Expanded Reock Street
AREA IN NEED OF REDEVELOPMENT INVESTIGATION
Expanded Reock Street
AREA IN NEED OF REDEVELOPMENT AND/OR REHABILITATION INVESTIGATION

Prepared for:
City of Orange Township, New Jersey
July 22, 2020

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Nishuane Group, LLC
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I - INTRODUCTION

Under statutory powers instituted by the State of New Jersey (C.40A: 12A-5) and City Council Resolution: 228-2020 dated June 3, 2020, the City of Orange Township City Council authorized the conduction of a preliminary investigation of parcels within the East Ward of the City. This is a non-condemnation study. The parcels, collectively known as the “Expanded Reock Street Study Area” consist of portions of Block 2901, Block 2904, Block 2907, Block 3001 and Block 3103.

A map of the proposed study area is included herein as Map 1.

1.1 - BACKGROUND

The designated study lies directly east of the area contained within the completed Reock Street Redevelopment Plan. It is zoned for (CD) Light Manufacturing use and permits an array of industrial and industrial-focused uses. The larger buildings comprising blocks 2901, 2904 and 2907, however, are occupied by tenants falling under primarily commercial uses, as evidenced from several physical site surveys conducted on the premises.

1.2 - METHODOLOGY

Several site visits to the study area were conducted to observe the existing conditions of the area. A photo survey of the study area was completed to illustrate and inventory the structural/physical issues of the study area. Additionally, the following records and documents were reviewed:

- Official tax maps of the City of Orange Township;
- Tax records of parcels located in the study area;
- City of Orange Township Master Plan;
- City of Orange Township Zoning Map and land use ordinance;
- Incident and violation reports issued by several departments for properties located within the study area;

Subsequently, City staff was contacted to discuss undocumented and more updated information on each parcel. To this end, this non-condemnation study includes a comprehensive assessment and findings of the parcels within the proposed Expanded Reock Street study area. It also contains data to determine whether or not one or more parcels satisfy the LRHL and/or Rehabilitation criteria; thereby making the area eligible to be an Area in Need of Redevelopment and Rehabilitation.

1.3 - STUDY AUTHORIZATION

On June 3, 2020, City Council issued resolution 228-2020 authorizing the Planning Board to undertake an area investigation of:
Block 2901 Lot 1;
Block 2904 Lot 1;
Block 2907 Lots 1, 2;
Block 3001 Lots 1, 2; and
Block 3103 Lots 1, 2, 3;
to determine if the area is “in need of redevelopment” and/or “in need of rehabilitation” in accordance with criteria cited in the Local Housing &
Redevelopment Law (LRHL).

Additionally, this report is written pursuant to Section 14 of the LRHL (NJSA 40-12-14) that requires the following:

- A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a
  program of rehabilitation, as defined in Section 3 of PL 1992, c. 79 (C.40:12A-3), may be expected to prevent further deterioration and promote
  the overall development of the community.

1.4 - SCOPE OF STUDY

This study is undertaken as a first step to engage, benefit and create opportunities through redevelopment/rehabilitation planning which involves the
following steps:
- Conduct an inventory of the properties included within the study area and physical characteristics of the same;
- Depict to what extent the existing characteristics and conditions meet the criteria to determine the need for redevelopment/rehabilitation, as
  outlined within the State statutes;
- Propose findings and recommendations relevant to the determination of the need for redevelopment/rehabilitation of the study area.

1.5 - REDEVELOPMENT AND REHABILITATION PROCESS

According to the Redevelopment Handbook, “A Guide to Rebuilding New Jersey’s Communities”, redevelopment is defined as, “A process to rebuild
or restore an area in a measurable state of decline, disinvestment, or abandonment.” A particular parcel or area qualifies for redevelopment and/or
rehabilitation if it meets at least one criteria listed in Section 3.0 of this report.

