO ADOPT: Johnson, Jr. **SECOND: Williams**

YEAS: Jackson, Johnson, Jr., Williams, Wooten and Council President Coley
NAYS: Eason
ABSTENTIONS: None
ABSENCES: Summers-Johnson

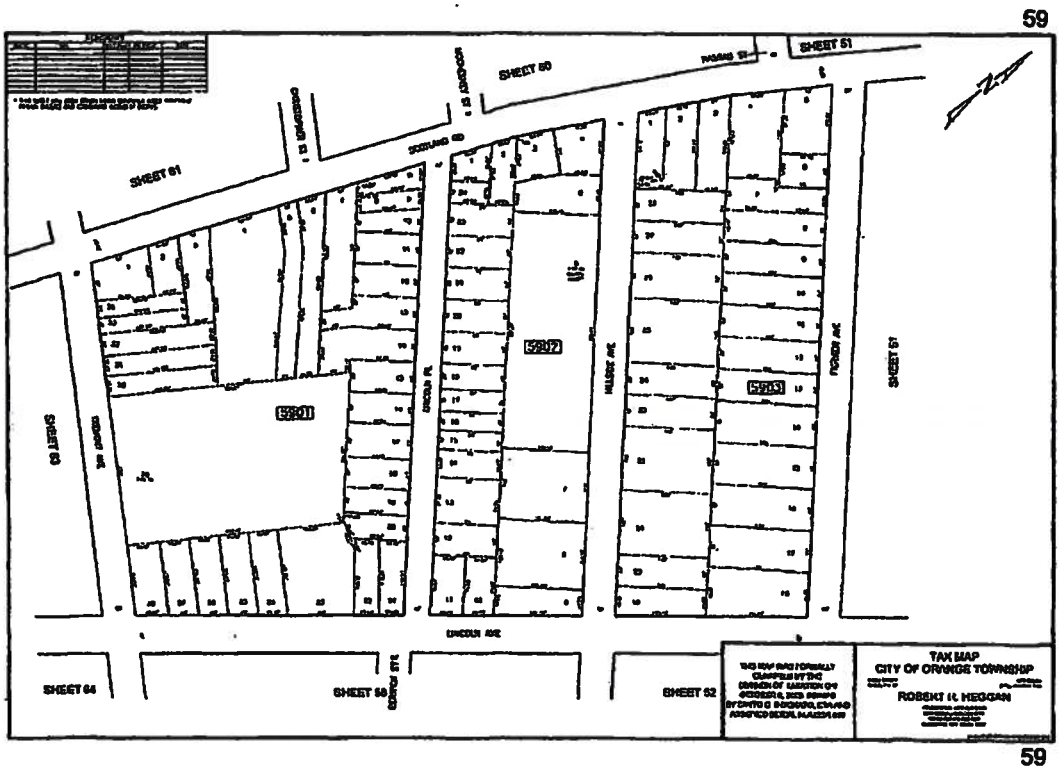


Block 3801, Lots 1, 2 and 3

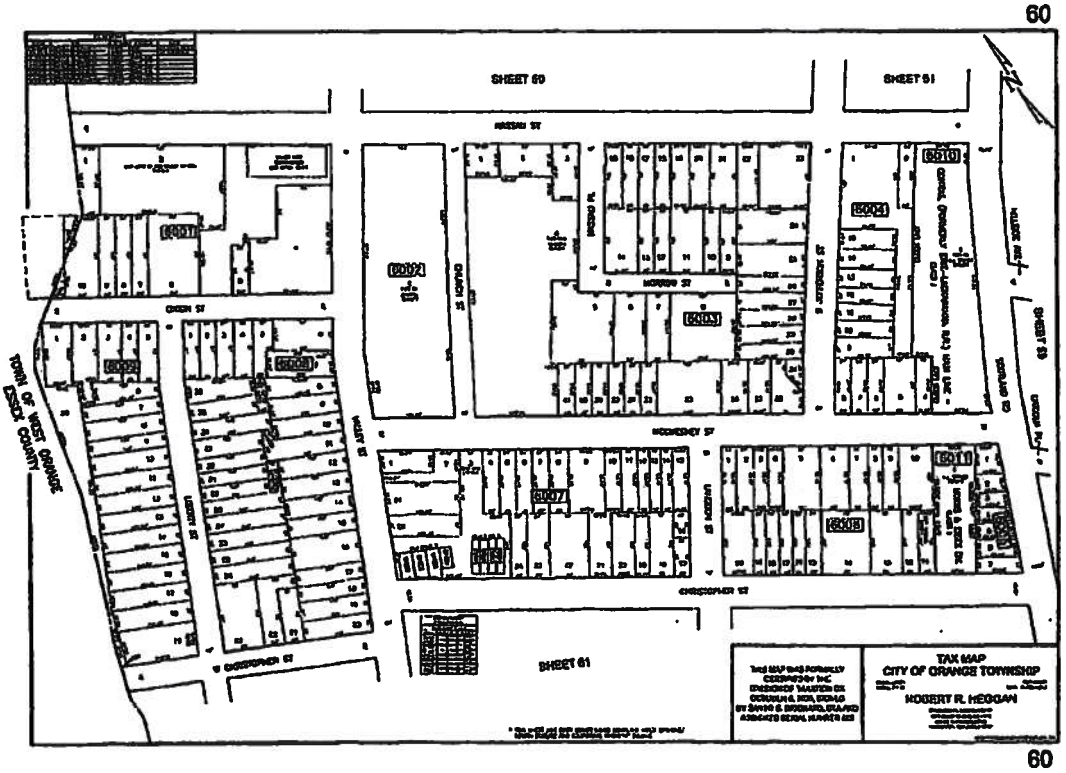
Block 3802, Lots 1



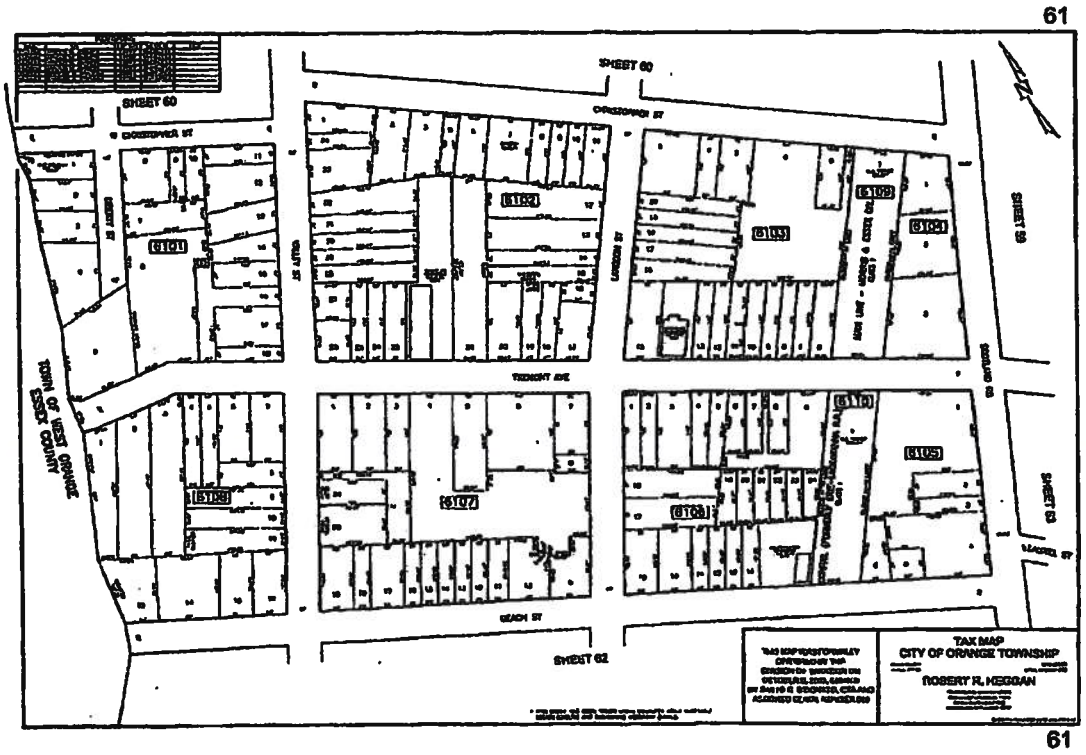
B: 3901, B 3902, B 3903, B 3907, B 3908, B 3909, B 3910, B 3911, B 3912, B 39, Multiple Lots



