

DATE _____

NUMBER 56-2022

TITLE: AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY, AMENDING THE CENTRAL VALLEY REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7.

WHEREAS, in accordance with the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 *et seq.*, the Municipal Council ("Municipal Council") of the City of Orange Township ("City") adopted the current *Central Valley Redevelopment Plan* ("Redevelopment Plan"), as amended, on November 15, 2021, through Ordinance No. 55-2021; and,

WHEREAS, the Redevelopment Plan relates to an area known as the Central Valley Redevelopment Area ("Redevelopment Area"), which is divided into 4 separate districts— District 1, District 2, District 3, District 4; and,

WHEREAS, to accommodate an increased demand for affordable housing options throughout the City, the Municipal Council now wishes to amend the Redevelopment Plan to modify the density bonus applicable to certain developments within District 2 of the Redevelopment Area ("Plan Amendment"); and,

WHEREAS, the Municipal Council referred its proposed Plan Amendment to the City's Planning Board for consideration in accordance with N.J.S.A. 40A:12A-7(e); and,

WHEREAS, the Planning Board reviewed the Plan Amendment at its _____ meeting on _____, 2022, and authorized the Planning Board Attorney to issue correspondence to the Mayor and Municipal Council advising the Municipal Council of its findings, comments and recommendations; and,

WHEREAS, having considered the Planning Board's written findings, comments and recommendations, the Municipal Council wishes to proceed with approval and adoption of the Plan Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY, as follows:

Section 1 Approval and Adoption of Amended Redevelopment Plan.

The *Central Valley Redevelopment Plan*, as amended and adopted by the Municipal Council, is hereby ratified, approved and adopted pursuant to N.J.S.A. 40A:12A-7, with the following amendment to the Density Bonus table set forth under Section 4.2 thereof:

- a. Density (*i.e.*, maximum dwelling units) for developments within District 2 that utilize 3 or more consecutive (*i.e.*, adjoining) lots shall be amended to read "255/acre".

Section 2 Severability of Ordinance Provisions.

Each Section of this Ordinance is an independent Section and any part hereof found unconstitutional, void or ineffective for any cause shall not affect the validity or constitutionality of any other parts hereof.

Section 3 Conflicts and Inconsistencies.

All other Ordinances and parts of Ordinances that conflict or are inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency.

Section 4 Effective Date.

Following final passage, this Ordinance shall take effect upon the expiration of 20 days after publication, unless otherwise provided by the Municipal Council.

PURPOSE: To amend the Central Valley Redevelopment Plan.

FISCAL IMPACT: None.

Adopted:

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President

Approved:

Dwayne D. Warren, Esq.
Mayor

CENTRAL VALLEY REDEVELOPMENT PLAN

City of Orange Township, New Jersey

Adopted by The City of Orange Township Planning Board on April 20, 2020

Adopted by The City Council on July 08, 2020 by Ordinance #18-2020

Prepared for:



Prepared By:



CENTRAL VALLEY REDEVELOPMENT PLAN

City of Orange Township, New Jersey

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Prepared For:



Prepared By:

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

Michele S. Delisfort, PP, AICP
New Jersey Professional Planner
(PP) License#: 33L100615500

