



CITY OF ORANGE TOWNSHIP

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

2021 Calendar Year Budget Presentation

June 11, 2021

MISSION STATEMENT

The Department of Planning & Economic Development strives to promote sustainable communities, strategic growth, transit-oriented development, and comprehensive consensus-based urban planning throughout the City of Orange Township by:

- establishing and maintaining meaningful and productive relationships between the City and other governmental agencies, as well as area real estate developers, businesses, community organizations and other interested parties that are focused on intelligent and purposeful development; and,
- recommending and enforcing development regulations and policies that ensure orderly, coordinated and maintainable growth throughout the City.



FUNCTIONAL DIVISIONS

The Department's functions are delegated among 5 divisions:

- **Building & Construction Division**
Issues building and construction permits and certificates of habitability; conducts UCC subcode inspections for all construction work in the City.
- **Code Enforcement Division**
Ensures all properties comply with the City's property maintenance regulations; addresses citizen complaints regarding violations of said regulations.
- **Licensing Division**
Issues licenses for certain regulated businesses and activities within the City.
- **Planning Division**
Oversees preparation/submission of grant applications and coordination of grant funds relating to community conservation, rehabilitation and redevelopment programs; provides technical assistance and support to the City's Rent Leveling and land use boards by reviewing all development requests; makes planning recommendations to the Administration and Municipal Council; provides guidance on preparing/implementing the City's Master Plan and associated elements.
- **Zoning Enforcement Division**
Issues zoning certificates/permits for properties throughout the City.



LEADERSHIP & STAFF

Laquana T. Best, MPA

Director of Planning & Economic Development

Christopher Mobley

Assistant Director of Planning

Buildings & Construction Division

Paul Arthur, *Supervisor/Construction Official*

Alexandra “Gisell” Reyes, *Technical Assistant to Construction Official*

Towana Pierce, *Technical Assistant to Construction Official*

Robert Piotrowski, *Electrical Subcode Official*

Robert O’Connor, *Building Subcode Official/Plumbing Subcode Official*

Thomas Atkins, *Fire Protection Inspector*

Code Enforcement Division

Khalfani Alleyne, *Supervisor/Field Representative, Property Improvement*

Elroy Corbitt, *Field Representative/Building Inspector*

Ruth Pomales, *Field Representative/Code Enforcement Inspector*

Omar Croom, *Field Representative Trainee*

Linda Drummond, *Keyboarding Clerk*



LEADERSHIP & STAFF (CONTINUED)

Licensing Division

Towana Pierce

Planning Division

Laquana Best, *Director of Planning & Economic Development*

Christopher Mobley, *Assistant Director of Planning*

Haneefah Norman, *Keyboarding Clerk*

Alexandra “Gisell” Reyes, *Planning Board Secretary*

Joyce Lanier, *Zoning Board of Adjustment Secretary/Historic Preservation
Commission Secretary*

Haneefah Norman, *Rent Leveling Board Secretary*

Zoning Enforcement Division

Khalfani Alleyne, *Zoning Officer*



REDEVELOPMENT PIPELINE



Orange Crossing | Apex

PEEK Properties

Phase I of III

Location

Reock Street Redevelopment Area

Estimated Construction Cost

\$13,500,000.00

Estimated Completion

Fall 2021

Mid-rise, 6-story residential building with 50 residential units (studio, 1-bedroom, 1-bedroom flex and 2-bedroom) and 40 on-site garage parking spaces; ideally situated along Freeway Drive West, 1 block from the Orange Train Station (NJ Transit), and major shopping areas along Main Street.



REDEVELOPMENT PIPELINE



Orange Crossing | Summit

PEEK Properties

Phase II of III

Location

Reock Street Redevelopment Area

Estimated Construction Cost

\$20,000,000.00+

Estimated Completion

Winter 2022

Mid-rise, 6-story residential building with 104 residential units (studio, 1-bedroom, 1-bedroom flex and 2-bedroom) and 106 on-site garage parking spaces; ideally situated along Freeway Drive West, 1 block from the Orange Train Station (NJ Transit), and major shopping areas along Main Street.



REDEVELOPMENT PIPELINE



Highland Park

PEEK Properties

Phase I of II

Location

Lincoln-Highland Avenue Redev. Area

Estimated Construction Cost

\$41,500,000.00

Estimated Completion

Winter 2022

Mid-rise, 5-story residential, development with 138 residential units (studio, 1-bedroom and 2-bedroom) and 213 on-site garage parking spaces; ideally situated 1 block from the Highland Avenue Train Station (NJ Transit).