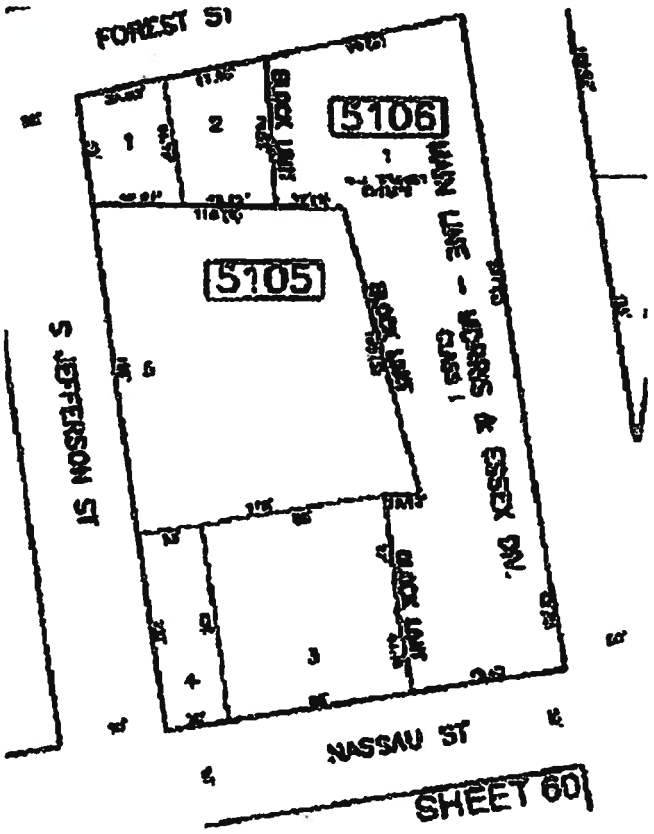
Blocks 5901 to 5903, Multiple Lots



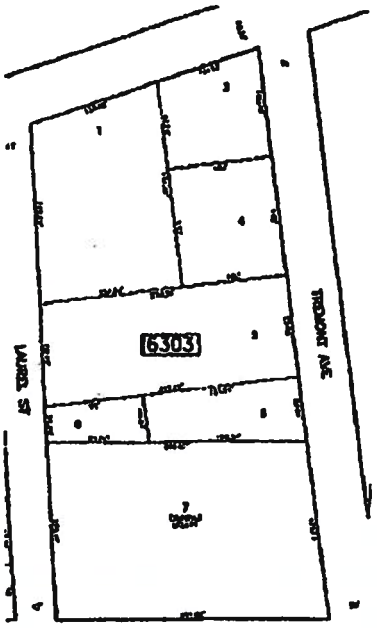
Blocks 6001 to 6010, Multiple Lots



Block 6101 to Block 6108, Multiple Lots



Block 5106, Lot 1



Block 6303, Lots 1,3

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX SS:

Paula Squillante of the ***Record-Transcript***, being duly sworn according to law, states on oath, that a notice of which the annexed is a true copy, was published in the ***Record-Transcript***, serving East Orange and Orange, a public newspaper published at East Orange, New Jersey, in its issue of **August 30, 2018** making 1 insertion in all.

Sworn and subscribed before me this 30th day of **August, 2018**

Notary Public of New Jersey

NANCY J. WORRALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2019

ORANGE

LEGAL NOTICE
THE CITY OF ORANGE TOWNSHIP
PUBLIC NOTICE

RESOLUTION NO. 267-2018

ADOPTED: August 22, 2018

A resolution to amend Resolution 270-2017 which was previously adopted and authorized the Planning Board to conduct an investigation to determine if certain areas within the City of Orange Township should be determined to be an area in need of redevelopment with condemnation or an area in need of rehabilitation.

Joyce L. Lanier
City Clerk
E71240 OTR August 30, 2018 ($7.92)

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

DATE August 22, 2018 **NUMBER** 267-2018

TITLE:

A RESOLUTION TO AMEND RESOLUTION 270-2017 WHICH WAS PREVIOUSLY ADOPTED AND AUTHORIZED THE PLANNING BOARD TO CONDUCT AN INVESTIGATION TO DETERMINE IF CERTAIN AREAS WITHIN THE CITY OF ORANGE TOWNSHIP SHOULD BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT WITH CONDEMNATION OR AN AREA IN NEED OF REHABILITATION

WHEREAS, the Municipal Council has previously authorized the Planning Board to undertake investigations of certain area within the City of Orange Township to determine whether any or all portion thereof meets the criteria set forth by the New Jersey Local Redevelopment and Housing Law ("LRHL") pursuant to N.J.S.A. 40A:12A-1 et seq. for designation as an area in need of redevelopment with condemnation or an area in need of rehabilitation, as such terms are defined within the LRHL; and

WHEREAS, the Municipal Council believes that it is in the best interest of the Township to continue the investigation with regards to the portion of the Township bound from east to west on Scotland Road to the West Orange border to include Block 3801, Lots 1, 2 and 3 and Block 3802, Lot 1 and Block 3901, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 and Block 3902, Lot 1 and Block 3903, Lots 1, 27, 28, and 29 and Block 3907, Lots 11, 12, and 13 and Block 3908, Lot 1 and Block 3909, Lots 1 and 2 and Block, 3910, Lots 1, 2, 3, 4, 5, 6 and 7 and 3911, Lot 1 and Block 3912, Lot 1, and Block 6001, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 and Block 6002, Lot 1 and 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 and Block 6004, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11, 12, 13, 14 and 15 and Block 6005, Lots 1, 2, 3, 4, 5, 6, 7 and Block 6006, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 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, 27 and 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, 37 and Block 6009, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and Block 6010, Lot 1, and Block 6101, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 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, 34 and Block 6103, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and Block 6104, Lots 1, 2, 3 and Block 6105, Lots 1, 2, 3, 4, 5, 6 and Block 6106, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and Block 6107, Lots 1, 2, 3, 4, 5, 6, 7, 8 and Block 6108, Lots 1, 2, 3, 4, 5, 6, 7 and Block 5901, Lots 1, 2, 3, 4, 5, 6, 7, 8 and Block 5902, Lots 1, 2, 3, 4, 24 and Block 5903, Lots 1, 2, 3, 4, 5 and Block 5106, Lots 1 and Block 6303, Lots 1, 3; (the "Study Area");and

WHEREAS, the LRHL requires that, prior to the determination that any area is to be designated as an area in need of redevelopment with condemnation or an area in need of rehabilitation, the Planning Board shall undertake an investigation to determine whether the proposed area meets the criteria for such designation, as set forth in the LRHL.

APPROVED AS TO FORM, SUFFICIENCY AND LEGALITY

JAMES H WOLPE III
CITY ATTORNEY

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX SS:

Paula Squillante of the ***Record-Transcript***, being duly sworn according to law, states on oath, that a notice of which the annexed is a true copy, was published in the ***Record-Transcript***, serving East Orange and Orange, a public newspaper published at East Orange, New Jersey, in its issue of **August 30, 2018** making **1** insertion in all.

Sworn and subscribed before me this **30th** day of **August, 2018**

Notary Public of New Jersey

NANCY J. WORRALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2019

ORANGE

LEGAL NOTICE
THE CITY OF ORANGE TOWNSHIP
PUBLIC NOTICE

RESOLUTION NO. 267- 2018

ADOPTED: August 22, 2018

A resolution to amend Resolution 270-2017 which was previously adopted and authorized the Planning Board to conduct an investigation to determine if certain areas within the City of Orange Township should be determined to be an area in need of redevelopment with condemnation or an area in need of rehabilitation.

Joyce L. Lanier
City Clerk
E71240 OTR August 30, 2018 ($7.92)

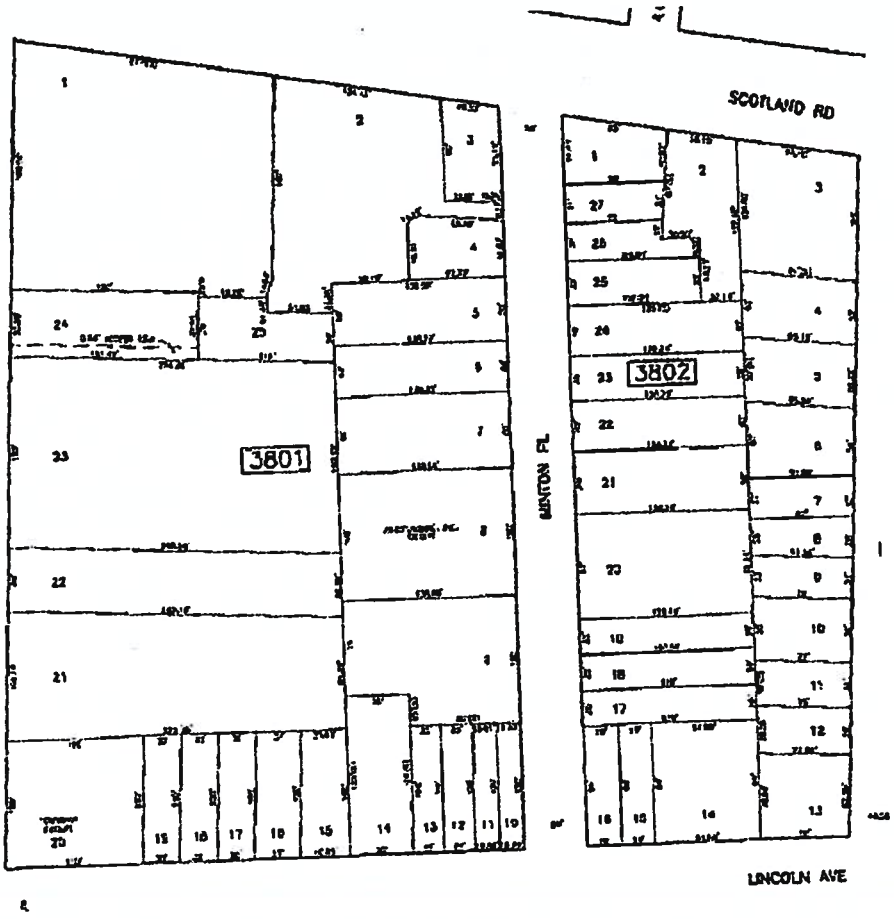
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ORANGE TOWNSHIP THAT:

1. The Planning Board is hereby authorized and directed to undertake an investigation of the Study Area to determine whether all or any portion thereof meets the criteria set forth in the N.J.S.A. 40A:12A-1 et seq. as an area in need of redevelopment with condemnation or an area in need of rehabilitation, as defined by the LRHL.
2. A determination that the Study Area constitutes an area in need of redevelopment with condemnation shall authorize the Township to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain.
3. All resolution or parts thereof of the City of Orange that are inconsistent with the provisions of this Resolution are hereby repealed to the extent of such inconsistency.
4. If any section, paragraph, subsection, clause, or phrase of this Resolution is for any reason held to be unconstitutional or invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or phrase so adjudicated, and the remainder of the Resolution shall be deemed valid and effective.
5. This Resolution shall take effect immediately upon final passage. Approval, and publication as required by law.

