

# CENTRAL ORANGE REDEVELOPMENT PLAN (CORP)

City of Orange Township, New Jersey

Presented: July 22, 2020  
Amended and Adopted by Ordinance 45-2020: October 20, 2020

Prepared for:



Prepared By:



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## City of Orange Township, New Jersey

Adopted: November 17, 2003 as the HOPE VI Redevelopment Plan

Adopted: April 21, 2009

Amended and Adopted by Ordinance 22-2011, June 8, 2011

Amended and Adopted by Ordinance 31-2011, October 4, 2011

Proposed Amendments: April 2, 2015 to the Orange Planning Board

Submitted to The City of Orange Township Council June 2, 2015

Amended and Adopted by Ordinance 293-2017, September 5, 2017

Amended and Adopted by Ordinance 45-2020, October 20, 2020

Prepared For:



Prepared By:

A handwritten signature in black ink, appearing to read "Michele S. Delisfort".

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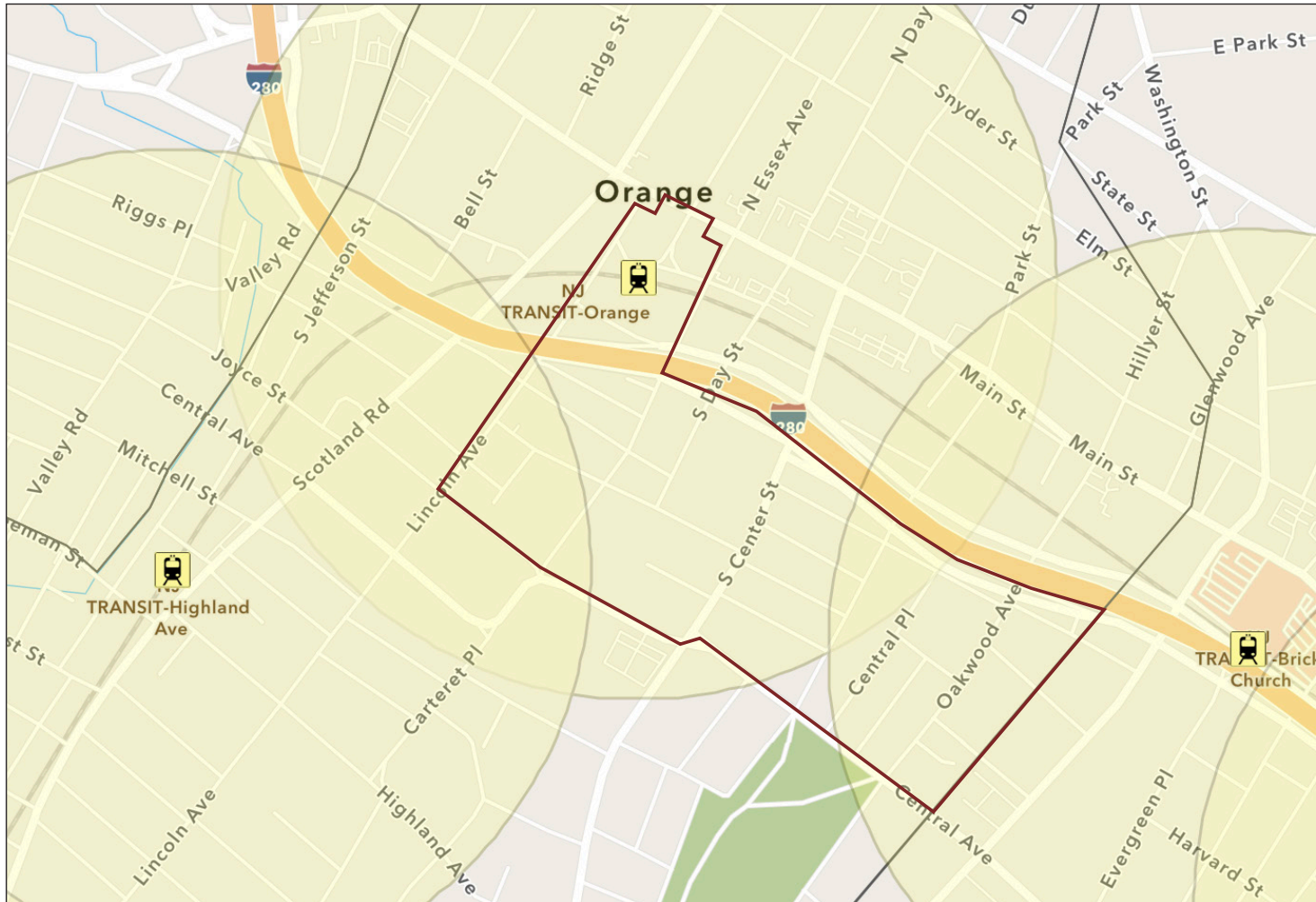
A handwritten signature in black ink, appearing to read "Mrunmayee".




Mrunmayee Atre, AICP Candidate,  
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-  Central Orange Redevelopment Area
-  1/2 mile radius circle
-  Train Station



The Central Orange Redevelopment Plan (CORP) was initially adopted on December 16, 2003, and subsequently amended in 2009, 2011, 2015 and amended most recently in September 2017.

On June 3, 2020, the Orange City Council passed a resolution authorizing the Orange Planning Board to amend the Central Orange Redevelopment Plan.

The Central Orange Redevelopment Area (CORA) is located in close proximity to two train stations - Orange and Brick Church as shown in the adjacent map.

**2020 Amendment**

The proposed 2020 amendment to the Central Orange Redevelopment Plan (CORP) mainly consists of changes to the bulk standards. The district names have been changed to A, B, C, D, E, and F along with some changes to district boundaries, and the permitted and accessory uses. The Plan is also updated to be in compliance with the 2018 Orange Master Plan.



## 2.1 PLAN AREA BOUNDARY



 Central Orange Redevelopment Area



The boundary for the Central Orange Redevelopment Area (CORA) is Freeway Drive East (North), Central Avenue/ Jackson Street (South), Lincoln Avenue (West) and the borderline of the City of Orange Township and the City of East Orange (East).

It is a 133-acre site that consists of 924 parcels. Specifically, it includes all lots within Blocks 2701, 2702, 2703, 2706, 3201, 3202, 3203, 3301, 3302, 3303, 3304, 3401, 3402, 3403, 3404, 3505, 3501, 3502, 3503, 3601, 3702, 3703, 3704, and Block 2905, Lot 1; Block 3001, Lot 1; Block 3102, Lots 1, 2, 3, and 4 and all of Block 2704 except Lots 2 and 3 (Post Office) and Block 2705 except Lot 8 (the Orange Library) in the City of Orange Township, New Jersey (the "Redevelopment Area").



## 2.2 POLICY STATEMENT OF THE PLAN

By adoption of this redevelopment plan, the Planning Board and City Council of the City of Orange Township seek to realize the following policy statements, which generally describe the goals and objectives as expressed by a broad community constituency and are to be achieved in support of the implementation of this plan.

- To redevelop the Area in a manner consistent with principles supportive of viable, self-sustaining, vibrant traditional neighborhoods, and Transit Friendly communities.
- To honor and promote the principals of a "Transit Village," to provide pedestrian friendly public right-of-way improvements and connections within the Area and between the Area's neighborhoods and educational, cultural, governmental, health and other institutions, especially Main Street and mass transit facilities, such as the New Jersey Transit Orange Station (Transit Center).
- To emphasize development to promote the creation of pedestrian oriented places and facilities, and to promote self-sustaining, safe and secure neighborhood environments.
- To promote lively, physically self-sustaining, pedestrian-oriented economic development opportunities and development, in and around the Transit Center, that is supportive and complimentary of the traditional Main Street commercial corridor.
- To encourage development activities which are compatible with the character and scale of the surrounding community, and which will foster vibrant and healthy neighborhoods and institutions.
- To encourage the formal designation, preservation and adaptive reuse of historic structures and sites, to contribute to the character and history of the Area.
- To provide for the development of a variety of high quality,

well-designed housing types and commercial establishments, to provide a range of housing choices for a broad range of incomes.

- To encourage the revitalization and sustainability of existing neighborhood commercial nodes and corridors within designated mixed use zones, and where appropriate, at the base of buildings.
- To encourage the appropriate and orderly development of the vacant land within the Area, in keeping with the intent and purpose of this plan.
- To facilitate the development of roads, infrastructure, open space and other public improvements, which are to be, planned in a manner beneficial to the entire Area and the City.
- To provide for the timely redevelopment of non-conforming uses, in a manner consistent with the goals and objectives of the plan. The removal of non-conforming uses will be beneficial to the development of a cohesive and well-planned Area.
- To alleviate unsafe and congested vehicular traffic patterns, and to promote safe, comfortable and efficient pedestrian and vehicular access and circulation throughout the Area.
- To discourage land use and development patterns which overemphasize automobile use and parking. These uses tend to contribute to traffic congestion and the poor use of open and available land.
- To encourage rational, well-planned and managed expansion for educational, cultural and health related uses within the Area.
- To promote the reuse and appropriate redevelopment of existing sites containing underutilized or aging facilities

which, in their present form, no longer meet the needs of the community and no longer contribute in a meaningful way to health and vitality of the Area.