REDEVELOPMENT PIPELINE



Essex & Crane by Vermella

Russo Development

Phase I of II

Location

Central Orange Redevelopment Area

Estimated Construction Cost

\$55,000,000.00

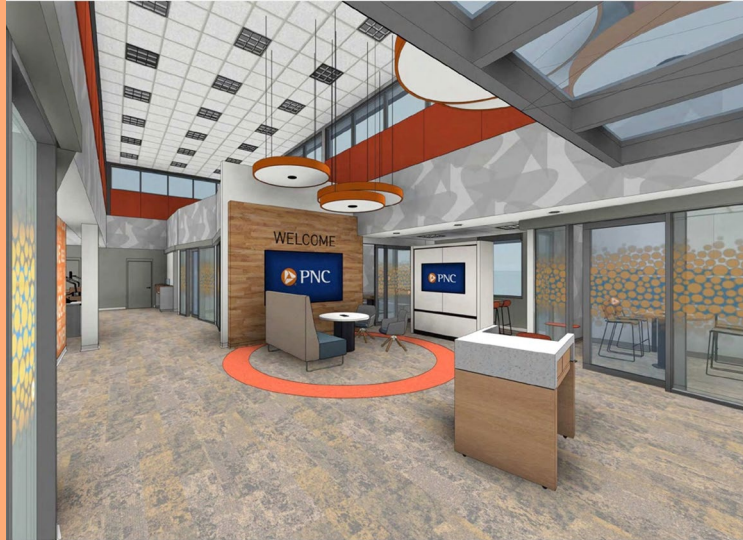
Estimated Completion

Fall 2022

Mid-rise, residential building with 209 residential units (studio, 1-bedroom, 2-bedroom and 3-bedroom) and 395 on-site garage parking spaces; ideally situated 1 block from the Orange Train Station (NJ Transit), and major shopping areas along Main Street, and easily-accessed from Freeway Drive West.



REDEVELOPMENT PIPELINE



PNC Bank – Orange

PNC Bank

Location

Main Street Redevelopment Area

Estimated Construction Cost

\$2,200,000.00

Estimated Completion

Fall 2021

New ground-up construction of PNC Bank branch at 23 Main Street, on the site of a former car wash.



NOTABLE ACHIEVEMENTS

- Helped facilitate first opportunity zone project in the State of New Jersey, bringing over \$50,000,000.00 in new residential and mixed-use development that would not otherwise be feasible, also resulting in substantial new tax revenue for the City from vacant and City-owned property.
- Established new “Project Manager” role—staffed by City planning consultant at no additional cost—to ensure redevelopment projects are progressing according to set construction schedules.
- Redoubled efforts to collect receivables accrued during prior years for outstanding, unpaid UCC subcode violation fines in excess of \$1,000,000.00.
- Developed new, accessible public forms and applications for various divisions and land use boards, which will replace current outdated and/or legally-noncompliant forms.
- Updated internal operating procedures to increase staff cooperation, efficiency and accountability.