Adopted: August 22, 2018

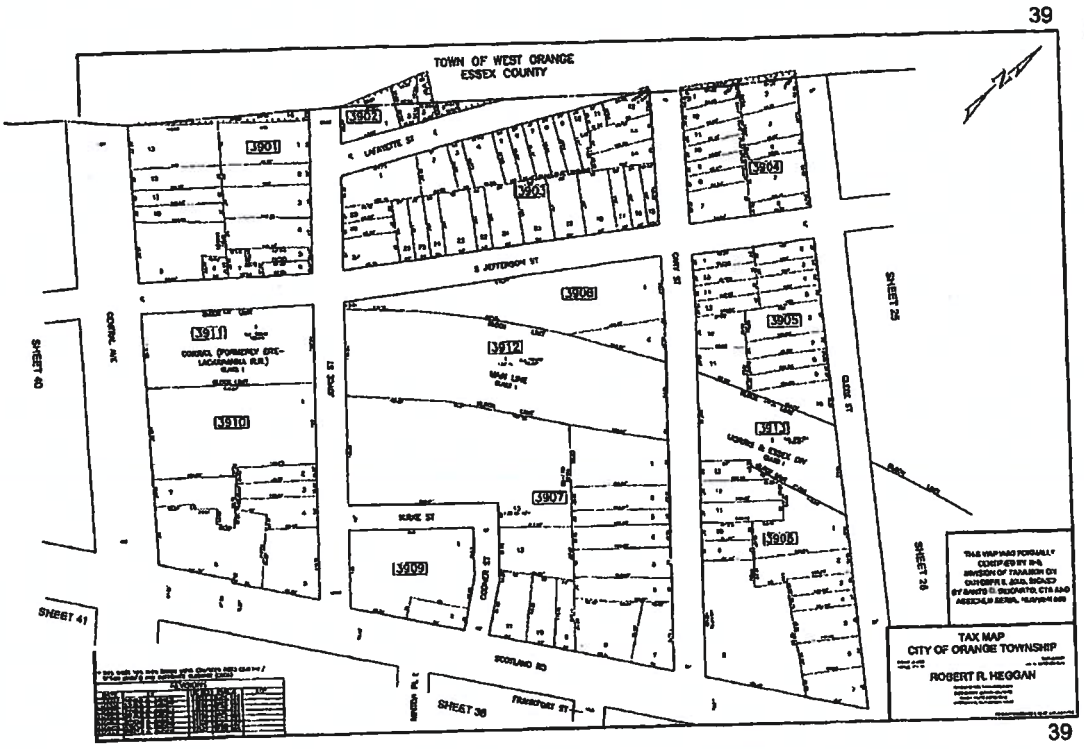
Joyce L. Lanier
City Clerk

Kerry Coley
Council President

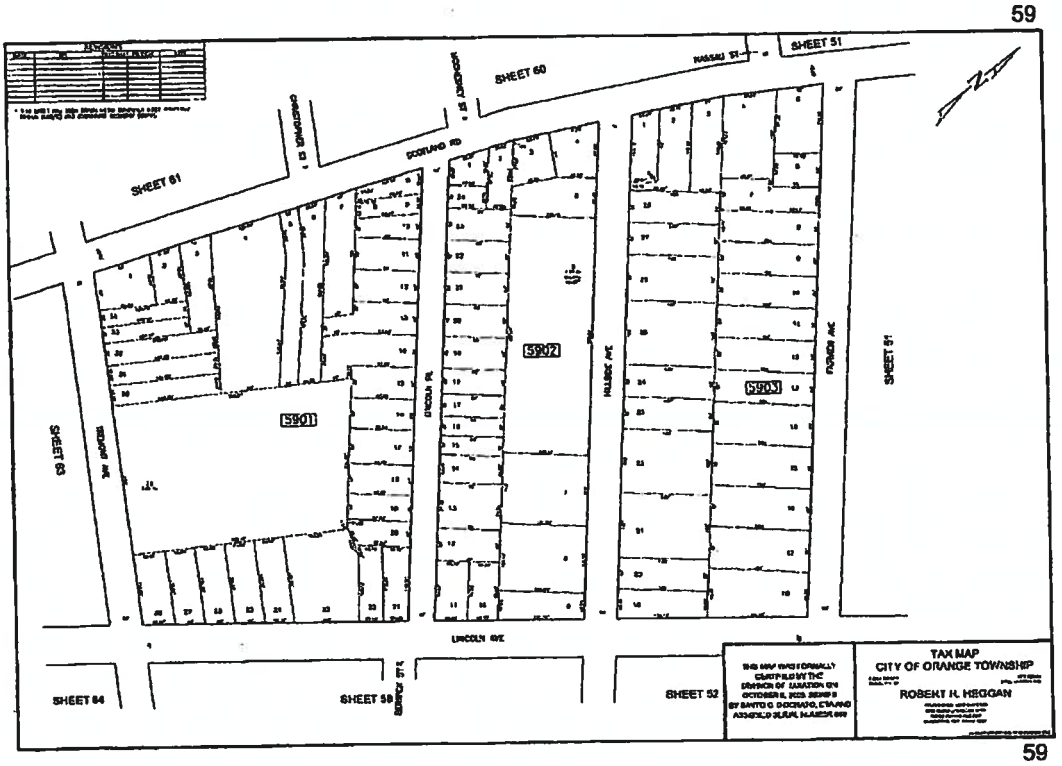


Block 3801, Lots 1, 2 and 3

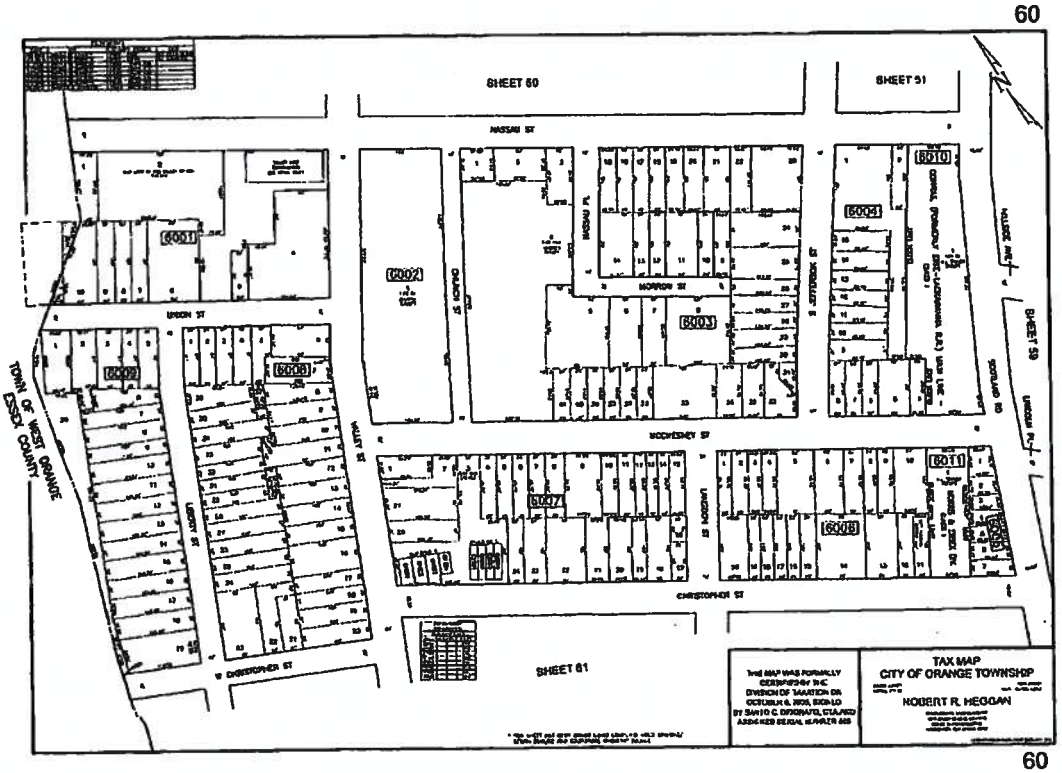
Block 3802, Lots 1



B: 3901, B 3902, B 3903, B 3907, B 3908, B 3909, B 3910, B 3911, B 3912, B 39, Multiple Lots