- To encourage the development and implementation of quality homes, institutions, public spaces and amenities, neighborhood circulation, and an urban fabric consistent with the parameters contained within this plan, and reflective of the goals and objectives expressed by the many constituents who participated in the public planning process from which this plan evolved. The overriding mission of this Plan, as well as the proposed redevelopment activities described within the following sections, would not have been validly formulated without this direct community participation and expressed dedication.

## 3.1 PURPOSE

The Plan serves as zoning regulations for future development/ redevelopment within the Redevelopment Area. It sets forth a framework of statutory guidelines and design standards that will enhance and revitalize the Redevelopment Area.

## 3.2 GOALS AND OBJECTIVES

The Redevelopment Area presents an opportunity to attract new development that will catalyze activity around the Train Station. The proposed uses and amenities can provide added benefits to residents of the adjacent neighborhoods. This Redevelopment Plan therefore intends to satisfy the following policy goals and objectives for development in the Central Orange Redevelopment Area:

- The creation of public/private partnerships to stimulate public and private investment.
- Preserve and increase open space within the CORA by utilizing incentive zoning which will help create and maintain privately owned public space, plazas and parks.
- Modify the districts in order to comply to current development patterns and respect the character and history of the area.
- Update/Redefine the bulk standards in all districts.
- Update permitted uses in all districts.
- Allow for increased density and height in exchange for the dedication of open and public space, and sustainability standards.
- Decrease the parking criteria to encourage pedestrian oriented activity in CORA.
- Encourage Complete Streets Concept including bike lanes, pedestrian areas and organizes vehicular traffic.

- Promote a variety of housing options including the Housing Authority.
- Upgrade the old utility infrastructure to accommodate new development.
- Stimulate economic development through new job opportunities and development incentives.



Improved Streetscape





## 3.3 COMPATIBILITY WITH STATE AND LOCAL PLANS

### STATE DEVELOPMENT AND REDEVELOPMENT PLAN

This Redevelopment Plan satisfies the goals and policies of the State Development and Redevelopment Plan (SDRP) that promotes planned development within the Metropolitan Planning Area (PA1), an area that is targeted for growth. More specifically, it permits commercial and related uses and promotes economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements.

### ESSEX COUNTY COMPREHENSIVE TRANSPORTATION PLAN

The Essex County Comprehensive Transportation Plan was developed to meet mobility and transportation safety needs across Essex County, New Jersey through the year 2035. CORP incorporates the following vision and goals of Essex County Plan.

- Increase the Use of Mass Transit
- Increase and/or provide opportunities for walking & bicycling
- Connectivity for all modes of Transportation

### 2018 MASTER PLAN

The 2018 City of Orange Township Master Plan sets forth the recommendations to guide future development in the City. Specific to the context of the CORA, the recommendations that support redevelopment and rehabilitation area are as follows:

- Increase Homeownership Opportunities through infill development and multifamily condominium and townhouse development.
- Identify and assess vacant/abandoned contiguous parcels for potential use as public open space
- Create a system of trails, pedestrian pathways and bicycle routes that would provide links to significant historic sites.
- Update the 2004 Orange Open Space & Recreation Plan,

and assess whether the recommendations made there were met and determine a hard deadline and funding options for implementing incomplete items

- Incorporate the use of green buildings and water conservation technologies to reduce energy and water consumption in buildings rehabilitations using public funds.
- Incorporate green buildings design strategies into municipal facilities and infrastructure as upgrades and renovations become necessary.
- Orange, for the most part, is completely developed. There are, however, many vacant and abandoned parcels that provide infill opportunities. Infill development has inherent sustainability since it does not rely upon new streets or the extension of infrastructure.
- Redevelopment Plans should be developed for targeted development areas around the City, to incentivize development. Targeted sites include the former Orange Memorial Hospital Site, Unicorp/Orange Garden Site and 350 Washington Street sites in North End Planning Area.
- The permitted uses within each of the sub-districts of the CORA should be revisited to allow for a greater variety of recreational and entertainment uses.

### MAIN STREET REDEVELOPMENT PLAN

In 2019, the City Council adopted the Main Street Redevelopment Plan. The Main Street Redevelopment Plan consists of a vision for that area of the City and provides a framework for development and redevelopment. The Main Street Redevelopment Plan Area consists parcels on both sides along Main street between Ridge Street and East Orange border. The goals of the Plan are to:

- Promote Transit-Oriented Development and activity.
- Incentivize and spur economic growth.



- Promote Main Street as a 'destination place'.
- Better leverage the area's proximity to the Brick Church Train Station, located just across the municipal border.
- Promote occupancy of the vacant and underutilized space above the ground floor commercial.
- Increase sustainability.
- Increase the presence of arts and public entertainment.
- Preserve and protect the historic characteristics of existing buildings along Main Street.

#### RELATION TO ADJACENT MUNICIPALITIES

The CORA abuts the border of East Orange to the east. The area in East Orange that is adjacent to the CORA is a Transit Village District 'Evergreen Square Halsted District' as well as Evergreen/Halsted Redevelopment Area. The general purpose of the Transit Village Districts is to implement the mixed-use element of the City Master Plan and establish the Brick Church Train Station as the prominent feature of a planned city center.

The Central Orange Redevelopment Plan includes development standards considering the existing and proposed developments in the adjacent neighborhoods to create context sensitive development.

#### 3.4 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN / ADMINISTRATIVE PROVISIONS

1. This Plan shall supersede the applicable provisions of the development regulations of the City of Orange consistent with 40A: 12A-7c.
2. All development within the Area shall be consistent with the guidelines, standards, and requirements of this Plan and the Plan's Land Use Map.
3. The regulations and controls in this Plan may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.
4. No building or structure shall be constructed over public rights-of-way or easements, without the prior, written approval of the Municipal Engineer and Site Plan approval by the Planning Board. No building or structure shall be constructed in the bed of a mapped street unless such street has been vacated by an act of the Municipal Council, and the Site Plan has been approved by the Planning Board.
5. Prior to commencement of any new construction or any change in the use of any structure or parcel, a site plan for such shall be submitted by the developer or property owner to the Planning Board for review, so that compliance of such plans with this Plan can be determined. No building permit shall be issued for any work that would result in a change of use, for any premises within the Area without prior review and approve of such work by the Planning Board. Regular maintenance and minor repair shall not require review nor shall applications within the redevelopment area that retain the pre-existing use, enter into a redeveloper agreement with the City of Orange Township and do not expand the footprint of the structure.
6. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. If a property owner wishes to

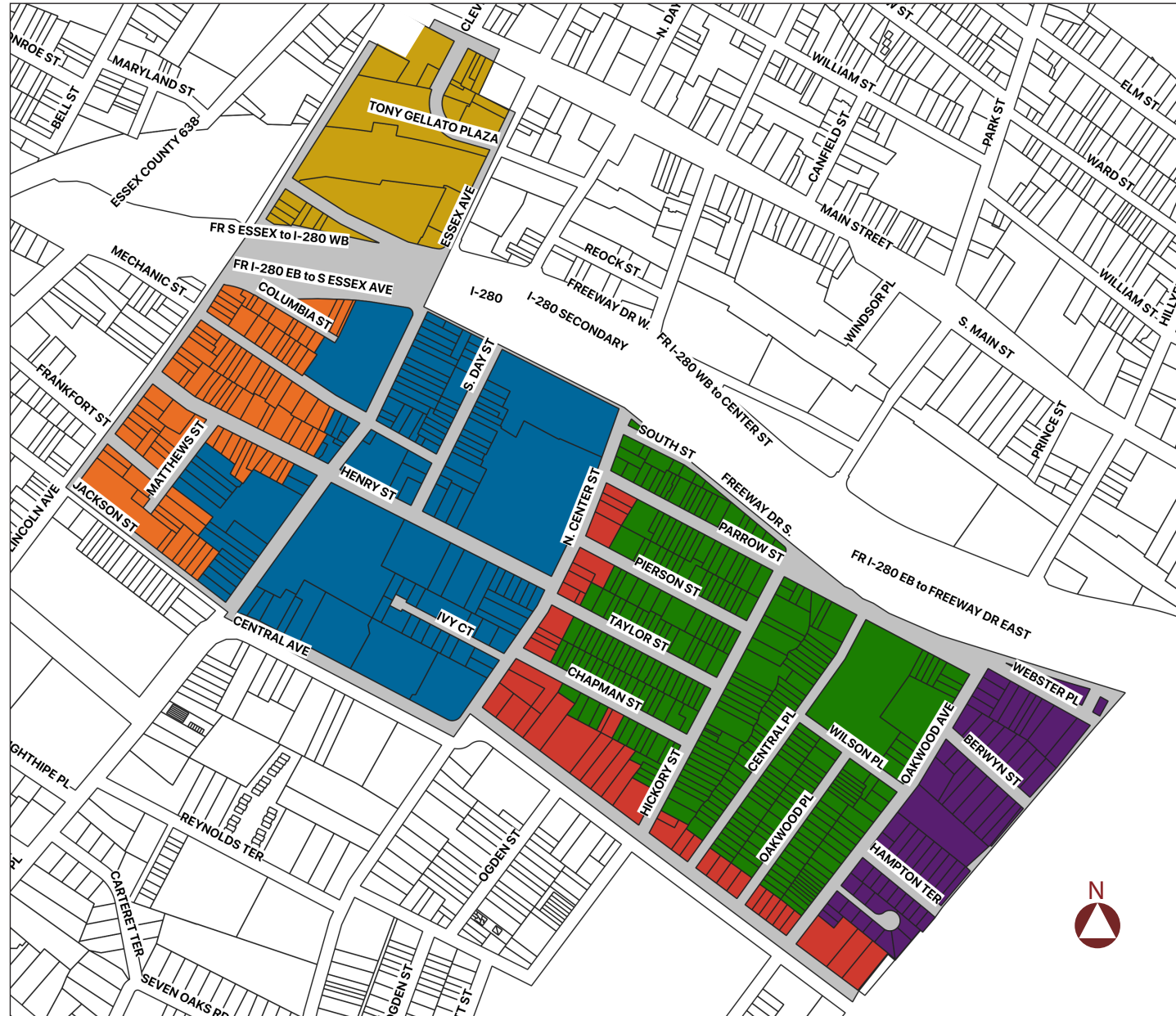
rehabilitate an existing structure, does not propose changing uses or wishes to locate or establish a permitted use on the site and/or enters into a redeveloper agreement with the City of Orange Township, they may be issued building permits and a Certificate of Occupancy without being subject to Site Plan Review by the Orange Planning Board.