Redevelopment Objectives

- The redevelopment activities of the study area should be undertaken in conformity with, and should be designed to meet the following objec-
tives of an area investigation;
- To improve the functional and physical layout of the project area for contemplated new development and the removal of impediments to land
deposition.
- To provide redevelopment that minimizes the need to relocate residents or businesses.
- To create new employment/or housing opportunities for residents.
To coordinate redevelopment activities that mitigate and eradicate blighted conditions.

**Redevelopment Process**

The LRHL essentially provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an “Area in Need of Redevelopment,” study; preparing and adopting redevelopment plans; and implementing redevelopment projects. Generally speaking, the LRHL is a planning and financial tool that when an area meets the specific criteria, the area can be overlain with specific zoning and other incentives. More specifically, a redevelopment designation allows the municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

As such, the City can utilize the powers granted to municipalities under the LRHL to improve the existing conditions within the study area. The redevelopment statute sets forth a multi-step process that must be observed by the City Council and Planning Board in order to enable the City to lawfully exercise the powers, which accrue as a result of employment of redevelopment planning. The steps required to declare an area in need of redevelopment must be pursuant to the LRHL. It should be noted that only upon completion of this public process a municipality is able to exercise the powers granted pursuant to the redevelopment statute.

**Rehabilitation Process**

The LRHL defines “rehabilitation” as an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new commercial or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment. Additionally, the rehabilitation designation allows municipalities to:

- Undertake a program of rehabilitation, including the repair and improvement of residential and nonresidential buildings and structures.
- Exercise all redevelopment powers in Section 8 of the LRHL, except the ability to acquire private property by eminent domain, unless the area is subsequently designated in need of redevelopment or if the use of eminent domain is permitted under the statute.
- Grant five year property tax exemption and abatement.

The process for an area in need of rehabilitation determination is much simpler than the redevelopment process. A formal investigation or public hearing is not required and the governing body must adopt a resolution designating the area in need of rehabilitation. Special public notice is not required, except the normal requirements for publicizing any meeting of City Council.

**Condemnation Redevelopment Areas and Non-condemnation Redevelopment Areas**
P.L. 2013, Chapter 159 amended the LHRL to allow two types of redevelopment areas: Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas. Different public notice requirements are required at the initiation of a study for determining whether an area is in need of redevelopment.

C.40A:12A-6.a. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”).

1.6 - REPORT SECTIONS

This Report contains five sections:

1. Introduction

2. Description of Study Area:
   - in terms of its location, existing zoning, physical, regulatory, fiscal and environmental conditions.

3. Statutory Criteria for Development Area Determination
   - reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions of the study area.

4. Study Area Evaluation
   - an overview and evaluation of the properties within the study area, based upon the property tax assessments, field observations, building conditions and photo surveys.

5. Conclusion
   - recommendations to the City of Orange Township Planning Board relative to determining the redevelopment and rehabilitation needs of the area.
2 - STUDY AREA CHARACTERISTICS

2.1 - LOCATION

According to the 2010 US Census, the study area is within census tracts 184 and 186 and comprises parcels from blocks 2901, 2904, 2907, 3001 and 3103. The study area is within the City’s East Ward.

The study area contains nine (9) parcels and can be found in tax maps 29, 30 and 31. This report relies upon the Orange Tax Assessor’s list as the basis for identifying the study area’s blocks and lots. Tax block and lot numbers for the properties studied in this report are included herein within Table 1.

<table>
<thead>
<tr>
<th>Block</th>
<th>Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>2901</td>
<td>1</td>
</tr>
<tr>
<td>2904</td>
<td>1</td>
</tr>
<tr>
<td>2907</td>
<td>1, 2</td>
</tr>
<tr>
<td>3001</td>
<td>1, 2</td>
</tr>
<tr>
<td>3103</td>
<td>1, 2, 3</td>
</tr>
</tbody>
</table>

2.2 REGIONAL SETTING/TRANSPORTATION

The City of Orange Township has a total area of 2.2 square miles and is located in the center of Essex County, in northwestern New Jersey, approximately 15.6 miles from New York City. Seven municipalities border Orange: East Orange to the east, Glen Ridge to the north, Montclair to the northwest, West Orange to the west, and South Orange to the south.