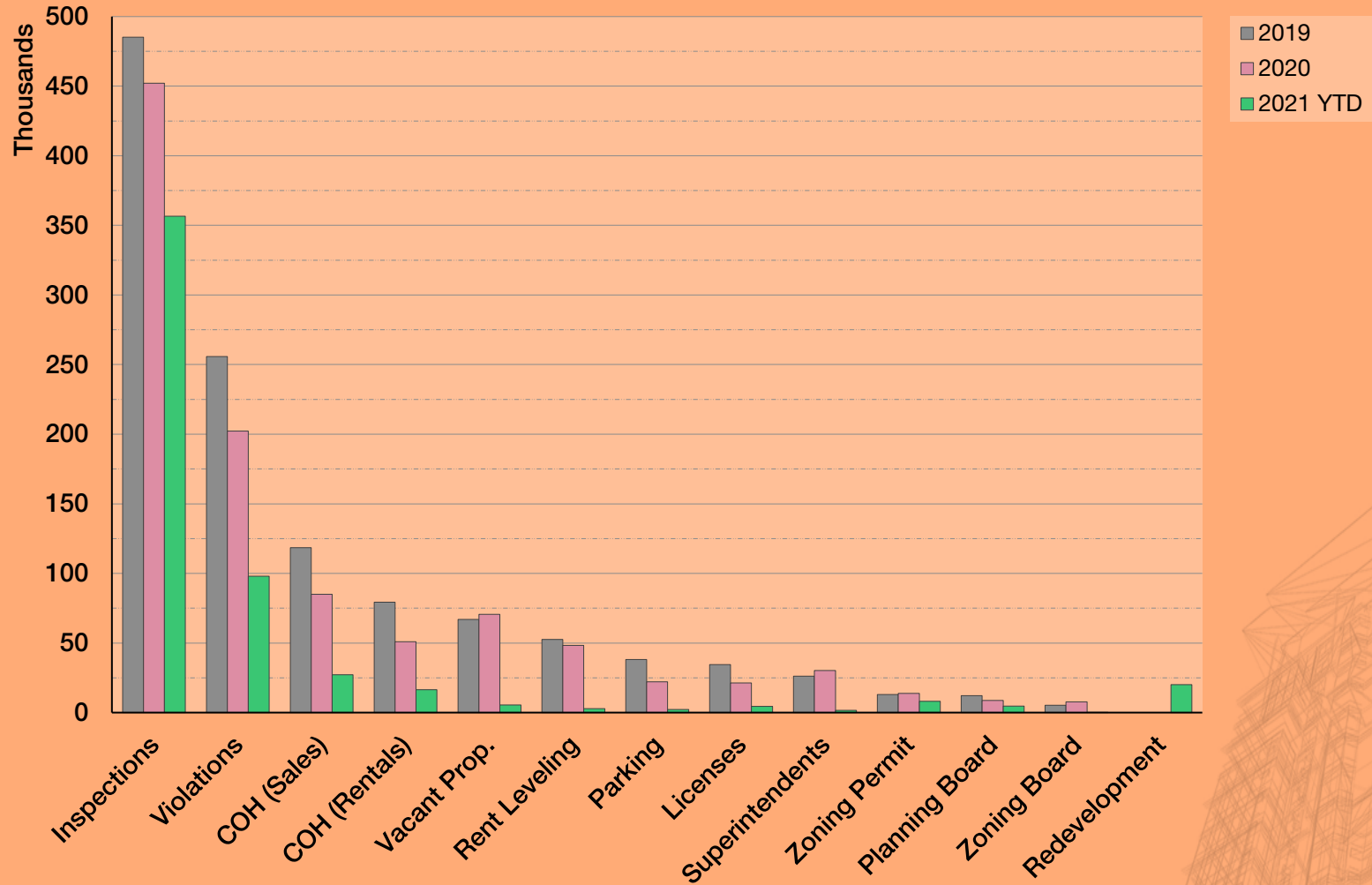


3-YEAR REVENUE COMPARISON

| Description | 2019 | 2020 | 2021 YTD |
|-----------------------------------|------------------------|------------------------|----------------------|
| UCC Subcode Inspection Fees | \$ 485,151.00 | \$ 452,147.00 | \$ 356,589.00 |
| UCC Subcode Violations | \$ 255,850.00 | \$ 202,150.00 | \$ 98,000.00 |
| COH Inspection Fees (Sales) | \$ 118,403.00 | \$ 85,000.00 | \$ 27,300.00 |
| COH Inspection Fees (Rentals) | \$ 79,385.00 | \$ 50,900.00 | \$ 16,500.00 |
| Zoning Permit Fees | \$ 12,985.00 | \$ 13,835.00 | \$ 8,145.00 |
| Vacant Property Registration Fees | \$ 67,000.00 | \$ 70,580.00 | \$ 5,510.00 |
| Superintendent License Fees | \$ 26,250.00 | \$ 30,275.00 | \$ 1,750.00 |
| Parking Permits/Fees | \$ 38,105.00 | \$ 22,155.00 | \$ 2,260.00 |
| Business/Use License Fees | \$ 34,485.00 | \$ 21,260.00 | \$ 4,470.00 |
| Zoning Bd. of Adjustment Fees | \$ 5,300.00 | \$ 7,850.00 | \$ 250.00 |
| Planning Board Fees | \$ 12,300.00 | \$ 8,750.00 | \$ 4,800.00 |
| Rent Leveling Board Fees | \$ 52,550.00 | \$ 48,230.00 | \$ 2,880.00 |
| Redeveloper Application Fees | - | - | \$ 20,045.00 |
| Totals | \$ 1,187,764.00 | \$ 1,013,132.00 | \$ 548,499.00 |