7. Any subdivision of lots and parcels of land within the Area shall be in accordance with this Plan's requirements.
8. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely effecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good, and will not substantially impair the intent and purpose of the Plan. No deviations may be granted which would result in permitting a use that is not a permitted use within this Plan. An application requesting

a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

9. Interim uses may be approved by the Planning Board, subject to an agreement between the developers and the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use period. This shall include any signage necessary for project identification during construction. Interim uses must be approved by the Planning Board, which may establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses.

4.1 PROPOSED LAND USE



- District 'A'
- District 'C'
- District 'E'
- District 'B'
- District 'D'
- District 'F'

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.

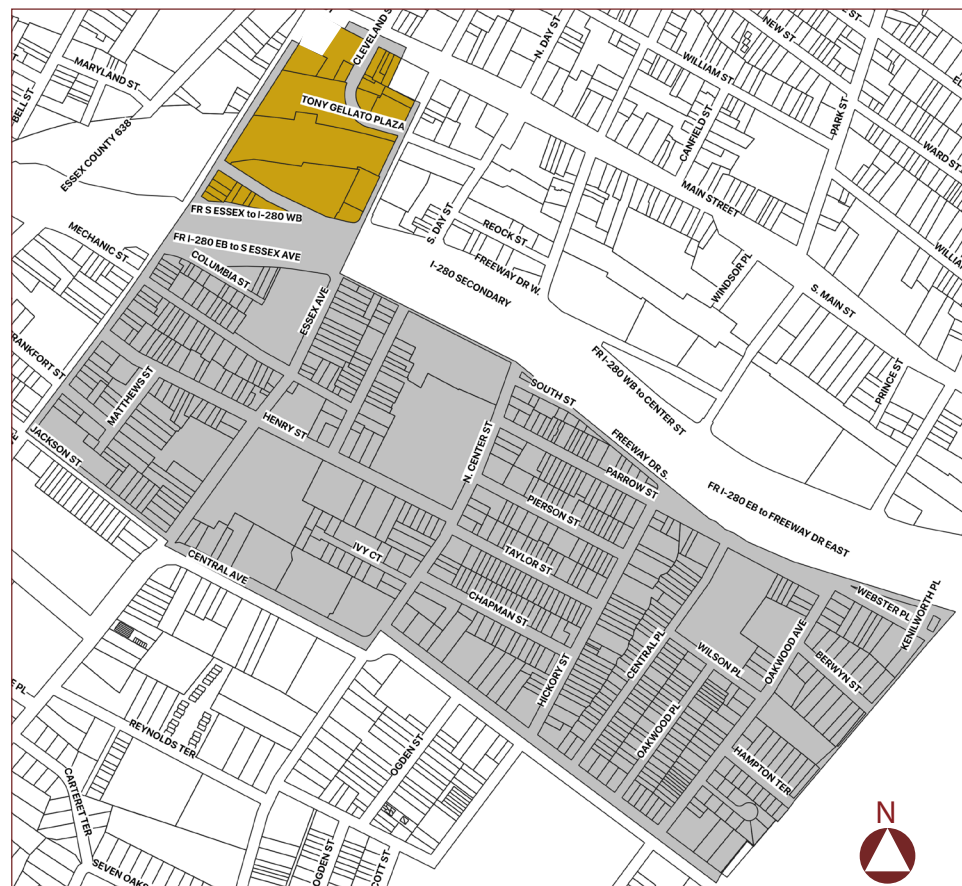
The Redevelopment Area is located within walking distance from Orange and Brick Church train stations. This area is envisioned as a vibrant, livable and walkable community and promotes a variety of housing choices including Housing Authority developments and mixed use development, improvements to the streetscape and the development of vacant and/or underutilized parcels.

The district standards reflect the vision for the proposed Redevelopment Plan; the permitted and accessory uses; bulk standards; and other regulatory requirements specific to the Redevelopment Area.



4.2 DISTRICT STANDARDS

District 'A'



Permitted Uses

- High Rise Multifamily apartments
- Mid Rise Multifamily apartments
- Retail sales of goods and services
- Restaurants
- Bar, Lounge
- Banks and other financial institutions
- Offices
- Medical and Professional Offices
- Hotel
- Structured Parking
- Mixed Use buildings - any two or more of the above permitted uses in the same structure

Accessory Uses

- Health club, Gym and other such recreational facilities associated with the residential uses
- Uses customarily incidental to the principal use
- Signs
- Electric vehicle charging station

District 'A' proposes a high density, transit village development advocated in the Orange Master Plan, the Central Orange Redevelopment Plan and the New Jersey Department of Transportation's Transit Village program. The boundaries of the District are Main Street, S. Essex Ave., I-280 and Lincoln Avenue. The boundary excludes the Orange Post Office or Orange Public Library.

Bulk Standards

Regulation	Proposed
<b>Redevelopment Area</b>	
Minimum Lot Area	4,000 Sq. Ft.
Minimum Lot Width	40 Ft.
<b>Minimum Setbacks</b>	
Front yard	0 Ft.
Rear Yard	10 Ft.
Side Yards (Each)	5 Ft.
<b>Other Standards</b>	
Maximum Building Coverage	90%
Maximum Impervious Coverage	90%
Maximum Height	85 Ft.
Maximum Number of Stories	8
Floor Area Ratio	3.5
Density (Maximum Number of Units)	100/acre
<b>Minimum Number of Parking Spaces</b>	
For Studio, 1 Bedroom, 2 Bedroom	0.8 spaces per unit
For 3 Bedroom or more	1 space per unit
Restaurant, Bar, Lounge	1 space per 100 Sq. Ft
For All Other Commercial uses	1 space per 300 Sq. Ft.

District 'B'



The intent of this District is to provide for a variety of residential building and unit types within walking distance of the Orange Train Station. General Commercial District uses intended to serve the immediate neighborhood and surrounding community are also permitted along specific street frontages – Particularly along the eastern portions of South Center Street (i.e. The even numbered street addresses) and parcels along Central Avenue (i.e. The odd numbered street addresses). Commercial uses are primarily located along Lincoln Avenue.

Bulk Standards

Regulation	Single, Two family Residential and Townhouses	Other Uses
<b>Redevelopment Area</b>		
Minimum Lot Area	2,000 Sq. Ft.	4,000 Sq. Ft.
Minimum Lot Width	30 Ft.	40 Ft.
<b>Minimum Setbacks</b>		
Front yard	5 Ft.	0 Ft.
Rear Yard	10 Ft.	10 Ft.
Side Yards (Each)	5 Ft.	3 Ft.
<b>Other Standards</b>		
Maximum Building Coverage	80%	90%
Maximum Impervious Coverage	90%	90%
Maximum Height	35 Ft.	55 Ft.
Maximum Number of Stories	3	5
Floor Area Ratio	1.5	3.0
Density (Maximum Number of Units)	30/acre	60/acre
<b>Minimum Number of Parking Spaces</b>		
For all residential uses	1 space/unit	1 space/unit
For All Other uses	-	1 space/300 Sq. Ft.