The City is serviced by two train stations along the Morristown Line, offering connectivity from Hackettstown to New York Penn Station.

A reference map is provided herein as Map 2.
2.3 - EXISTING ZONING

The zoning of an area indicates uses that are permitted on a particular property and the subsequent ordinance stipulates standards regarding the building height, lot coverage, setbacks, parking requirements, etc. The zoning ordinance also sets forth standards regarding site design such as lighting, landscaping, and architectural requirements. Orange is currently zoned into 12 districts. The study area is located in the Light Manufacturing (CD) district.

A reference map is provided herein as Map 3.

CD – Light Manufacturing

This district is intended to emphasize and encourage primarily light industrial development along the I-280 corridor. The entirety of the study area falls within this district.

2.4 - RELEVANT PLANNING STUDIES

2018 City of Orange Township Master Plan

In reference to several redevelopment undertakings, the 2018 Master Plan states:

“The five currently active redevelopment plans each govern the land uses and development standards for the area of the City they cover. The use of redevelopment/rehabilitation areas and plans continues to be a valuable tool in helping to incentivize and spur development in communities throughout the State. Here too in Orange, this mechanism has been used to incentivize and encourage development in areas throughout the City which, if left solely to market forces, would not have attracted the desired investment in the area. It is anticipated that this practice will continue to be used strategically to target development throughout the City.”

Reock Street Redevelopment Plan

The Reock Street Redevelopment Area, directly adjacent to the study area to the west, outlines several new urban design standards that take into considerations developments in green building initiatives, as well as revisions to land use regulation in order to better appeal to investment in the area. It takes into account older standards set to regulate obsolete land uses, as well as add newer/more suitable ones. Similarly, the Expanded Reock Street study can give way to developments in design standards and ordinance.
2.5 - URBAN ENTERPRISE ZONE, OPPORTUNITY ZONES & SMART GROWTH CLASSIFICATION

UEZ Classification
A portion of the study area is located within one of 32 designated Urban Enterprise Zones (UEZ) in the state of New Jersey. Businesses located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees, energy sales tax exemption, and tax options. A reference map is provided herein as Map 4.

Opportunity Zones
The Opportunity Zones program is designed to drive long-term capital into low income rural and urban communities. The federal program provides opportunities for private investors to support investments in distressed communities through participation in Qualified Opportunity Funds. Eligible Opportunity Zones are low income census tracts with a poverty rate of 20 percent of a median family income. Within the State of New Jersey about 80 percent of the eligible low-income census tracts are designated as Opportunity Zones. There are 169 tracts that were approved by the US Department of Treasury for the State of New Jersey. There are three Opportunity Zones in the City of Orange Township and the entire study area is located in one of them. A reference map is provided herein as Map 5.
Smart Growth Area Classification

Smart Growth commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area. They are designated by the Department of State, Office for Planning Advocacy, from spatial data relating to the NJ State Development and Redevelopment plan, and several other master plans. The City of Orange Township is located in the smart growth boundary for a Metropolitan Planning Area. This area includes a variety of municipalities that range from a large urban centers to 19th century towns shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers- New York/Newark/Jersey City Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.

The following are the ten (10) accepted principles of Smart Growth:

1. Mix land uses;
2. Take advantage of compact building design;
3. Create housing opportunities and choices for a range of household types, family size, and incomes;
4. Create walkable neighborhoods;
5. Foster distinctive, attractive communities with a strong sense of place;
6. Preserve open space, farmland, natural beauty, and critical environmental areas;
7. Reinvest in and strengthen existing communities & achieve more balanced regional development;
8. Provide a variety of transportation choices;
9. Make development decisions predictable, fair, and cost-effective;
10. Encourage citizen and stakeholder participation in development decisions.