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

Mrunmayee Atre, PIT, AICP Candidate,
LEED Green Associate
(PIT) License#: PT-006



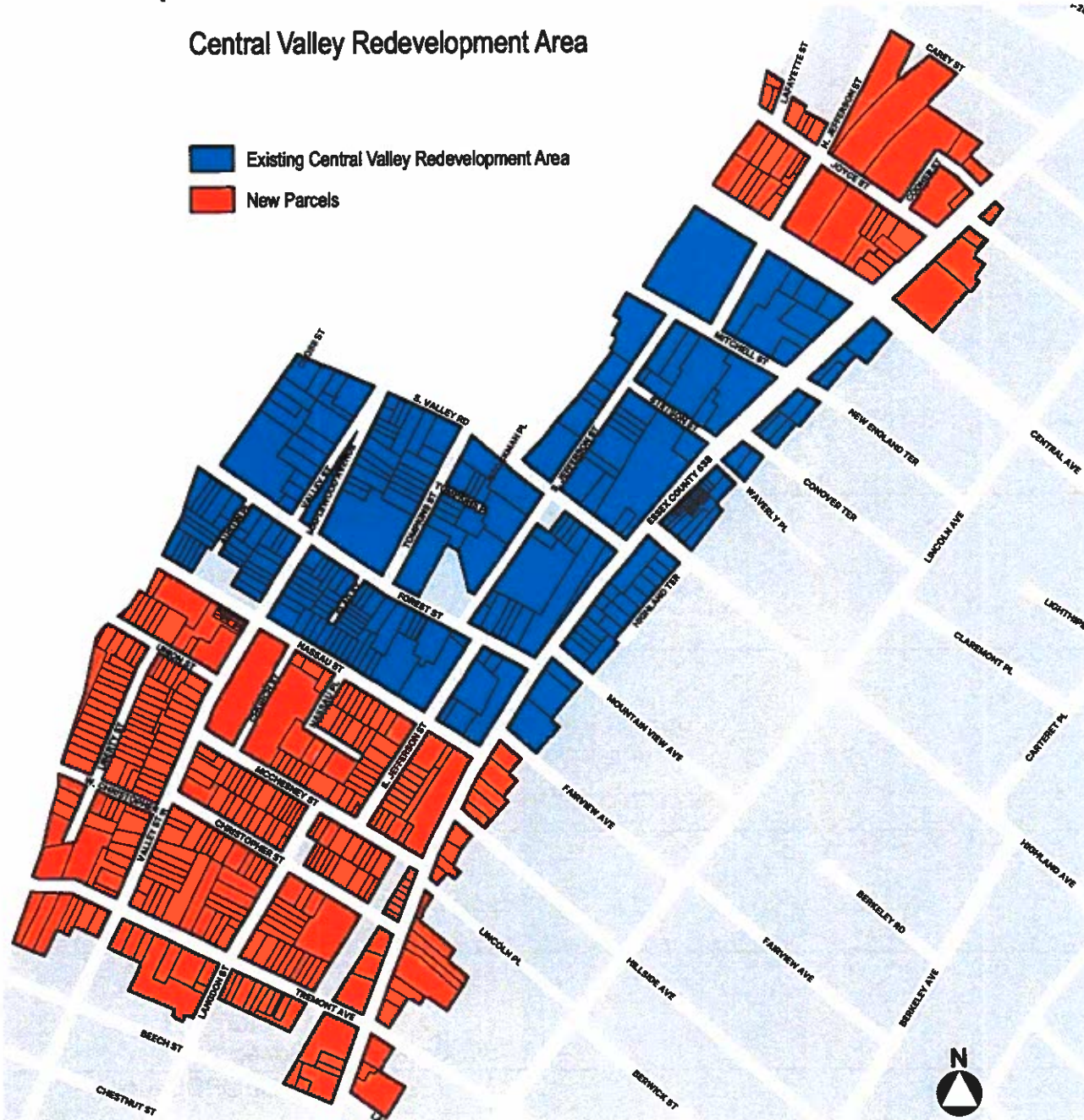
CONTENTS

1. INTRODUCTION	4
1.1 Redevelopment Area	
1.2 Context	
2. DISTRICT OVERVIEW	6
2.1 Plan Area Boundary	
2.2 Existing Land Use and Zoning	
3. THE REDEVELOPMENT PLAN	8
3.1 Purpose	
3.2 Goals and Objectives	
3.3 Compatibility with State and Local Plans	
3.4 Statutory Basis for the Redevelopment Plan	
4. PROPOSED LAND USE PLAN	11
4.1 Land Use Plan	
4.2 District Standards	
4.3 Design Standards	
5. PROJECT REVIEW PROCESS	21
5.1 Site Plan and Subdivision Applications	
5.2 Deviations	
5.3 Relief from Applicability of other regulations	
6. IMPLEMENTATION OF THE PLAN	22
6.1 Selection of Redevelopers	
6.2 Certification of Completion	
6.3 Statutory Permitted Actions	
6.4 Agreements with Redeveloper	
6.5 Equal opportunity	
6.6 Period of Applicability	
6.7 Relocation Assistance	
6.8 Relocation Strategy	
6.9 Procedure for Amending the Approved Plan	