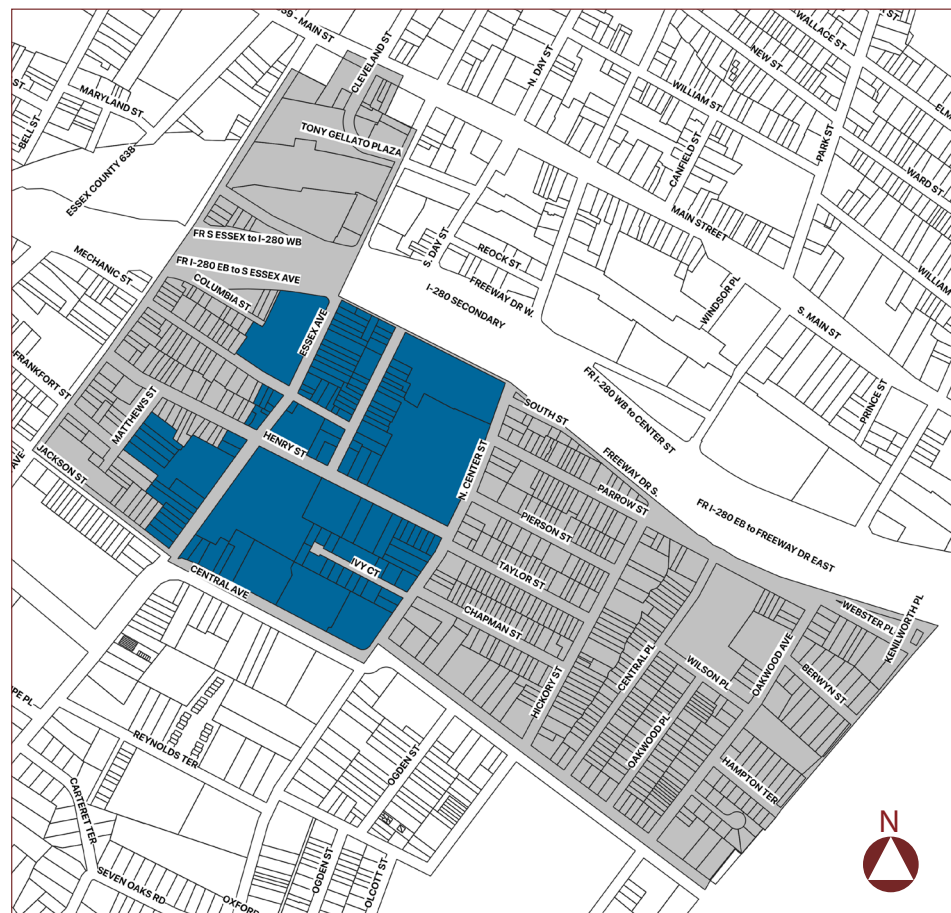
Permitted Uses

- Single family and Two family homes
- Townhouses
- Low Rise Multifamily apartments
- Mid Rise Multifamily apartments
- Medical and Professional Offices
- Schools
- Government institutional uses
- Parks and Playgrounds
- Existing Houses of Worship

Accessory Uses

- Parking garages or attached structured parking to a building
- Health club, Gym and other such recreational facilities associated with the residential uses
- Uses customarily incidental to the principal use
- Signs
- Electric vehicle charging station

District 'C'



The intent of this district is to encourage mixed-use, transit-supportive development with a significant residential component within walking distance of Orange and Brick Church Stations.

Bulk Standards

Regulation	Proposed
<b>Redevelopment Area</b>	
Minimum Lot Area	4,000 Sq. Ft.
Minimum Lot Width	50 Ft.
<b>Minimum Setbacks</b>	
Front yard	0 Ft.
Rear Yard	10 Ft.
Side Yards (Each)	5 Ft.
<b>Other Standards</b>	
Maximum Building Coverage	90%
Maximum Impervious Coverage	90%
Maximum Height	55 Ft.
Maximum Number of Stories	5
Floor Area Ratio	2.0
Density (Maximum Number of Units)	90/acre
<b>Minimum Number of Parking Spaces</b>	
For Studio, 1 Bedroom, 2 Bedroom	0.8 spaces per unit
For 3 Bedroom or more	1 space per unit
Restaurant	1 space per 100 Sq. Ft.
For All Other Commercial uses	1 space per 300 Sq. Ft.

Permitted Uses

- High Rise Apartments
- Mid Rise Apartments
- Retail sales of goods and services
- Restaurants
- Banks and other financial institutions
- Offices
- Medical and Professional Offices
- Hotel
- Structured Parking
- Mixed Use buildings - any two or more of the above permitted uses in the same structure

Accessory Uses

- Parking garages or attached structured parking to a building
- Health club, Gym and other such recreational facilities associated with the residential uses
- Uses customarily incidental to the principal use
- Signs
- Electric vehicle charging station



District 'D'



District ' D ' includes: The northern side of Central Avenue including adjacent properties from the East Orange border to the intersection of South Center Street. This district intends to encourage commercial development along Central Avenue.

Bulk Standards

Regulation	Proposed
<b>Redevelopment Area</b>	
Minimum Lot Area	4,000 Sq. Ft.
Minimum Lot Width	40 Ft.
<b>Minimum Setbacks</b>	
Front yard	0 Ft.
Rear Yard	15 Ft.
Side Yards (Each)	3 Ft.
<b>Other Standards</b>	
Maximum Building Coverage	80%
Maximum Impervious Coverage	90%
Maximum Height	90 Ft.
Maximum Number of Stories	8
Floor Area Ratio	3.5
Density (Maximum Number of Units)	50/acre
<b>Minimum Number of Parking Spaces</b>	
For all Residential uses	1 space/unit
For All Commercial uses	1 space per 300 Sq. Ft.

Permitted Uses

- Apartments
- Retail sales of goods and services
- Commercial sales and service establishments
- Personal service establishments
- Artisanal manufacturing
- Commercial recreation
- Home offices
- Offices
- Medical and Professional Offices
- Restaurants, Cafes
- Bars, Lounges
- Schools and other institutional uses
- Parks and Playgrounds
- Mixed Use buildings - any two or more of the above permitted uses in the same structure
- Structured Parking

Accessory Uses

- Parking garages or attached structured parking to a building
- Health club, Gym and other such recreational facilities associated with the residential uses
- Uses customarily incidental to the principal use
- Signs
- Electric vehicle charging station



## District 'E'



### Permitted Uses

- Single family and Two family homes
- Townhouses
- Low Rise apartments
- Mid Rise apartments
- Neighborhood commercial
- Schools
- Community Facilities
- Government institutional uses
- Parks and Playgrounds
- Existing Houses of Worship

### Accessory Uses

- Parking garages or attached structured parking to a building
- Health club, Gym and other such recreational facilities associated with the residential uses
- Uses customarily incidental to the principal use
- Signs
- Electric vehicle charging station

The intent of this District is to provide for a variety of housing types within walking distance of the Train Station. Neighborhood Commercial uses intended to serve the immediate neighborhood and surrounding community are also permitted along with institutional uses.

### Bulk Standards

Regulation	Commercial/ Non-residential
<b>Redevelopment Area</b>	
Minimum Lot Area	7,500 Sq. Ft.
Minimum Lot Frontage	75 Ft.
<b>Minimum Setbacks</b>	
Front yard	10 Ft.
Rear Yard	10 Ft.
Side Yards	5 Ft.
Side Yard along a street	10 Ft.
<b>Other Standards</b>	
Maximum Building Coverage	80%
Maximum Impervious Coverage	90%
Maximum Height	40 Ft.
Maximum Number of Stories	3
Floor Area Ratio	2.0
Density (Maximum Number of Units)	60/acre
<b>Minimum Number of Parking Spaces</b>	
For Studio, 1 Bedroom, 2 Bedroom	0.8 spaces per unit
For 3 Bedroom or more	1 space per unit
For Retail	1 space per 300 Sq. Ft.
For All Other uses	1 space per 300 Sq. Ft.

District 'F'



Permitted Uses

- Mid Rise Apartments
- High Rise Apartments
- Retail sales of goods and services
- Restaurants, Cafes
- Offices
- Hotel
- Schools
- Community Facilities
- Government institutional uses
- Banks and other financial institutions
- Structured Parking
- Parks and Playgrounds

- Mixed Use buildings - any two or more of the above permitted uses in the same structure

Accessory Uses

- Parking garages or attached structured parking to a building
- Health club, Gym and other such recreational facilities associated with the residential uses

The intent of this district is to encourage high rise, mixed-use, transit-supportive development with a significant residential component within walking distance of Orange and Brick Church Stations.