A reference map is provided herein as Map 6.
2.6 - EXISTING LAND USES

This section tabulates the existing zoning for parcels within the study area. It is accompanied by a land use map illustrating the location of existing 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.

Table 2 includes individual blocks and lots, street addresses, and existing land uses. The information below was obtained from the City of Orange Township’s tax records, and through multiple site visits to the study area.

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Address</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>2901</td>
<td>1</td>
<td>119 Hill Street</td>
<td>Commercial</td>
</tr>
<tr>
<td>2904</td>
<td>1</td>
<td>182 Hill Street</td>
<td>Commercial</td>
</tr>
<tr>
<td>2907</td>
<td>1</td>
<td>175 Hill Street</td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>43 Hickory Street</td>
<td>Commercial</td>
</tr>
<tr>
<td>3001</td>
<td>1</td>
<td>95-123 Freeway Drive West</td>
<td>Industrial</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>37 Oakwood Avenue</td>
<td>Commercial</td>
</tr>
<tr>
<td>3103</td>
<td>1</td>
<td>66 Oakwood Avenue</td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>46-66 Oakwood Avenue</td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>55 Kenilworth Place</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

The findings of the preliminary land use analysis support the LRHL criteria identified and substantiates the need to declare the area “in need of redevelopment”. The study area consists of 9 parcels: seven (7) commercial, one (1) industrial and one (1) vacant parcel. The following map displays the current land uses found within the study area.

A reference map is provided herein as Map 6.
2.7 - MUNICIPAL, FIRE, AND POLICE ACTIONS

Municipal records were requested from various departments regarding permit applications and approvals, property management and building code violations within the study area. Research conducted reveals the following municipal actions in the study area:

Zoning Board
On June 16, 2020, the City’s Zoning Board of Adjustment reported the following application pertinent to a parcel included in the study area:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Date</th>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>MW-19-01</td>
<td>4/22/2019</td>
<td>182 Hill Street</td>
<td>Site Plan approval to grow hydroponic leafy greens</td>
</tr>
</tbody>
</table>

Health Department
A review of statewide brownfield sites data revealed two active brownfields located in the study area, which are shown in table 4.

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2901</td>
<td>1</td>
<td>Active</td>
</tr>
<tr>
<td>2907</td>
<td>2</td>
<td>Active</td>
</tr>
</tbody>
</table>

Tax Collector
On June 23, 2020, the City Tax Collector reported that none of the parcels contained within the study area had outstanding taxes or liens.

Fire Department
On June 24, 2020, the City Fire Department reported that none of the parcels contained within the study area had any violations.

Police Department
On July 7, 2020, the Police Department reported that there were no incident reports pertaining to any of the parcels within in the study area.

Code Enforcement
On June 23, 2020, Code Enforcement and Inspections provided detailed reports of violations pertaining to the following parcels:
### Table 5: Code Violations

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Date</th>
<th>Violation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2901</td>
<td>1</td>
<td>8/30/2017</td>
<td>Refuse: Brush, weed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10/27/2016</td>
<td>General Maintenance</td>
</tr>
<tr>
<td>3001</td>
<td>1</td>
<td>8/3/2018</td>
<td>General Maintenance</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>3/31/2017</td>
<td>General Maintenance</td>
</tr>
</tbody>
</table>

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### 3 - LRHL STATUTORY CHARACTERISTICS

#### Criteria for Area in Need of Redevelopment

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL - this statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such an area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which has been given notice, it is found to meet one or more of the following eight criteria:

**Criteria A**
The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

**Criteria B**
The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

**Criteria C**
Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

**Criteria D**
Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are
detritual to the safety, health, morals, or welfare of the community.

Criteria E
A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

Criteria F
Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.