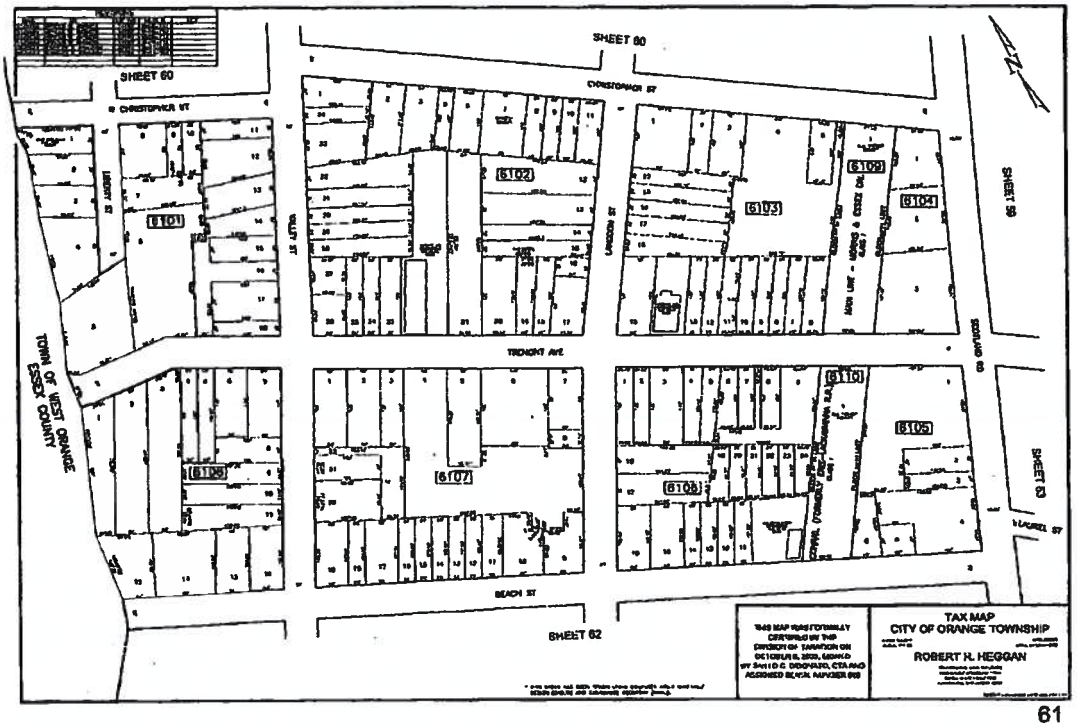


Blocks 5901 to 5903, Multiple Lots



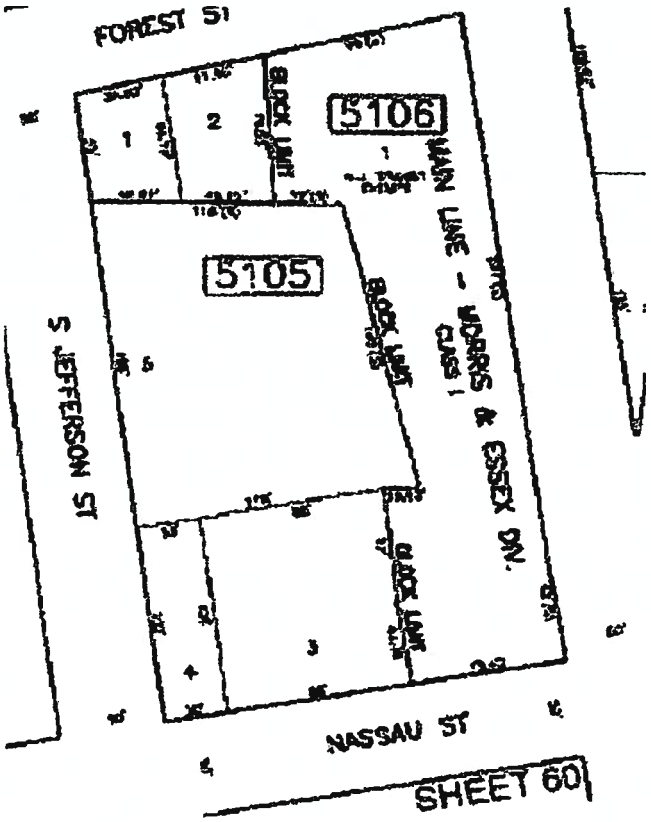
Blocks 6001 to 6010, Multiple Lots

61

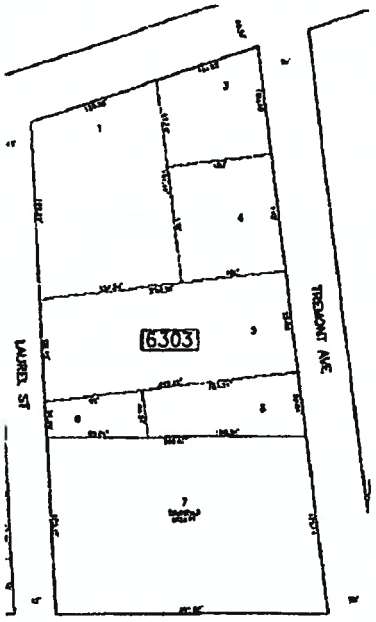


61

Block 6101 to Block 6108, Multiple Lots



Block 5105/6, Lot 1



Block 6303, Lots 1,3

RESOLUTION NO. 267-2018

SPECIAL MEETING– AUGUST 22, 2018 **OFF CONSENT**

MOTION TO ADOPT: Johnson, Jr. **SECOND: Williams**

YEAS: Jackson, Johnson, Jr., Williams, Wooten and Council President Coley
NAYS: Eason
ABSTENTIONS: None
ABSENCES: Summers-Johnson

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

DATE August 2, 2017 **NUMBER** 270-2017

TITLE:

RESOLUTION AMENDING RESOLUTION NO. 143-2017 AUTHORIZING THE ORANGE PLANNING BOARD TO CONDUCT AN INVESTIGATION TO EXPAND THE CENTRAL VALLEY REDEVELOPMENT AREA WITHIN THE CITY OF ORANGE TOWNSHIP.

WHEREAS, the Municipal Council has previously authorized the Orange Planning Board to undertake investigations of certain areas within the City of Orange Township to determine whether all or any portion thereof meets the criteria set forth in the New Jersey Local Redevelopment and Housing Law ("LRHL") pursuant to N.J.S.A. 40A:12A-1 et seq. for designation as an area in need of redevelopment, as such terms are defined within the LRHL; and

WHEREAS, the City of Orange Township believes that certain conditions exist within the portion of the Township bound from east to west Scotland Road to the West Orange border ("the Study Area") to include Block 3801, Lots 1, 2 & 3 and Block 3802, Lots 1 and Block 3901, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 and Block 3902, Lot 1 and Block 3903, Lots 1, 27, 28 & 29 and Block 3907, Lots 11, 12 & 13 and Block 3908, Lot 1 and Block 3909, Lots 1 & 2 and Block, 3910, Lots 1, 2, 3, 4, 5, 6 & 7 and Block 3911, Lot 1 and Block 3912, Lot 1 and Block 6001, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 and Block 6002, Lot 1 and 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 & 41 and Block 6004, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 and Block 6005, Lots 1, 2, 3, 4, 5, 6, 7 and Block 6006, Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 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, 26, 27 and 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, 37 and Block 6009, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and Block 6010, Lot 1 and Block 6101, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and Block 6102, Lots 1, 2, 3, 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 and Block 6103, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and Block 6104, Lots 1, 2, 3 and Block 6105, Lots 1, 2, 3, 4, 5, 6 Block 6106, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and Block 6107, Lots 1, 2, 3, 4, 5, 6, 7, 8 and Block 6108, Lots 1, 2, 3, 4, 5, 6, 7 and Block 5901, Lots 1, 2, 3, 4, 5, 6, 7, 8 and Block 5902, Lots 1, 2, 3, 4, 24 and Block 5903, Lots 1, 2, 3, 4, 5 and Block 5106, Lots 1 and Block 6303, Lots 1, 3 which are sufficient to determine that all of the Study Area is eligible for designation as an area in need of redevelopment, as such terms are defined in the LRHL; and

WHEREAS, the LRHL requires that, prior to the determination that any area is to be designated as an area in need of redevelopment, the Orange Planning Board shall undertake an investigation to determine whether the proposed area meets the criteria for such designation, as set forth in the LRHL.