Bulk Standards

Regulation	Commercial/ Non-residential
<b>Redevelopment Area</b>	
Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Frontage	50 Ft.
<b>Minimum Setbacks</b>	
Front yard	5 Ft.
Rear Yard	5 Ft.
Side Yards	5 Ft.
Side Yard along a street	5 Ft.
<b>Other Standards</b>	
Maximum Building Coverage	90%
Maximum Impervious Coverage	95%
Maximum Height	90 Ft.
Maximum Number of Stories	8
Floor Area Ratio	4.0
Density (Maximum Number of Units)	120/acre
<b>Minimum Number of Parking Spaces</b>	
For Studio, 1 Bedroom, 2 Bedroom	0.5 spaces per unit
For 3 Bedroom or more	1 space per unit
For Retail	1 space per 300 Sq. Ft.
For Restaurant, Cafe	1 space per 100 Sq. Ft.
For All Other uses	1 space per 300 Sq. Ft.

- Uses customarily incidental to the principal use
- Signs
- Electric vehicle charging station

## 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\*\* of 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 have lot area 3 times or more of minimum required lot area	Developments that provide affordable housing (Minimum 10% of total units)
<b>DISTRICT A</b>				
Maximum Height	85 FT.	85 Ft.	95 Ft.	105 FT.
Maximum Number of Stories	8	8	9	10
Floor Area Ratio	3.5	4.0	4.5	5.0
Density (Maximum Number of Units)	100/acre	120/acre	120/acre	130/acre
<b>DISTRICT C</b>				
Maximum Height	55 Ft.	75 Ft.	65 Ft.	75 Ft.
Maximum Number of Stories	5	7	6	7
Floor Area Ratio	2.0	3.0	3.0	3.5
Density (Maximum Number of Units)	90/acre	110/acre	120/acre	120/acre
<b>DISTRICT E</b>				
Maximum Height	40 Ft.	55 Ft.	65 Ft.	65 Ft.
Maximum Number of Stories	3	5	6	6
Floor Area Ratio	2.0	3.0	3.5	3.5
Density (Maximum Number of Units)	60/acre	80/acre	90/acre	90/acre
<b>DISTRICT F</b>				
Maximum Height	90 Ft.	95 Ft.	90 Ft.	105 Ft.
Maximum Number of Stories	8	9	8	10
Floor Area Ratio	4.0	4.5	4.5	5.0
Density (Maximum Number of Units)	120/acre	130/acre	130/acre	140/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.

## 4.3 DESIGN STANDARDS

Except as otherwise set forth herein, all provisions of the Zoning and Development Regulations of the City of Orange Township and the Code of the City of Orange Township shall govern. These design standards are recommended and are not mandatory.

1. **Style:** There are no specific "style" requirements for buildings in the District. All work performed within the District shall be visually compatible with the existing buildings in the District and must not compromise the architectural integrity of the building upon which the work is being performed.

2. **Materials:** New construction or additions shall employ materials used in existing structures throughout the District in order to maintain visual compatibility. Such materials include, but are not limited to: wood siding; brick; stucco; stone; painted and non reflective metals; glass; aluminum; wrought iron; matte finish ceramic; slate and terra cotta. In doing repairs or renovations, original materials shall be retained and restored wherever possible. If original materials need to be replaced, they should be replaced with complementary materials of the same design and substance. Covering existing building materials with secondary materials for cosmetic or other reasons is prohibited. Materials that simulate or imitate other materials are not permitted except in unusual circumstances. Reflective materials are not permitted. The original finish of masonry façades must be maintained. Masonry that was originally unpainted shall remain so.

3. **Colors:** Colors shall be visually compatible with that of the materials of the building and adjacent buildings. Original colors on old buildings are preferred where information exists on them. All "day-glow" colors are prohibited within the District.

Brick and stone begin to define a family of colors that go well with them such as natural or muted colors such as beige, terra cotta, brick-red, blue gray, warm gray, etc. Additionally, strong deep color such as navy blue, dark green and chocolate brown can be effectively used on buildings in certain blocks.

Wood and metal trim surrounding surfaces, doors and windows allow use of a second color. A light-to-medium color such as off-white creates a snappy, crisp look. Dark brick-red, black and deep tones go well with red brick and natural stone to create a rich harmonious blend. (Note: color palette differs from the recommendations for awnings in the current statute.)



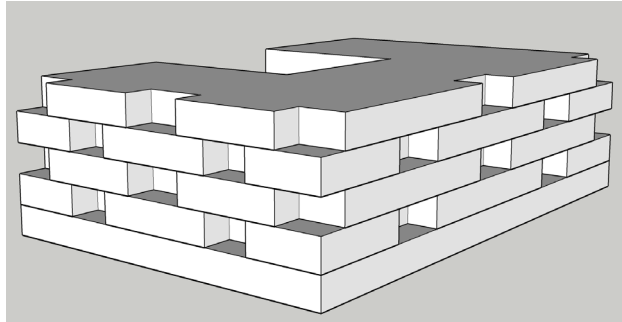
## 4. Buildings

**New Construction and Additions:** New construction within the District shall be visually compatible with other structures in the District and shall be constructed of the same, similar or complimentary materials. Additions to existing buildings should be visually compatible with adjacent structures. Additions should incorporate elements of the original façade into their design.

**Repairs and Restorations of Existing Buildings:** All such work shall preserve the architectural integrity of the existing building. Original building materials and details should be retained and restored in like material and form. When it becomes necessary to introduce new features, they should be visually compatible with the existing features. If an earlier "improvement" to the original structure was not done in a way that respects the architectural integrity of the building or does not maintain visual compatibility with adjacent structures, the incompatible improvement should be reversed, where practicable, and corrected when alterations/repairs to that component are undertaken.



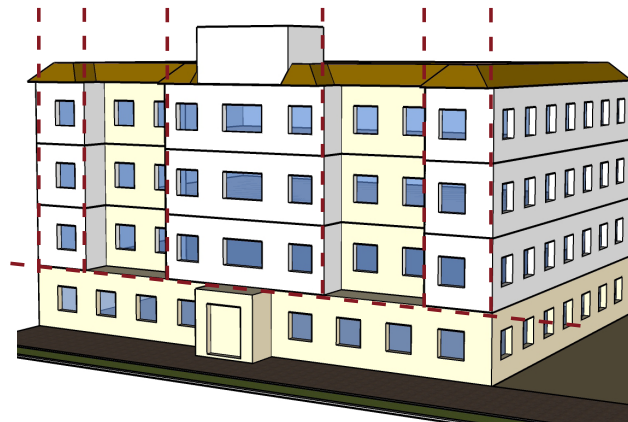
- **Massing:** The building and its parts shall appear to be balanced and the mass of a façade shall not interrupt the continuity of the appearance of the street.



- **Proportion and Scale:** Buildings should be in proportion to and of a similar scale to existing buildings in the District.
- **Set Backs:** New construction and additions should maintain the alignment of principal facades at the sidewalk edge, or uniform setback lines of buildings on a block. Furthermore, parking spaces in front of the store as well as drive-through are prohibited. This is to maintain an uninterrupted browse-shopping experience for shoppers.
- **Roofs:** Buildings in the Districts must have roof-lines the same as or similar to those found on adjacent buildings. Roofs must be less dominant than walls in the building's total design.
- **Proportion of Façades:** The relationship of the width to the height of the

front elevation and its elements shall be visually compatible with that of adjacent buildings.

- **Character of Façades:** Buildings with expansive blank exterior walls not punctuated by window and door openings, horizontal decorative elements or vertical bays are not allowed in the Districts.
- **Proportion of Openings:** The relationship of the width to the height of window proportions on the front elevation shall be visually compatible with surrounding buildings. Window openings should create bays within the principal facade. Buildings with continuous bands of horizontal windows and/or storefront are prohibited.



- **Windows and Doors:**
  1. New buildings or additions must maintain a distinction between upper and lower floor windows--the first floor shall be primarily transparent whereas the upper floor

- 2. **Replacement windows:** Replacement windows and doors must be of the same, size, shape, style, material (or complementary material) and construction as the original windows and doors (includes display windows).
  3. **Filler strips:** Decorative panels or filler strips that reduce the size of original window and door sash openings to accommodate standard size replacements are prohibited.
  4. **Display windows and window display areas:** All windows exposed to public view shall be kept clean and free of marks and foreign substances. Except when necessary in the course of changing displays, no storage of materials, stock or inventory shall be permitted in window display areas ordinarily exposed to public view. All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair.

- **Electrical Wiring:** All electrical wiring should be concealed rather than visible in exposed conduit wherever feasible.
- **Incongruous features:** Air conditioners, vents, chimneys, etc. are not permitted on the principal façade(s) of a building. If the features are installed on a roof, they should be set back far enough or concealed to be imperceptible to the shoppers on the sidewalk.
- **Lighting:** Lighting for a building must be

contained on the property on which the building is located. All floodlights must employ glare guards so as to minimize light pollution and the lighting of unintended areas. Storefront window displays must be illuminated from dusk until 10:00 pm. No flashing or "chasing" lighting is permitted.

obscure the vacant property and maintain the feeling of a prosperous, lively downtown like a mural, advertising panel, or general window display. Property owners with storefronts vacant for more than sixty (60) days must install one such display approved by the Committee.