Criteria G
In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-I et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-I et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-I et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

Criteria H
The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as “Section 3” and is set forth under N.J.S.A. 40A:12A-3, which states in part that “a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

Criteria for Area In Need of Rehabilitation
The resolution set forth included language regarding the determination of certain parcels as an area in need of rehabilitation. The purpose of the
designation is to prevent further deterioration and promote the overall development of the community based on the conditions listed below. Designating an area in need of rehabilitation permits a municipality to use all powers of redevelopment with the exception of eminent domain and the ability to grant a long term tax exemption. Thus the acquisition, clearance, and assemblage of properties is not requires where the rehabilitation of existing buildings and structures is the primary objective. This designation also permits municipalities to grant five-year tax abatements and exemptions that may encourage private property owners to rehabilitate and reinvest in their properties.

1. A significant portion of structures therein are in a deteriorated or substandard condition;
2. More than half of the housing stock in the delineated area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. There is a persistent arrearage of property tax payments on properties in the area;
5. Environmental contamination is discouraging improvements and investments in properties in the area; or
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

3.1 - APPLICATION OF STATUTORY CRITERIA

The finding that an area is in need of redevelopment and/or rehabilitation is an area wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration that physical deterioration by the presence of improvements, which are dilapidated, obsolete and faulty in term of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals for welfare of the community.

The conditions evidenced by the Needs Determination Study are measured against the criteria for designation of an area in Need of Redevelopment/Rehabilitation and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent among the properties within the study area.
4 - STUDY AREA EVALUATION

4.1 - STUDY APPROACH

Nishuane Group, LLC conducted numerous site visits and prepared a photo survey of the structures to establish existing conditions, land uses and external property conditions. The firm reviewed relevant plans and municipal documents (i.e. City of Orange Township’s Master Plan, City of Orange Township’s Zoning Ordinance, and City Council Resolution.) related to the study area. Various departments (i.e. Planning Department, Tax Collector, Fire Department, Police Department, and Code Enforcement) within the municipality were contacted to provide reports on the parcels in the study area. The information retrieved by the firm allowed planners to appropriately evaluate the conditions of the parcels for consideration of an “Area in Need of Redevelopment” or “Area in Need of Rehabilitation”.

4.2 - LOCAL REDEVELOPMENT & HOUSING LAW CRITERIA ASSESSMENT

The following section sets forth an evaluation of the study area in order to determine whether it meets the statutory criteria for “an area in need of redevelopment” and/or “area in need of rehabilitation”. The analysis was based upon site visits, external inspection of structures, municipal department reports and occupancy.

For the purpose of the study and determination of rehabilitation standards, all of the study area parcels were rated either ‘good,’ ‘fair,’ or ‘poor.’ The rating of any building within this study area was based on our observations of the exterior of the structure and any violations cited by Code Enforcement. The categories and criteria used to rate these buildings are defined as follows:

**Good** - Buildings that have a well-maintained building façade with no known violations as per Code Enforcement.

**Fair** - Buildings that have minor repair work including damaged paint, broken awnings, lack of fenestration transparency, inconsistent or damaged signage and any violations cited by Code Enforcement.

**Poor** - Buildings that demonstrate structural deterioration, deterioration of the foundation wall, roof in need of repairs, broken stairs and railings and violations cited by Code Enforcement.
4.3 - LOT ANALYSIS

An overview of the Lot Analysis is provided herein, after which the analysis is provided in-depth for each parcel.