APPROVED AS TO FORM, SUFFICIENCY AND LEGALITY

CITY ATTORNEY

Adopted: August 2, 2017

Joyce L. Lanier
City Clerk

Kerry J. Coley
Council President

RESOLUTION NO. 270-2017

REGULAR MEETING: August 2, 2017 **OFF CONSENT AGENDA**

MOTION TO ADOPT: Summers-Johnson **Second: Jackson**

YEAS: Eason, Jackson, Johnson, Jr., Summers-Johnson, Williams, Wooten & Council President Coley
NAYS: None
ABSTENTIONS: None
ABSENCES: None

MARTY MAYES

From: Shawna Ebanks [sebanks@nishuanegroup.com]
Sent: Thursday, April 20, 2017 10:21 AM
To: MARTY MAYES
Cc: Michele Delisfort
Subject: Local Redevelopment and Housing Law

Good Morning Marty,

Please see the statue below:

40A:12A-2. Findings, determinations, declarations

The Legislature hereby finds, determines and declares:

a. There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.

b. From time to time the Legislature has, by various enactments, empowered and assisted local governments in their efforts to arrest and reverse these conditions and to promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion and improvement of commercial, industrial, residential and civic facilities.

c. As a result of those efforts, there has grown a varied and complex body of laws, all directed by diverse means to the principal goal of promoting the physical development that will be most conducive to the social and economic improvement of the State and its several municipalities.

d. It is the intent of this act to codify, simplify and concentrate prior enactments relative to local redevelopment and housing, to the end that the legal mechanisms for such improvement may be more efficiently employed.

40A:12A-6. Investigation for determination as redevelopment area, public hearing

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize
the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according
to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the conduct of the
investigation and hearing to the planning board of the municipality.
2. (1) Before proceeding to public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment
area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting
forth the basis of the investigation.
(2) The planning board shall specify a date for and give notice of a hearing for purpose of hearing persons who are interested in or would be

affected by a determination that the delineated area is a redevelopment area.

Shawna Ebanks
Nishuane Group, LLC.
105 Grove Street, Suite 1
Montclair, NJ 07042
(973) 954-2677 ext. 4
sebanks@Nishuanegroup.com

Amending Resolutions –CENTRAL VALLEY REDEVELOPMENT AREA:

The following are the additional areas being considered.

Block 6001 lots 4 through 12 were added.