**Miscellaneous Elements:**

Planters, benches and/or private waste containers or other street furniture items are subject to the approval of the City Committee and should be consistent with the street furniture selected by the City of Orange Township.

**Trash enclosures:**

All trash enclosures and screening devices must be made of wood fencing material or other material compatible with that of the building it is related to or be a solid wood bin with sloping lid. Chain link and other metal enclosures are prohibited.

5. **Grandfathering:** When new work on a grandfathered non-conforming component of a building requiring a permit is undertaken, such work voids the legality of the non-conforming component. In other words, if work is proposed on a non-conforming condition it must be corrected, but non-conforming conditions on which no work is being performed may remain.

6. **Demolition:** Except in instances where the Uniform Construction Code requires the demolition of a fire damaged building, no building within the District shall be demolished without its owner demonstrating significant financial hardship and without having a proposed alternative for new construction (i.e., schematic plans drawn by a licensed architect or engineer) approved by the City Committee and the Planning Board with proof of project financing, i.e., lease agreements, loan agreements, mortgage commitments, etc.

7. **Vacancy:** Signage and window display areas on vacant storefronts must be maintained in the same good condition required of occupied properties. Something must be installed over the windows to



Wooden Fencing



Synthetic Fencing

## General Urban Design Guidelines

The General Design guidelines found in this section are recommended, and in some cases mandatory. The Planning Board will be able to make final decisions as to the intent of the plan relative to design guidelines and to proposed new construction.

The following standards and requirements may apply to all parcels and proposed development, or improvement to existing structures or sites, located within the Area.

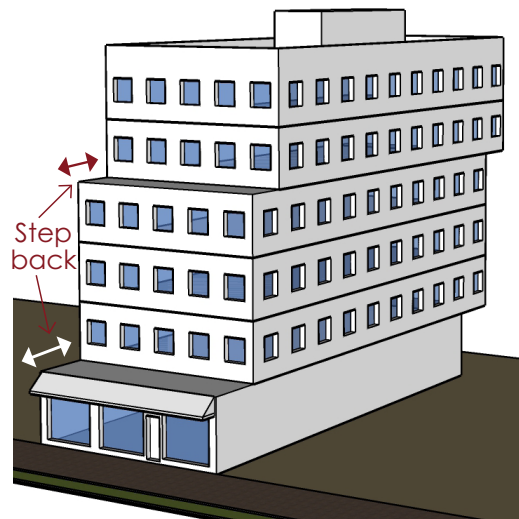
- **Architectural Style** The promotion of a particular building style or architectural period is not emphasized within the area. Although many existing buildings are representative of distinct periods and architectural treatments, the construction of well planned, creatively designed, and appropriately scaled and sited architecture, which will contribute to the overall quality of the built environment, is the overarching goal for new buildings. Although specific requirements are provided herein, they are open to interpretation and, when creatively followed, contribute towards the planning of well- designed buildings and projects.
- **Site Orientation** Spatial relationships between buildings and other structures shall be geometrically logical and/ or architecturally formal. All structures within the Area may be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of

way and off-street parking, height, and bulk.



- **Defensible Space** In all cases, buildings and facilities may be planned and designed to conform to the accepted principals of “Defensible Space” so as to promote the health, welfare, and well being of the public and area residents.
- **Barrier Free Environment** Handicapped accessible entrances shall be well incorporated into the porch or front entrance design so as to blend architecturally to the overall building composition. Wherever possible, rear yards should be graded in order to allow for handicap accessibility and visibility. In all cases, buildings, sidewalks, streets, paths of circulation, and public right-of-way improvements shall be planned and designed to conform to barrier-free design guidelines, so as to promote equitable neighborhood development patterns and equal opportunities for diverse populations.
- **Rhythm** As a general rule, buildings may

reflect a continuity of treatment obtained by maintaining the building scale, or by gradual changes in form by maintaining front yard setbacks at the property lines, by maintaining base courses, by the use of front porches, stoops, and railings on low density residential buildings, by maintaining cornices lines, by extending horizontal lines of fenestration, and by echoing architectural styles and designs, design themes, building materials, and colors generally compatible with, or enlivening to, the surrounding buildings.



## Sustainability Standards

- 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.
- 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.
- Roof-top garden or landscaped area may be made accessible to the residents of the building.
- 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.
- Where building setbacks create terraces, landscaping is encouraged.
- Sustainable design practices and LEED certifiable buildings are strongly encouraged.
- 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.
- 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.
- Required minimum open space is encouraged to be a landscaped area that includes water retention, rain

gardens etc.

- Minimize impervious surface area as much as possible.
- Use of sustainable building materials, solar panels etc. is highly encouraged.



## Open Space

A minimum of 5% of the total site area shall be reserved as open space. If two or more lots are developed together, each lot shall not have a separate open space. A combined open space can be designed to serve the entire development.

This mandatory open space shall be situated on the ground and/or roof top garden. Refer to sustainability standards in this plan to design open space.



## Landscape, Streetscape and Open Space

A. Streetscape: The streetscape shall be reinforced by lines of street trees, and may be further identified by walls, hedges or fences that define the front yard.

1. Street Trees: Trees shall be planted along curb lines of streets at a maximum of 40 foot on center, and/or planted in front of each individual building lot at the curb, to further enhance the aesthetic quality of the pedestrian environment in the redevelopment area. Street trees shall be a minimum caliper of 2 to 2.5 inches as measured five (5) feet above the root ball.

2. Lighting Fixtures: Street lighting fixtures shall be located at the outer edge of all sidewalks and have a comprehensive fixture design or theme. Pedestrian scale lighting ranging in height from sixteen (16) to twenty-two (22) feet is encouraged. Lighting fixtures shall be in scale with the size and width of the street on which they are located and compatible with uses and structures directly fronting thereon.

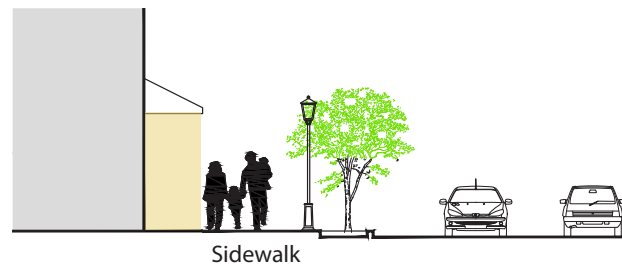
In general, commercial streets and wider streets should have taller light fixtures; narrower streets and residential streets should have lower light fixtures. Street lighting fixtures should be of uniform height on any given street.

3. Street Furniture: Street furniture includes benches, waste containers, planters, phone booths, bus shelters, bicycle racks, and bollards. Street furniture shall be compatible with the architecture

of surrounding buildings, the character of the area, and other elements of the streetscape. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.

4. Residential Buildings: The use of stoops and porches, landscaping, and traditional front yards is encouraged, and in some districts may be required; refer to Section XIV Land Use of this Plan.

5. Industrial Buildings: The streetscape shall continue across the industrial land use. Improvements to existing non-conforming industrial uses shall require adherence to these provisions.



## B. Fencing

1. Allowable Materials: Tubular steel or mild steel, "wrought iron", decorative type fences are permitted along street frontage, but shall not exceed four (4) feet in height. Wooden board-on-board, picket fences (where the gaps between the pickets are at least  $\frac{1}{2}$  the width of the pickets) and similar types of fences may be permitted where visual screening is appropriate, and may exceed four

(4) feet, but not more than six (6) feet in height. Vinyl coated small mesh chain link fencing may be used along interior lot lines.

2. Enclosed Yards: Side and rear yards shall be enclosed by architecturally appropriate enclosures, which may include vinyl coated small mesh, chain link fencing, wrought iron fencing, picket fences, board-on-board fences (where the gaps between the boards are at least  $\frac{1}{2}$  the width of the boards) and other similar types of fences suitable to provide privacy and screen views of neighboring uses, trash receptacles/containers, or recycling bins; but shall not exceed six (6) feet in height. All fences are subject to review and approval by the Planning Board.

3. Prohibited: Standard chain link fencing, hollow metal railings, opaque fencing or solid fences such as "Stockade" fences (board-on-board wooden fencing) are prohibited. Solid walls and other non-masonry, non-impervious fencing are prohibited. Barbed wire and other similar security fencing is prohibited. All fences are subject to review and approval by the Planning Board.