Table 6: Analysis Overview

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Address</th>
<th>Land Use</th>
<th>Description</th>
<th>Condition</th>
<th>Sec 3</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
</tr>
</thead>
<tbody>
<tr>
<td>2901</td>
<td>1</td>
<td>119 Hill Street</td>
<td>Commercial</td>
<td>Orange Commons</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2904</td>
<td>1</td>
<td>182 Hill Street</td>
<td>Commercial</td>
<td>Orange Commons</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2907</td>
<td>1</td>
<td>175 Hill Street</td>
<td>Commercial</td>
<td>Orange Commons</td>
<td>Good</td>
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<td></td>
<td>2</td>
<td>43 Hickory Street</td>
<td>Commercial</td>
<td>Orange Commons</td>
<td>Good</td>
<td></td>
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<tr>
<td>3001</td>
<td>1</td>
<td>95-123 Freeway Drive</td>
<td>Industrial</td>
<td>Banner Chemical</td>
<td>Fair</td>
<td></td>
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<tr>
<td></td>
<td>2</td>
<td>37 Oakwood Avenue</td>
<td>Commercial</td>
<td>Storage</td>
<td>Good</td>
<td></td>
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<tr>
<td>3103</td>
<td>1</td>
<td>66 Oakwood Avenue</td>
<td>Commercial</td>
<td>Commercial complex</td>
<td>Fair</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>2</td>
<td>46-66 Oakwood Avenue</td>
<td>Commercial</td>
<td>Waste removal</td>
<td>Fair</td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td>3</td>
<td>55 Kenilworth Place</td>
<td>Vacant</td>
<td>DOT-owned vacant lot</td>
<td>Poor</td>
<td></td>
<td></td>
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</tbody>
</table>
Block 2901

Lot 1 - 119 Hill Street

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

Lot 1, while not necessarily detrimental to the community in its current condition, is critical to the success of this area’s successful development. Section 3 allows for the potential of properties like this to be realized, and for the community to benefit from the inclusion of these parcels in an overall redevelopment project. This lot would benefit from inclusion in the revision of zoning standards pertaining to the study area as part of a redevelopment plan. This would allow the City to better align the direction of future development and tenancy of this lot with its goals and continuously changing commercial to light manufacturing market conditions.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation criteria 2 and 6.

Lot 1 is also an active brownfield site, resultant of environmental contamination necessitating remediation, and can be designated in need of rehabilitation under criteria 5.
Lot 1 - 182 Hill Street

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

Lot 1, while not necessarily detrimental to the community in its current condition, is critical to the success of this area’s successful development. Section 3 allows for the potential of properties like this to be realized, and for the community to benefit from the inclusion of these parcels in an overall redevelopment project. This lot would benefit from inclusion in the revision of zoning standards pertaining to the study area as part of a redevelopment plan. This would allow the City to better align the direction of future development and tenancy of this lot with its goals and continuously changing commercial to light manufacturing market conditions.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation criteria 2 and 6.
Lot 1 - 175 Milligan Alley

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

Lot 1, while not necessarily detrimental to the community in its current condition, is critical to the success of this area’s successful development. Section 3 allows for the potential of properties like this to be realized, and for the community to benefit from the inclusion of these parcels in an overall redevelopment project. This lot would benefit from inclusion in the revision of zoning standards pertaining to the study area as part of a redevelopment plan. This would allow the City to better align the direction of future development and tenancy of this lot with its goals and continuously changing commercial to light manufacturing market conditions.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation criteria 2 and 6.
Lot 2 - 43 Hickory Street

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

Lot 2, while not necessarily detrimental to the community in its current condition, is critical to the success of this area’s successful development. Section 3 allows for the potential of properties like this to be realized, and for the community to benefit from the inclusion of these parcels in an overall redevelopment project. This lot would benefit from inclusion in the revision of zoning standards pertaining to the study area as part of a redevelopment plan. This would allow the City to better align the direction of future development and tenancy of this lot with its goals and continuously changing commercial to light manufacturing market conditions.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation criteria 2 and 6.

Lot 2 is also an active brownfield site, resultant of environmental contamination necessitating remediation, and can be designated in need of rehabilitation under criteria 5.
Block 3001

Lot 1 - 95-123 Freeway Drive West

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

Lot 1, while not necessarily detrimental to the community in its current condition, is critical to the success of this area’s successful development. Section 3 allows for the potential of properties like this to be realized, and for the community to benefit from the inclusion of these parcels in an overall redevelopment project. This lot would benefit from inclusion in the revision of zoning standards pertaining to the study area as part of a redevelopment plan. This would allow the City to better align the direction of future development and tenancy of this lot with its goals and continuously changing commercial to light manufacturing market conditions.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation criteria 2 and 6.
Lot 2 - 37 Oakwood Avenue