Block 6003 lots 4 through 12, lots 25 through 41 were added

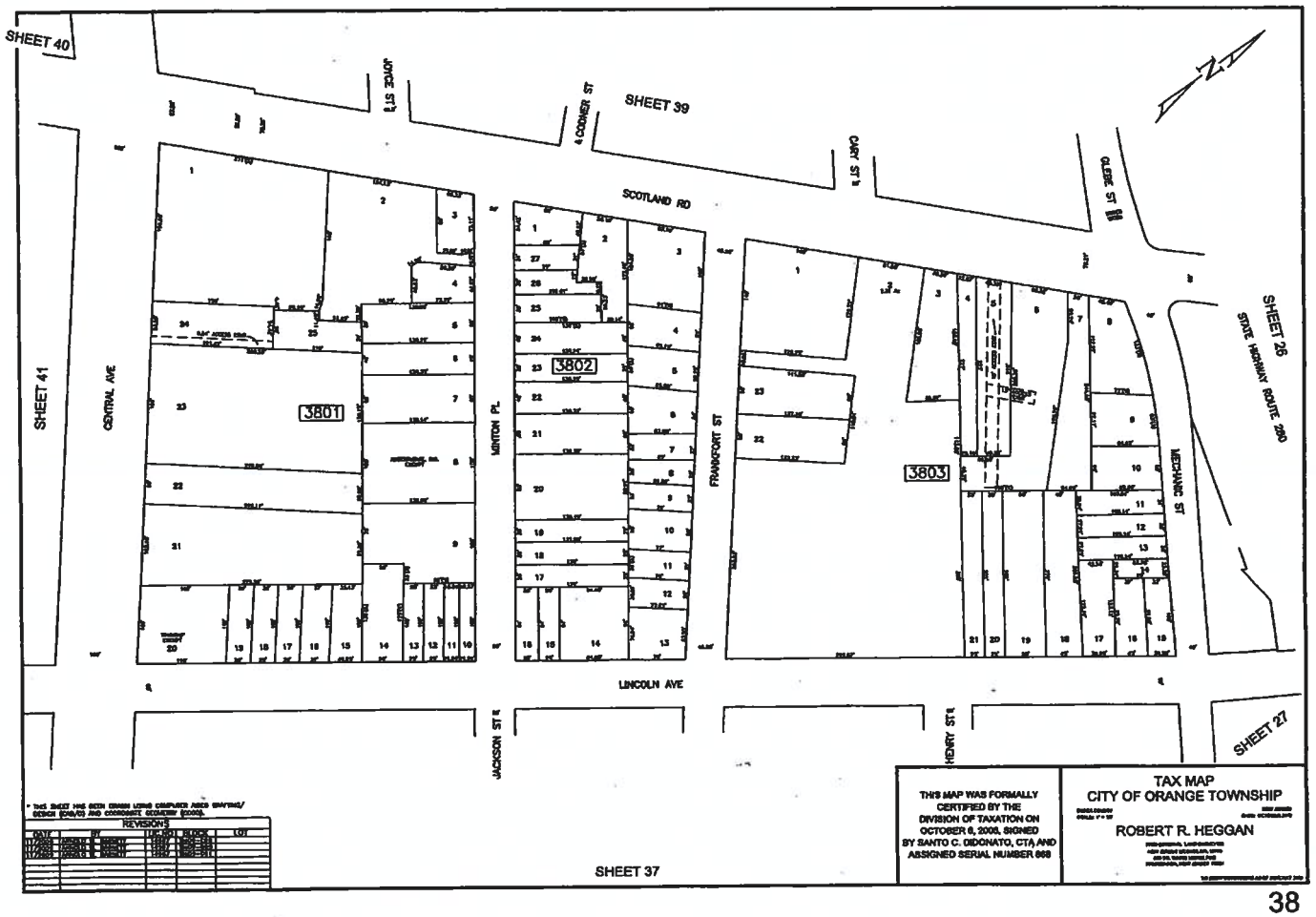
Block 6004 lots 3 through 15 were added

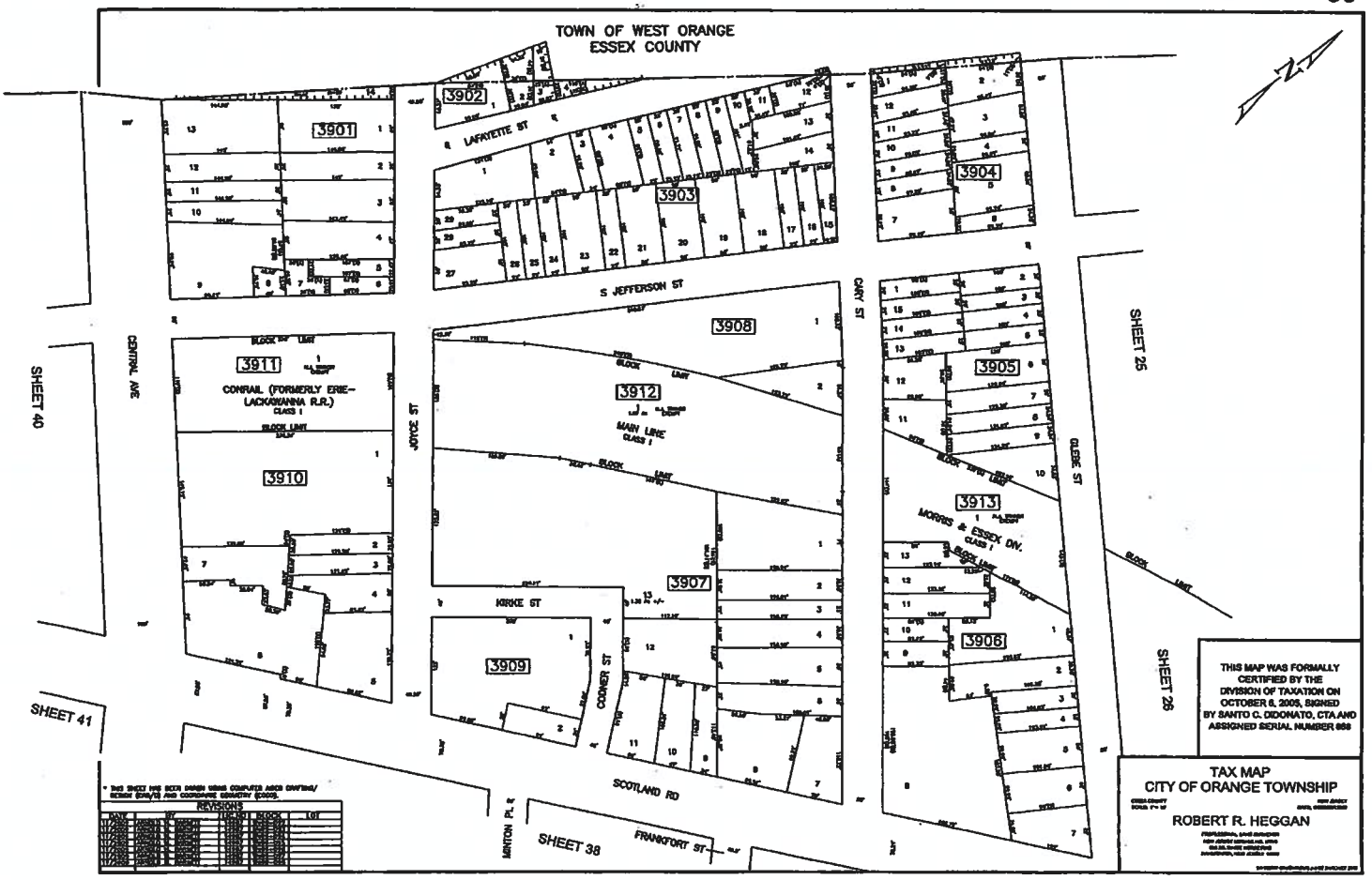
Block 6005 lots 1 though 7 were added

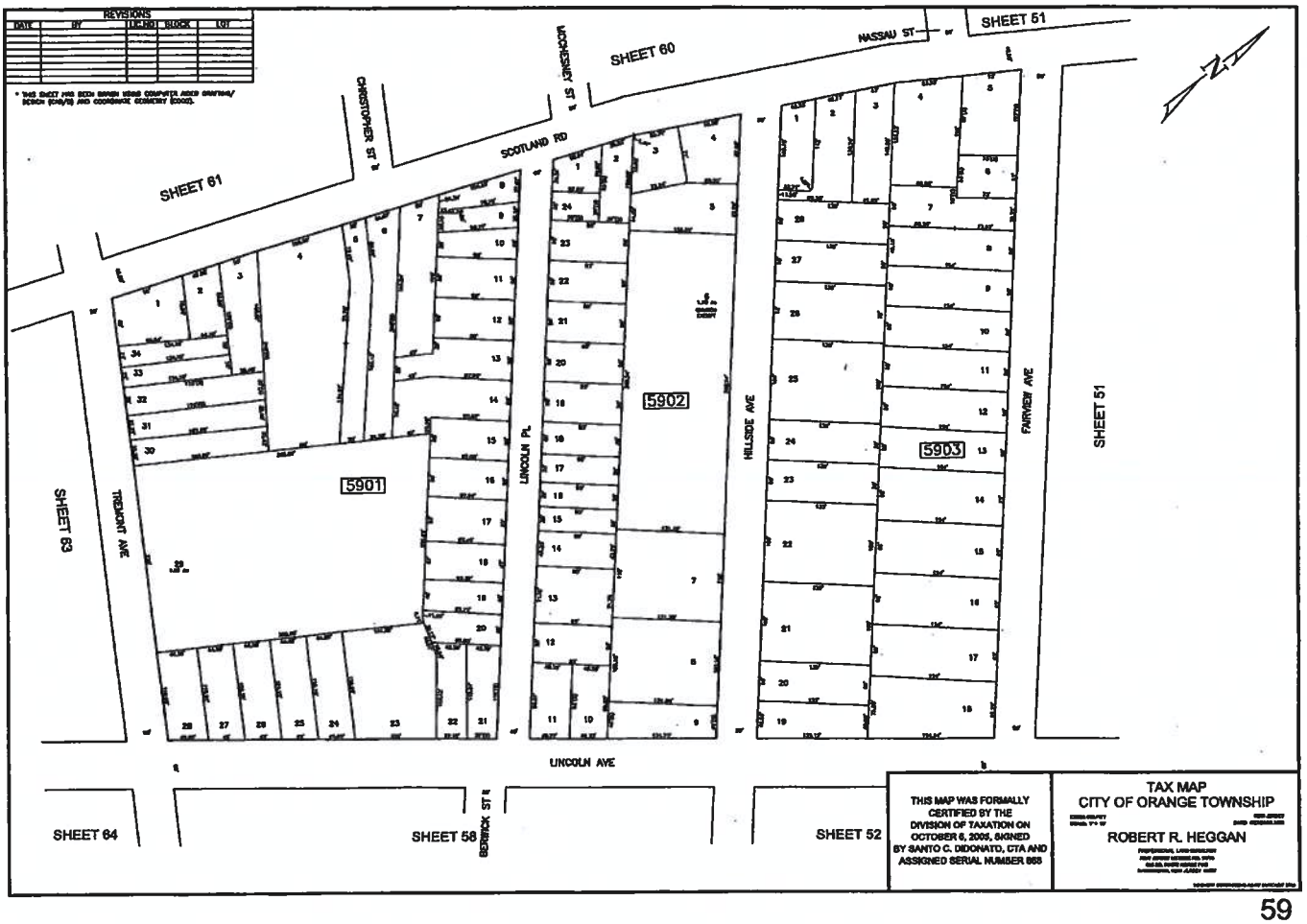
Block 6006 through 6009 and the associated lots were added

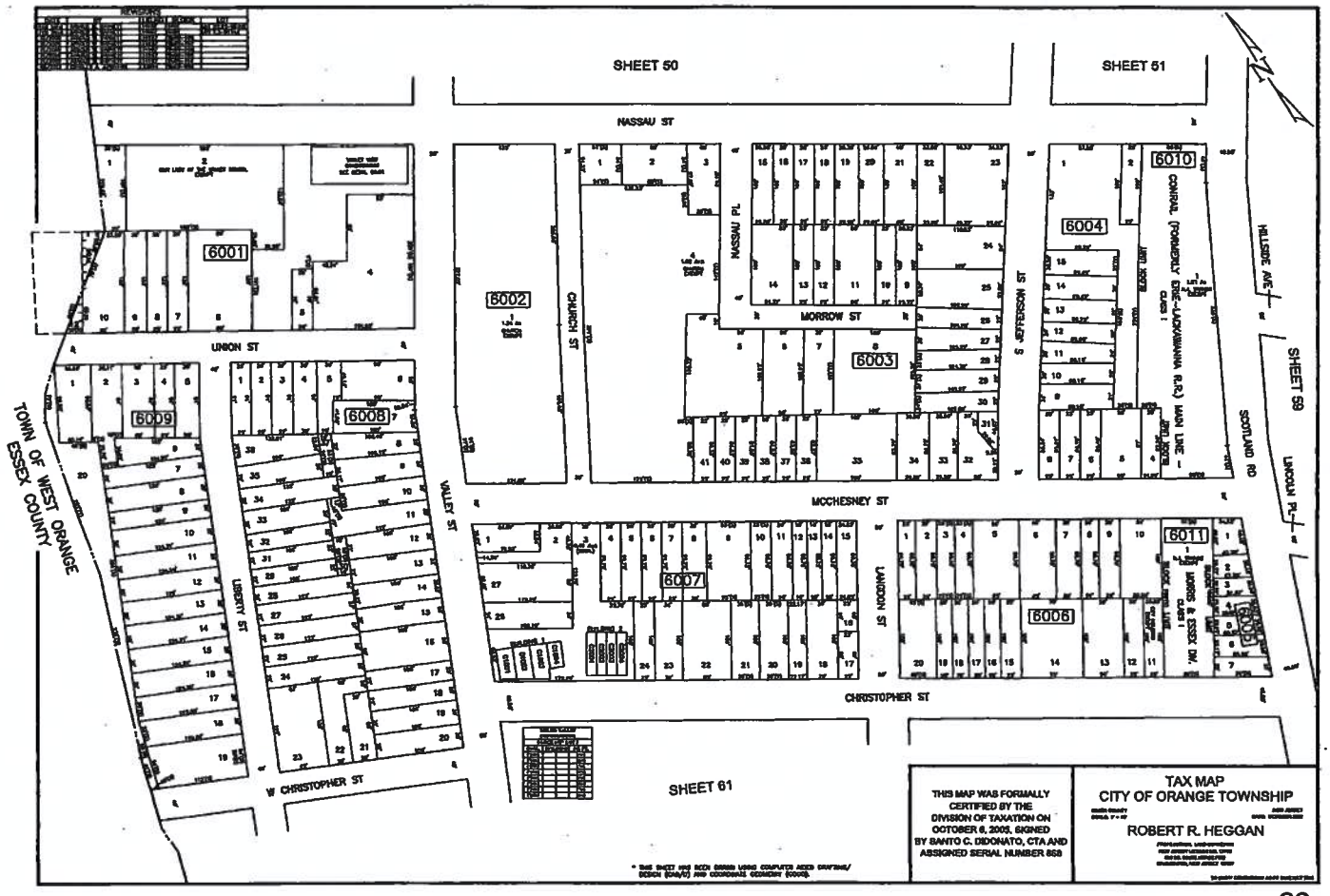
Block 6101, 6102, 6104, 6104, 6105, 6106, 6107, 6108, 5902, 5903 5106, 6303 and their associated lots were added.