4. Construction Fences: Chain link fencing and security fencing may be used during construction. However, all such fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy. All fences are subject to review and approval by the Planning Board

C. Landscaping: Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, sidewalk area or other similar purposes. All proposed site plans shall include plans for landscaping indicating the location, size, and quantity of the various species to be used. At least 50% of all utilized plant materials must be native to New Jersey. Creative approaches to landscaping should be used as lot coverage at a site increases. Rooftop terraces and other Green features should be incorporated into mixed use and multifamily buildings when possible. All open space, including yards, shall be landscaped with plant materials unless said open space is specifically designed for other activities, which require paving or other treatment.

1. Plant Material: All plant material used must be able to withstand the urban environment and shall be planted consistently with standards as established by the American Association of Nurserymen. Any landscaping that dies within one (1) year of planting shall be replaced. A planting schedule shall be provided by the developer as part of the Site Plan Application. At least 50% of all utilized plant materials must be native to New Jersey.

2. Buffers: Green space (trees, scrubs, flowers, etc.) shall be used as buffers and/or to accent entrances and sidewalks. All screen planting shall be coniferous or evergreen in nature.

3. Residential Lots: A minimum of fifteen (15%) percent of any lot, site, or parcel used for residential purposes must be

landscaped area and may include structured planters. All residential lots shall have a front yard clearly defined by landscaping, porches, hedging, fencing, or brick or stonewall that defines the transition from the public to the private front yard space. Fences, hedges, and walls shall be limited to a maximum of 4' in height and be a minimum of 60% solid. Entrances, gates, and corners must be articulated with decorative post treatment.

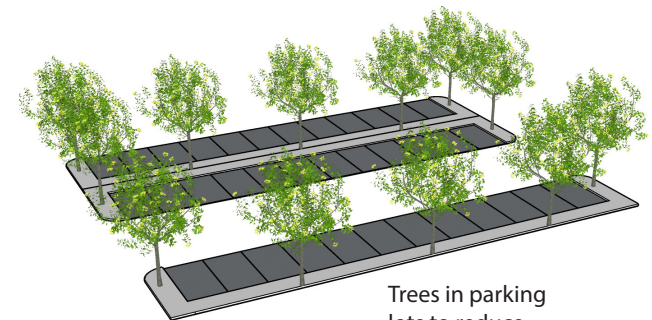
4. Industrial Buildings: Industrial buildings shall be appropriately set back and screened from neighboring uses by the use of plantings, masonry walls, including brick and stone, not more than 8' in height or a combination thereof. Plantings shall include shade trees that are native to the area, that are hardy for the Orange climatic zone, and appropriate in terms of size and function.

5. Open Space: Park furniture includes benches, waste containers, picnic tables, play equipment, gazebos, bicycle racks, water fountains, and bollards. Park furniture shall be selected to enhance the character of the park, the character of the area, and other elements of the streetscape. Consistency in the selection and location of the various elements of park furniture is critical for maximum effect and functional usage.

6. Parking Areas (Screen Plantings): Parking lots for five (5) or more vehicles shall provide screen plantings along any street line and along all property lines except in those instances where

a building intervenes or where the proposed planting may interfere with sight triangles. The landscaping in said planting areas shall consist of dense evergreen material, flowering trees, and shrubs that are planted on a center that is consistent with the mature spread of the species planted.

7. Parking Area (Trees and Shrubs): Within the parking area, a minimum of one tree shall be planted for every 10 parking spaces. These trees should be interspersed throughout the parking area, but may be located in the planting areas around the perimeter of the parking area if space limitations dictate such location. Landscaping shall be maintained with shrubs no higher than three (3) feet and trees with branches no lower than ten (10) feet, and designed so that the landscaping is dispersed around the parking area in an aesthetically pleasing manner.

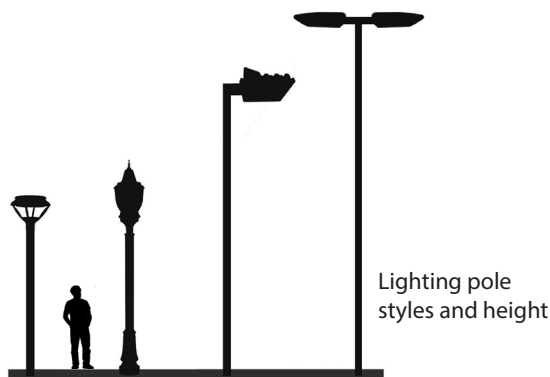


Trees in parking lots to reduce heat island effect

D. Lighting: Street lighting fixtures shall be located at the outer edge of all sidewalks and have a comprehensive fixture design or theme. Pedestrian scale lighting ranging in height from sixteen (16) to twenty-two (22) feet is encouraged. Lighting fixtures shall be in scale with the size and width of the street on which they are located, and compatible with uses and structures directly fronting thereon. In general, commercial streets and wider streets should have lower light fixtures. Street lighting fixtures should be of uniform height on any given street.

1. Parking Areas: Parking areas within each site shall sufficiently illuminate all areas to prevent “dark corner.” However, care should be taken not to “over illuminate” parking areas in order to reduce adverse impacts on adjacent properties. All lighting sources must be shielded to eliminate off-site glare and be capped to prevent upward glare.

2. On-site Lighting Fixtures: Lighting fixtures on-site shall be in scale with development. Pedestrian scale lighting of no more than fifteen (15) feet in height is encouraged.



### Rehabilitation Requirements

If a building is to be preserved or rehabilitated, the following fundamental concepts should be followed:

- Historic Preservation Buildings and sites deemed worthy of historic preservation within the Area are to undergo rehabilitation in conformance with the Guidelines for Historic Preservation as presented by the Secretary of the Interior of the United States. Property owners are strongly encouraged to seek landmark designation for such structures and sites through the New Jersey State Historic Preservation Office. One such identified within this Area is the Orange Memorial Hospital Complex. It is specifically recommended that the following structures within this facility be retained for preservation and adaptive reuse; the Nursing School Building on Henry Street, the original Hospital Administration Building on the corner of Henry and South Essex Streets, and the Power Plant structure located on South Essex Street, just north of Central Avenue.
- Rehabilitation General rehabilitation work shall not destroy any distinguishing features or elements of the property, or its surroundings and site. Rehabilitation shall not remove, reconfigure, or otherwise alter any original building fabric or architectural component from which the structure derives its character and unique appearance.
- Replacement The preservation and sensitive repair of a building's

deteriorated architectural features and details that comment on its character shall be preferred to replacement. In the event that replacement, either partial or complete, is necessary, then the replacement features shall match or directly correspond to the original in materials, composition, shape, size, texture and color as nearly as practical.

- Alterations All existing structure shall be recognized as products of their time period. Alterations to create modern appearances, which may obscure the original architectural character and features, shall not be permitted. Whenever possible, new additions and alterations to existing buildings shall be so designed and constructed that, if removed at a later time, the original structure and site shall be unimpaired and shall retain its original form.
- Integrated Design in Historic Context Well planned and executed contemporary design for new construction in old neighborhoods, or additions to existing buildings or sites are encouraged. Such design shall be compatible with and complimentary to the size, proportions, scale, color, material and character of the neighborhood, buildings, and surrounding environment. Artfully composed contemporary design may enhance the quality and character of existing older buildings, sites and neighborhoods.
- Non-Functioning/Non-Conforming Uses When adapting an existing structure or site for reuse, outmoded or non-

functioning features that may diminish the new use or prohibit the structure from accommodating its new use, may be removed, provided that the State Historic Preservation Office has not deemed these components to be of unalterable historic significance.

- General Standards The general standards for the rehabilitation of existing buildings should conform to the following specific building component design regulations
  1. Roof Preservation: The original shape of the roof, roofing material, function, and decorative features shall be retained and repaired rather than replaced. In the case of partial roof deterioration or feature deterioration, the replacement material or feature should match the original in material, composition, shape, size, texture, and color as nearly as practical. In the case of complete roofing deterioration, new material may be used but should be a compatible suitable material. Roof additions shall not damage nor obscure the distinctive architectural features of the roof and shall relate architecturally to the overall building's mass and style.
  2. Façade Treatment and Materials: Distinctive architectural features including trim, eaves, and other decorative building elements should be preserved and repaired rather than replaced. When replacement is necessary, the new material should match the material replaced in

composition, design, color, texture, and other visual qualities. Alterations, which have no historical basis and which seek to create an earlier appearance, are discouraged.

3. Window Preservation and Replacement: Modern window replacement window types and original window parts including frames, sashes, decorative glass, panes, sills, heads, moldings, and exterior shutters and blinds should be preserved and repaired rather than replaced. If replacement windows must be installed, they must be placed within the original unaltered openings, and shall match the original sash and frames with respect to function, configuration, style and material, whenever practical.
4. Façade Color: The painting of a building is not considered a permanent change. Therefore, rehabilitated buildings may chose a color/colors that are different from the original as long as the chosen colors are aesthetically appropriate with the character of the street in which the building is located.

PROPERTIES TO BE ACQUIRED

This Redevelopment Plan is with Condemnation. Pursuant to the LHRL, if property acquisition is contemplated the redevelopment plan must identify the parcels as to be acquired. This section of the Plan should be included regardless of whether the property is acquired by the voluntary action of the property owner or acquired by eminent domain. The table on the next page enumerates properties that will be or may be condemned under this Plan.