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

Lot 2, while not necessarily detrimental to the community in its current condition, is critical to the success of this area’s successful development. Section 3 allows for the potential of properties like this to be realized, and for the community to benefit from the inclusion of these parcels in an overall redevelopment project. This lot would benefit from inclusion in the revision of zoning standards pertaining to the study area as part of a redevelopment plan. This would allow the City to better align the direction of future development and tenancy of this lot with its goals and continuously changing commercial to light manufacturing market conditions.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation criteria 2 and 6.
Block 3103

Lot 1 - 66 Oakwood Avenue

This lot's ownership under the New Jersey State Highway Department qualifies it for designation as in need of redevelopment under Criteria C. The public ownership of this lot makes for unlikely development in the future via the instrumentality of private capital.

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation Criteria 2 and 6.
Lot 2 - 46-66 Oakwood Avenue

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

Lot 2, while not necessarily detrimental to the community in its current condition, is critical to the success of this area’s successful development. Section 3 allows for the potential of properties like this to be realized, and for the community to benefit from the inclusion of these parcels in an overall redevelopment project. This lot would benefit from inclusion in the revision of zoning standards pertaining to the study area as part of a redevelopment plan. This would allow the City to better align the direction of future development and tenancy of this lot with its goals and continuously changing commercial to light manufacturing market conditions.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation Criteria 2 and 6.
Lot 3 - 55 Kenilworth Place

This lot’s ownership under the New Jersey State Highway Department qualifies it for designation as in need of redevelopment under Criteria C. The public ownership of this lot makes for unlikely development in the future via the instrumentality of private capital.

This lot falls within an Urban Enterprise Zone, allowing it to be designated under Criteria G. Parcels included in a UEZ qualify as areas in need of redevelopment and are eligible for tax exemption or abatement.

This lot can also be designated an area in need of redevelopment via Criteria H, as it is consistent with Smart Growth planning principles. The entire study area is within walkable distance from a train station and includes several bus stops. The study area is in proximity to mixed land uses, being close to the Central Business and Neighborhood Commercial and Residential districts. This, in addition to the parcels’ location between two train stations, supports the designation of these properties as being in line with Smart Growth planning principles.

The age of most of the housing stock surrounding the study area, as well as the water and sewage infrastructure that serves these residential dwellings, is in excess of 50 years in age. These factors qualify this lot for designation under rehabilitation Criteria 2 and 6.
4.5 - FINDINGS

Based upon the analysis of existing conditions within the study area, it can be concluded that all of the parcels that lie therein meet at least one criterion of the LRHL statutory criteria. The study area has a large commercial/light manufacturing focused component, with zoning allowing for a limited number of permitted uses on these parcels.

These parcels fall under the CD - Light Manufacturing zoning district and allow for a limited spread of potential land uses outlined as permitted and conditional uses. New and unprecedented land uses to the City, such as the Intravision Greens application approved by the Zoning Board of Adjustment, are not accounted for under the current zoning ordinance pertinent to the study area. This makes for a set of bulk standards and permitted uses that remain relatively less inclusive when faced with new applications for potential development than their counterparts in residential and commercial development, where recent redevelopment plans have started to account for market shifts and the demand for increased density or new commercial building types.

Given the eligibility of each parcel under LRHL criteria and the barriers to possible development imposed by the zoning standards pertaining to the study area, it is recommended that a Redevelopment Plan also be initiated for Expanded Reock Street to better facilitate the growth of the area by outlining goals for future development.

The goal of any subsequent plan must take into account more modern and innovative land uses, and facilitate an attractive environment for industry that promotes healthy development of the community, adding to both the versatility of the area and potentially creating jobs in the process. Solutions may range from design standards allowing for the best possible use of space when developing these lots to revisions in zoning and permitted uses that would account for new and unprecedented land uses.