3-YEAR REVENUE COMPARISON (CONTINUED)



BUDGET REQUESTS (TAB 6)

| Item Description | Amount |
|--|----------------------|
| Planning Division Salaries & Wages (49) | \$ 262,847.00 |
| Planning Division Operating Expenses (50-51) | |
| Office Materials & Supplies | \$ 1,260.00 |
| Dues & Publications | \$ 4,150.00 |
| Employee Training | \$ 1,600.00 |
| Printing & Binding Services | \$ 4,200.00 |
| Travel Allowance (per union contract) | \$ 1,680.00 |
| Contractual Services | |
| Vacant Property Security Services | \$ 1,000.00 |
| Appraisal Services | \$ 45,000.00 |
| Comprehensive Planning/Project Management Services | \$ 250,000.00 |
| County Recording Services | \$ 600.00 |
| EDA Site Remediation Services | \$ 1,000.00 |
| Title Search Services | \$ 800.00 |
| Equipment | \$ 1,000.00 |
| Planning Division Subtotal | \$ 575,137.00 |



BUDGET REQUESTS (TAB 6 – CONTINUED)

| Item Description | Amount |
|---|---------------------|
| Planning Board Salaries & Wages (52) | \$ 7,500.00 |
| Planning Board Operating Expenses (52-53) | |
| Office Materials & Supplies | \$ 2,000.00 |
| Dues & Publications | \$ 500.00 |
| Employee/Member Training | \$ 600.00 |
| Printing & Binding Services | \$ 400.00 |
| Planning Board Attorney | \$ 7,500.00 |
| Court Reporting Services | \$ 5,000.00 |
| Planning Board Subtotal | \$ 23,500.00 |
| Zoning Board of Adjustment Salaries & Wages (54) | \$ 5,000.00 |
| Zoning Board of Adjustment Operating Expenses (54-55) | |
| Dues & Publications; Employee/Member Training | \$ 720.00 |
| Advertisements | \$ 100.00 |
| Zoning Board of Adjustment Attorney | \$ 5,000.00 |
| Court Reporting Services | \$ 300.00 |
| Zoning Board of Adjustment Subtotal | \$ 11,120.00 |



BUDGET REQUESTS (TAB 6 – CONTINUED)

| Item Description | Amount |
|---|----------------------|
| Historic Preservation Commission Salaries & Wages (56) | \$ 5,000.00 |
| Historic Preservation Commission Operating Expenses (56) | |
| Programs & Special Events | \$ 500.00 |
| Employee/Member Training | \$ 500.00 |
| Printing & Binding Services | \$ 2,000.00 |
| Advertisements | \$ 100.00 |
| Historic Preservation Commission Attorney | \$ 5,000.00 |
| Historic Preservation Commission Subtotal | \$ 13,100.00 |
| Code/Zoning Enforcement & Licensing Salaries & Wages (57) | \$ 345,130.00 |
| Code/Zoning Enforcement & Licensing Overtime (57) | \$ 4,000.00 |
| Code/Zoning Enforcement & Licensing Operating Expenses (58-59) | |
| Dues & Publications | \$ 360.00 |
| Employee Training | \$ 3,250.00 |
| Printing & Binding Services | \$ 3,200.00 |
| Property Cleanup Services | \$ 55,000.00 |
| Code/Zoning Enforcement & Licensing Divisions Subtotal | \$ 410,940.00 |



BUDGET REQUESTS (TAB 6 – CONTINUED)

| Item Description | Amount |
|---|---------------|
| Rent Leveling Board Salaries & Wages (60) | \$ 5,000.00 |
| Rent Leveling Board Subtotal | \$ 5,000.00 |
| Building & Construction (UCC) Salaries & Wages (62) | \$ 316,180.00 |
| Building & Construction Division Subtotal | \$ 316,180.00 |

| | |
|----------------------------------|------------------------|
| Total 2021 Budget Request | \$ 1,354,977.00 |
| Total 2020 Approved Budget | \$ 1,483,442.00 |
| % Increase/(Decrease) | (8.66%) |

| | |
|---|-----------------|
| Total 2021 YTD Revenue | \$ 548,499.00 |
| 2021 YTD Self-Funded Ratio | 40.48% |
| Projected 2021 Final Self-Funded Ratio | ≥ 80.96% |





CLOSING REMARKS & QUESTIONS