2701	8	376 Columbia Street
2701	9	372 Columbia Street
2701	11	362 Columbia Street
2701	13	354 Columbia Street
2701	14	346 Columbia Street
2701	16	346 Gray Street **
2701	17	348 Gray Street **
2701	18	345 Columbia Street
2701	19	351 Columbia Street
2701	20	351 Mechanic Street
2701	21	355 Mechanic Street
2702	5	378 Crane Street
2702	6	376 Crane Street
2702	7	374 Crane Street
2702	8	372 Crane Street
3201	24	39 Central Avenue
3202	4	150 Oakwood Avenue
3203	1	61 Berwyn Street
3203	2	116 Oakwood Avenue **
3203	3	114 Oakwood Avenue **
3203	4	108 Oakwood Avenue
3203	12	22 Webster Place
3203	21	57 Berwyn Street
3301	1	127-133 Central Avenue
3301	15	Hickory Street Rear Lot
3301	16	180 Hickory Street
3301	17	176 Hickory Street

3301	25	156 Hickory Street Rear Lot
3301	29	128 Hickory Street
3301	32	142 Parrow Street
3301	33	138-140 Parrow Street
3301	34	134 Parrow Street
3301	48	151 Central Place
3302	10	141 Oakwood Avenue
3302	11	145 Oakwood Avenue
3302	13	153 Oakwood Avenue
3303	7	202 Oakwood Place
3303	16	183 Oakwood Avenue
3303	17	170 Oakwood Place
3303	18	168 Oakwood Place**
3303	19	166 Oakwood Place**
3303	20	164 Oakwood Place**
3303	21	162 Oakwood Place**
3304	28	171 Oakwood Place
3304	34	185 Oakwood Place
3304	35	189 Oakwood Place
3401	2	212 South Center Street
3401	4	199 Central Avenue
3401	10	170 Chapman Street**
3401	11	168 Chapman Street**
3401	24	191 Central Avenue
3401	25	211 Central Avenue
3402	13	188 Taylor Street
3402	15	182 Taylor Street
3403	10	168 - 170 Pierson Street
3403	12	164 Pierson Street
3404	1	138 - 142 South Center Street**
3404	1	195 Pierson Street**
3404	1	197 Pierson Street**
3404	1	209 Pierson Street**
3404	2	134 South Center Street
3404	3	132 South Center Street
3404	9	184 Parrow Street
3404	17	156 Parrow Street
3404	26	173 Pierson Street
3404	31	187 Pierson Street
3405	1	116 South Center Street**

3405	1	116 South Center Street**
3405	3	112 South Center Street**
3405	8	196 - 198 South Street
3405	9	192 South Street
3405	10	107 Hickory Street
3405	16	173 Parrow Street Rear Lot
3405	17	177 Parrow Street
3405	18	181 Parrow Street
3501	3	304 Capuchin Way
3501	9	115 - 117 South Day Street
3501	10	121 South Day Street
3501	18	141 South Day Street
3501	22	305 Mechanic Street
3502	12	112 South Day Street
3601	1	188 South Essex Avenue
3601	2	280 Henry Street
3601	17	243 Ivy Court
3601	18	269 Ivy Court
3601	27	250 Ivy Court
3601	33	281 - 297 Central Avenue
3601	34	301 Central Avenue
3601	35	307 Central Avenue
3601	36	311 Central Avenue
3601	37	319 Central Avenue
3601	38	323 Central Avenue
3702	4	191 South Essex Avenue
3703	7	376 - 380 Henry Street
3703	8	372 Henry Street
3703	12	379 Frankfort Street

\*\*Parcels not consolidated as one lot.





 Properties to be Acquired

### 6.1 SITE PLAN AND SUBDIVISION APPLICATIONS

In the execution of this 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 Township. Redevelopment activities shall be in conformance with this Redevelopment Plan which may be amended from time to time in accordance with 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 N.J.S.A. 40A:12A-1 et seq.

### 6.2 POWERS OF THE PLANNING BOARD

The City Planning Board may grant deviations from the regulations contained within this Redevelopment Plan as part of site plan review where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. The Planning Board shall not grant any deviation from standards of this Redevelopment

Plan that results in a "D" variance pursuant to N.J.S.A. 40:55D-70d.

The Zoning Board of Adjustment does not have jurisdiction to hear applications for development or deviation under this Plan.

### 6.3 RELIEF FROM OR 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.

### 6.4 PROCEDURE FOR AMENDING THE PLAN

A. This Plan may be amended periodically upon compliance with the law.

B. No amendment to this Plan shall be approved without a review by the Planning Board at a public meeting, and a public hearing and adoption by Municipal Council in conformance with NJSA 40A:12A-7.



### 7.1 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 Area 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 negotiate a redeveloper agreement.

### 7.2 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 redevelopment entity 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.

### 7.3 RELOCATION PLAN

There is expected to be a minimum of relocation persons or businesses to implement the Plan. This is the result of the selective acquisition of vacant and/or underutilized land within the Area. Any relocation of affected persons or businesses that should become necessary will receive the careful attention

Central Orange Redevelopment Plan, City of Orange Township

of local officials. All persons and businesses to be relocated will be interviewed to determine their housing, occupancy and/or relocation needs. Assistance will be provided to locate suitable relocation opportunities, and be conducted in accordance with the requirements of all applicable Federal, State, and Local Laws. As part of this process, a "Workable Relocation Plan" will be developed in accordance with the law and filed with the State of New Jersey.

### 7.4 ACQUISITION PLAN

The Area is a well-defined region within the City of Orange Township. Interstate Route 280, Central Avenue, and the East Orange municipal boundary form three of the Area's boundary lines. Main Street is partially located within the Area as well as the Orange NJ Transit Train Station.

The Area is significant to the community as a neighborhood of residential and commercial redevelopment that will be compatible with surrounding land uses, the Master Plan, and the underlying zoning. Because of the Area's proximity to the train station and to numerous bus routes, the Area is well located to function as a mixed use, Transit Village.

In order to accomplish the goals and objectives of this Plan, vacant land, dilapidated buildings, incompatible land uses and other impediments to proper development must be removed in an orderly, planned, and phased manner. All properties acquired at this time are listed in the Acquisition Schedule as part of the Property Survey in Appendix A. The acquisition plan may be amended pursuant to requirements of law as a later date. The 2015 amendments to the CORP reduce the number of properties to be acquired and identify properties that are subject to the City of Orange Township's Vacant and Abandoned Properties Ordinance.

In terms of prioritizing property acquisition, first consideration will be given to vacant land and buildings. In addition, land that is owned by the municipality, housing authority, or other government agencies will be assembled into development parcels. Properties containing buildings that are substandard, unsafe, and/or generally conducive

to unwholesome or unhealthy living or working conditions will also be prioritized. Properties containing buildings or improvements that are dilapidated or obsolescent, containing deleterious land uses, or which are overcrowded and are deemed to be detrimental to the safety, health, morals, or welfare of the community, have also been given high consideration for acquisition. In general, since the Area is in need of redevelopment and is useful and valuable for contributing to and serving the public health, safety, and welfare, properties that demonstrate a growing or total lack of proper utilization, and/or demonstrate a stagnant or not fully productive condition, such as vacant land, surface parking lots, and vacant buildings, will be assembled for redevelopment purposes. In certain rare situations, occupied buildings and/or properties that may not demonstrate the conditions discussed above may be acquired. However, it is anticipated that acquisition under these circumstances will rarely, if ever, occur. Properties containing sound, well-maintained compatible structures and land uses will not be acquired.

### 7.5 OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with NJSA 40A: 12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as “The Local Redevelopment and Housing Law”, the following statements are made:

A. The Plan herein has delineated a definite relationship between local objectives and appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements.

B. The Plan has presented various strategies in order to carry out the objectives of this plan.

C. The Plan has presented proposed land uses and building requirements for the Area.

D. The Acquisition Plan, which is contained in this Plan, indicates all property to be acquired as a result of this Plan.

E. The Plan is in general compliance with the Master Plan of the City of Orange Township and the Master Plan of the County of Essex.

### 7.6 AGREEMENTS WITH REDEVELOPER

Agreements with redevelopers shall note that only those uses established in the redevelopment 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 the designated district’s need for redevelopment has been fulfilled in accordance with American Section of the International Association for Testing Materials (ASTM) International Standards. Based upon information obtained from the Phase I study, testing will be performed at the discretion of the City. 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.

### 7.7 EQUAL OPPORTUNITY

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

### 7.8 PERIOD OF APPLICABILITY

The provisions of this Plan, specifying the redevelopment plan for the Redevelopment 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.

CENTRAL ORANGE REDEVELOPMENT PLAN  
CITY OF ORANGE TOWNSHIP