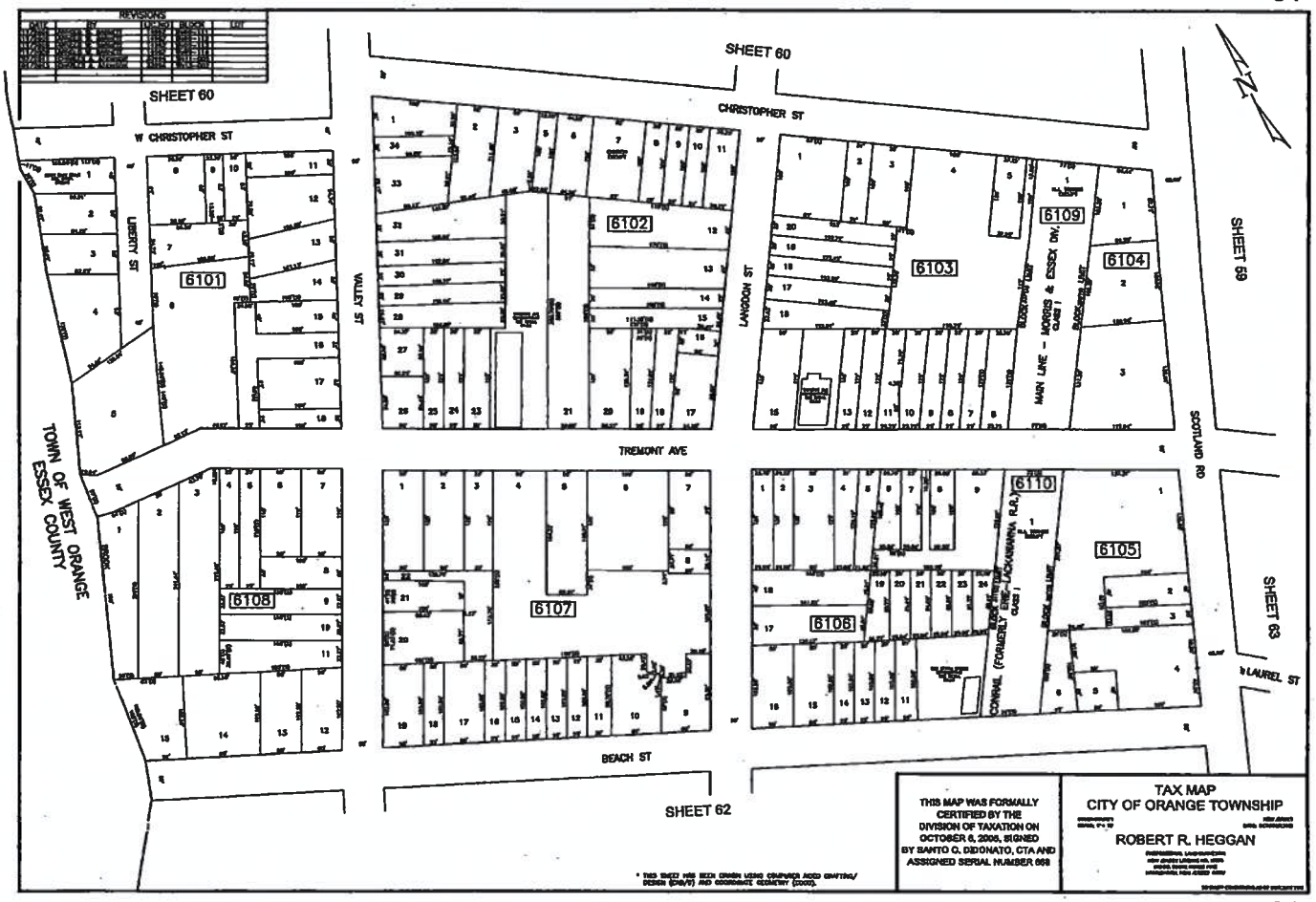
CITY CLERK


SHEET 40
SHEET 39
SHEET 41
SHEET 26
SHEET 27
SHEET 37
JOYCE ST
4 CORNER ST
CARY ST
CLEVE ST
SCOTLAND RD
CENTRAL AVE
MINTON PL
FRANKFORT ST
MECHANIC ST
STATE HIGHWAY ROUTE 280
LINCOLN AVE
JACKSON ST
HENRY ST
3801
3802
3803
THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON OCTOBER 6, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 668
TAX MAP
CITY OF ORANGE TOWNSHIP
ROBERT R. HEGGAN
REVISIONS


TOWN OF WEST ORANGE
ESSEX COUNTY
3901
3902
3903
3904
3905
3906
3907
3908
3909
3910
3911
3912
3913
LAFAYETTE ST
S JEFFERSON ST
CARY ST
CENTRAL AVE
JOYCE ST
KIRKE ST
CODNER ST
OLIVE ST
MINTON PL
FRANKFORT ST
SCOTLAND RD
CONRAIL (FORMERLY ERIE-LACKAWANNA R.R.)
CLASS 1
MAIN LINE
CLASS 1
MORRIS & ESSEX DIV.
CLASS 1
SHEET 40
SHEET 41
SHEET 38
SHEET 25
SHEET 26
THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON OCTOBER 6, 2005, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 858
TAX MAP
CITY OF ORANGE TOWNSHIP
ROBERT R. HEGGAN
REVISIONS


REVISIONS
DATE
BY
LICENSE
BLOCK
LOT
SHEET 60
SHEET 51
NASSAU ST
SCOTLAND RD
CHRISTOPHER ST
SHEET 61
5901
5902
5903
LINCOLN PL
HILLSIDE AVE
FAIRVIEW AVE
SHEET 51
SHEET 63
TREMONT AVE
LINCOLN AVE
SHEET 64
SHEET 58
BERWICK ST
SHEET 52
THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON OCTOBER 6, 2005, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 665
TAX MAP
CITY OF ORANGE TOWNSHIP
ROBERT R. HEGGAN

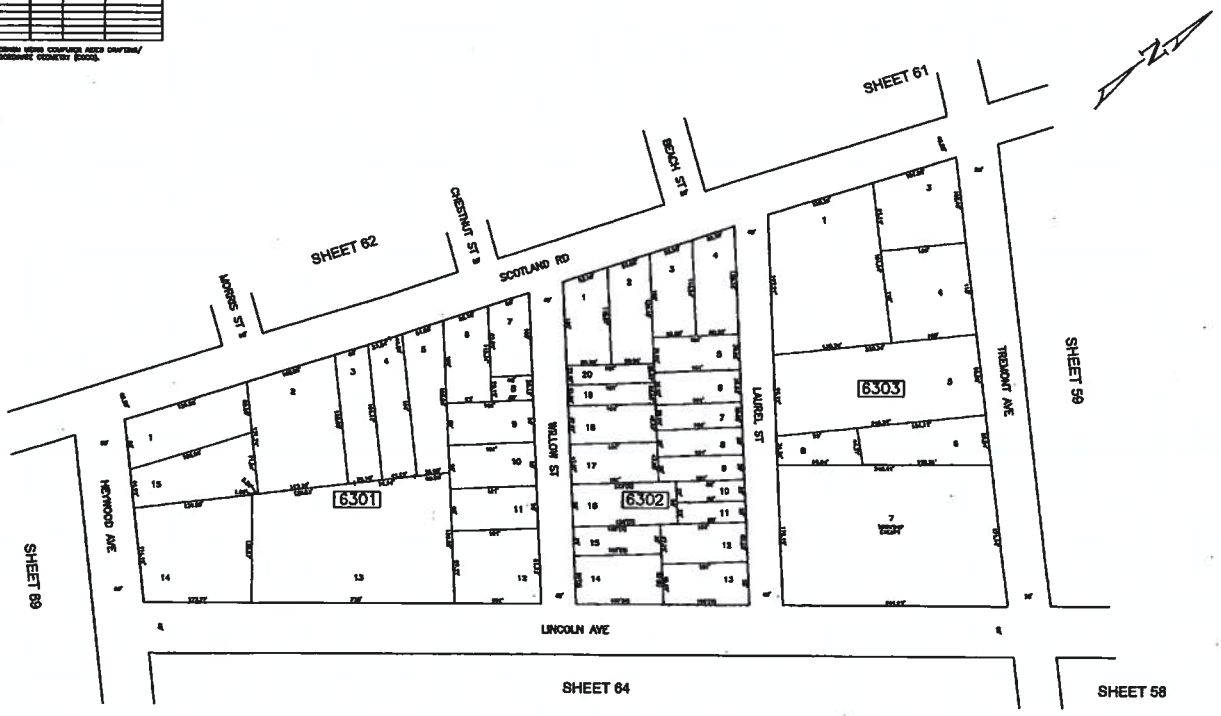

SHEET 50
SHEET 51
NASSAU ST
6001
6002
6003
6004
6007
6008
6009
6010
6011
UNION ST
CHURCH ST
NASSAU PL
MORROW ST
JEFFERSON ST
CONRAIL (FORMERLY ERIE-LACKAWANNA R.R.) MAIN LINE
HILLSIDE AVE
SCOTLAND RD
LINCOLN PL
SHEET 69
MCCHESNEY ST
LINCOLN ST
CHRISTOPHER ST
VALLEY ST
LIBERTY ST
W CHRISTOPHER ST
TOWN OF WEST ORANGE
ESSEX COUNTY
SHEET 61
THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON OCTOBER 6, 2003, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 858
TAX MAP
CITY OF ORANGE TOWNSHIP
ROBERT R. HEGGAN


REVISIONS
SHEET 60
W CHRISTOPHER ST
CHRISTOPHER ST
SHEET 60
LIBERTY ST
VALLEY ST
LANDON ST
MAIN LINE - MORRIS & ESSEX DIV.
SHEET 69
SCOTLAND RD
TREMONT AVE
TOWN OF WEST ORANGE
ESSEX COUNTY
CONRAIL (FORMERLY ERIE-LACKAWANNA R.R.)
SHEET 63
LAUREL ST
BEACH ST
SHEET 62
6101
6102
6103
6104
6105
6106
6107
6108
6109
6110
THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON OCTOBER 6, 2005, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 668
TAX MAP
CITY OF ORANGE TOWNSHIP
ROBERT R. HEGGAN

REVISIONS

DATE	BY	TOWNSHIP	BLOCK	LOT
11/7/2005	ANGELO M. MARONTI	ORANGE	6302-11 & 12	

* THIS SHEET WAS BOTH DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND ORDINARY GEOMETRY (OCG).



THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON OCTOBER 6, 2005, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 668

TAX MAP
CITY OF ORANGE TOWNSHIP

ROBERT R. HEGGAN

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

DATE February 3, 2004 **NUMBER** 34-2004

TITLE: **RESOLUTION AMENDING RESOLUTION NO. 317-2002 AUTHORIZING THE PLANNING BOARD TO CONDUCT AN INVESTIGATION TO DETERMINE IF CERTAIN AREAS WITHIN THE CITY OF ORANGE TOWNSHIP SHOULD BE DETERMINED TO BE EITHER AN AREA IN NEED OF REHABILITATION OR AN AREA IN NEED OF REDEVELOPMENT.**

WHEREAS, the Municipal Council previously authorized the Planning Board to undertake an investigation of certain areas within the City of Orange Township to determine whether all or any portion thereof meets the criteria set forth in the Redevelopment Law for designation as either an area in need of rehabilitation or as an area in need of redevelopment, as such terms are defined with the Redevelopment Law; and,

WHEREAS, the Department of Planning and Economic Development has determined that it would be more economical and efficient to limit the scope of the area to be studied to a smaller size; and,

WHEREAS, the City of Orange Township (the "Township") believes that certain conditions exist within the portion of the Township bounded by Central Avenue, Scotland Road, Nassau Street, and the boundary of the Township with the Township of West Orange (the "Study Area") which are sufficient to determine that all or a portion of the Study Area is eligible for designation as either an area in need of rehabilitation or as an area in need of redevelopment, as such terms are defined within the Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the "Redevelopment Law"); and,

WHEREAS, the Redevelopment Law requires that, prior to the determination that any area is to be designated as an area in need of rehabilitation or as an area in need of redevelopment, the Planning Board shall undertake an investigation to determine whether the proposed area meets the criteria for such designation as set forth in the Redevelopment Law;

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 undertake an investigation of the Study Area to determine whether all or any portion thereof meets the criteria set forth in the Redevelopment Law for designation as either an area in need of rehabilitation or as an area in need of redevelopment, as such terms are defined with the Redevelopment Law.

Adopted: February 3, 2004

Marie Marzano
Marie Marzano
Acting Deputy Municipal Clerk

Coram J. Rimes
Coram J. Rimes
Council President

APPROVED AS TO FORM, SUFFICIENCY AND LEGALITY

LEGISLATIVE COUNSEL

Asst. CITY ATTORNEY

RESOLUTION No. 34-2004

REGULAR MEETING – 2/03/04
ON CONSENT AGENDA

MOTION TO ADOPT: Lewis **SECOND: Peters**

YEAS: Barnhardt, Eason, Gaunt, Lewis, Peters, Vandermeer , & Council President Rimes
NAYS: None
NO VOTE: None
ABSTENTIONS: None
ABSENCES: None

VOTES: Seven Yeas, No Nays, No No Vote, No Abstentions & No Absences

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

DATE October 1, 2002 **NUMBER** 317-2002

TITLE:

Resolution Authorizing the Planning Board to Conduct an Investigation to Determine if Certain Areas Within The City of Orange Township Should be Determined to be Either An Area in Need of Rehabilitation or An Area in Need of Redevelopment

Whereas, the City of Orange Township (the "Township") believes that certain conditions exist within the portion of the Township Bounded by Main Street, Scotland Road, the municipal boundary with the Township of South Orange Village and the Boundary of the Township with the Township of West Orange (the "Study Area") which are sufficient to determine that all or a portion of the Study Area is eligible for designation as either an area in need of rehabilitation or as an area in need of redevelopment, as such terms are defined within the Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the "Redevelopment Law"); and

Whereas, the Redevelopment Law requires that, prior to the determination that any area is to designated as an area in need of rehabilitation or as an area in need of redevelopment, the Planning Board shall undertake an investigation to determine whether the proposed area meets the criteria for such designation as set forth in the Redevelopment Law;

Now therefore, be it resolved by the Municipal Council of the City of Orange Township that:

1. The Planning Board is hereby authorized and directed to undertake an investigation of the Study Area to determine whether all or any portion thereof meets the criteria set forth in the Redevelopment Law for designation as either an area in need of rehabilitation or as an area in need of redevelopment, as such terms are defined within the Redevelopment Law.

Adopted: October 1, 2002

Dwight Mitchell/NB
Dwight Mitchell, City Clerk

Allen Barnhardt/NB
Allen Barnhardt, Council President

APPROVED AS TO FORM, SUFFICIENCY AND LEGALITY

LEGISLATIVE COUNSEL

CITY ATTORNEY

RESOLUTION NO. 317-2002

REGULAR MEETING - 10/1/02
ON CONSENT AGENDA

MOTION TO ADOPT: Lewis SECOND: Gaunt

YEAS: Eason, Gaunt, Lewis, Peters, Vandermeer, & Council President Barnhardt
NAYS: None
ABSTENTIONS: None
ABSENT: Rimes

CITY OF ORANGE TOWNSHIP

MAYOR DWAYNE D. WARREN, ESQ.

29 North Day Street, Orange, New Jersey 07050
Phone: (973) 266-4005 Fax: (973) 676-7458

June 12, 2020

Members of the City of Orange Township Municipal Council
City of Orange Township
City Hall
29 North Day Street
Orange, New Jersey 07050

RE: Long Term Tax Exemption Application for:
PEEK Reock I Owner Urban Renewal, LLC
258-276 Reock Street (Block 2804, Lots 1, 2, 9, 10 and 11)

Dear Members of the City of Orange Township Municipal Council:

I have reviewed the Application, Financial Agreement and supporting documents submitted by **PEEK Reock I Owner Urban Renewal, LLC** (the "Applicant") for a redevelopment project consisting of the construction of a 6-story, 50-unit multi-family residential rental apartment building with 40 on-site parking spaces provided on the ground floor, and other related improvements (collectively, the "Project"). On June 16, 2020, the Municipal Council is expected to consider a resolution authorizing the execution and delivery of a Redevelopment Agreement with the Applicant (the "Redevelopment Agreement").

The Project includes the construction of such reasonably necessary infrastructure improvements along the frontage of the Project and Project Site that are caused and necessitated as a result of the construction of the Project, including but not limited to curb replacements, street resurfacing, sidewalks, street lighting, landscaping, crosswalks and similar improvements consistent with the Applicant's approved site plan, to be determined in consultation with the City Planner (collectively, the "Infrastructure Improvements").

The City expects to issue its general obligation bonds and/or notes in an aggregate principal amount not to exceed $200,000 (the "City RAB Bonds") pursuant to the Redevelopment Area Bond Financing Law, *N.J.S.A.* 40A:12A-64 et seq. (the "RAB Law"), and/or the Local Bond Law, *N.J.S.A.* 40A:2-1 et seq. (the "Local Bond Law"), as applicable, in order to defray certain eligible costs of the Infrastructure Improvements. A bond ordinance authorizing the issuance of the City RAB Bonds is being presented for

Municipal Council introduction simultaneously with the introduction of the ordinance approving the hereinafter-defined Financial Agreement.

The Applicant has submitted an application for a thirty (30) year Long Term Tax Abatement pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. and the RAB Law). The Applicant is requesting an annual service charge of between 5% and 10% of the Annual Gross Revenue generated from the Project. In no event shall the annual service charge be less than the Minimum Annual Service Charge (i.e. the amount of the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation). As permitted by the provisions of the RAB Law, the annual service charge will not be subject to staged minimum payments based on a percentage of the amount of taxes otherwise due on the value of the land and improvements for the Project. In addition, the Applicant will be entitled to a credit for land taxes paid during the last four (4) preceding quarterly installments.

The annual service charges projected to be received by the City under the Financial Agreement have been projected to be sufficient to cover the projected debt service on the RAB Bonds and the required 5% share required to be paid to the County of Essex, with the excess amount to be retained by the City.

In the Financial Agreement, the Applicant will commit to certain provisions governing local and minority hiring during construction.

I believe this project is a desirable improvement in our City. Therefore, I recommend that the Long Term Tax Exemption be favorably considered by the Municipal Council, provided that all legal prerequisites have been satisfied.

Yours in Service,

Dwayne D. Warren

Mayor Dwayne D. Warren, Esq.
City of Orange Township

DDW/cdm

cc: Joyce Lanier, City Clerk

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.
DISTRICT 1				
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
DISTRICT 2				
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
DISTRICT 3				
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.