1.1 Redevelopment Area

Central Valley Redevelopment Area

- Existing Central Valley Redevelopment Area
- New Parcels

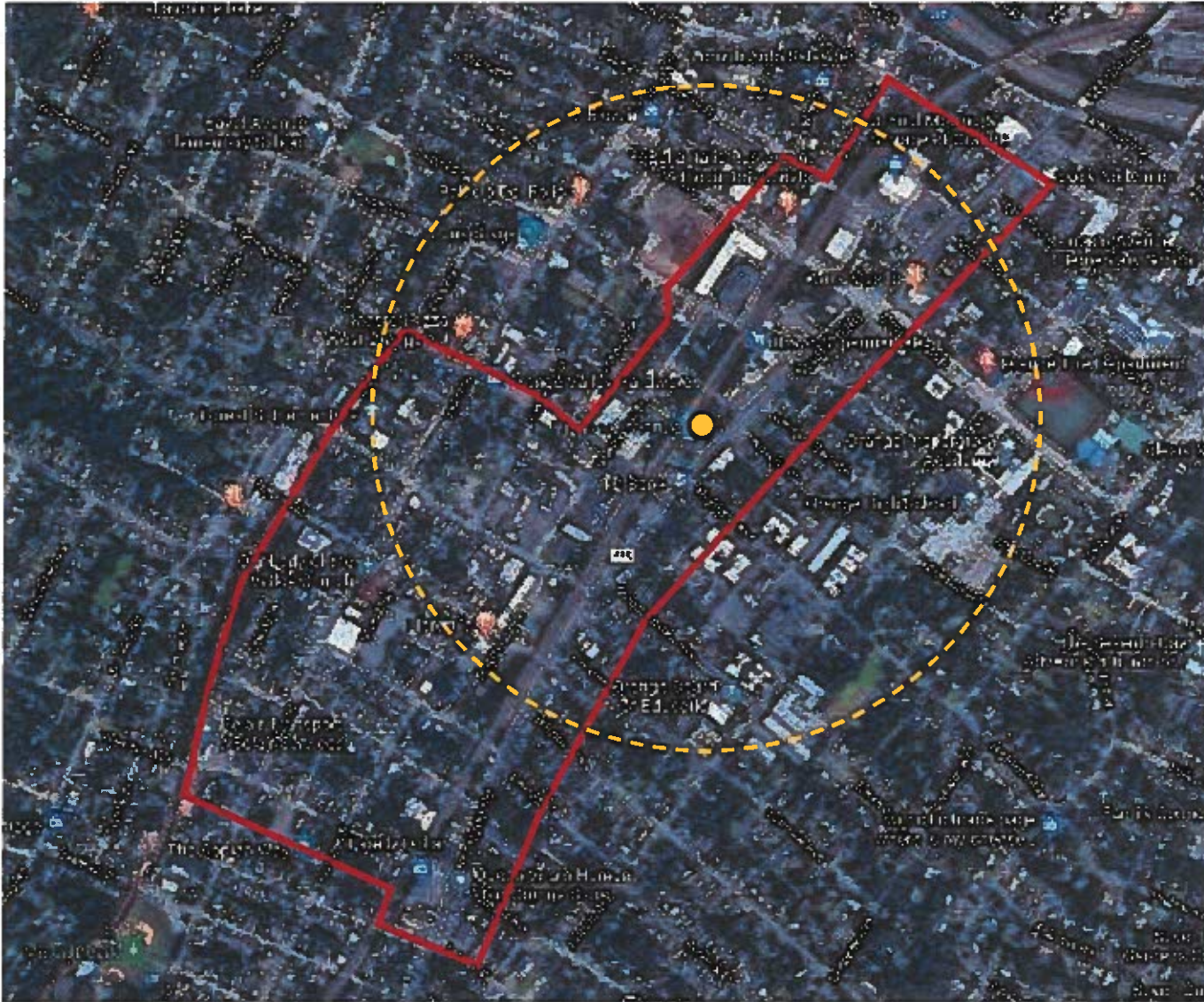


The Existing Central Valley Redevelopment Area is comprised of approximately 42 acres bounded generally by Nassau Street, the municipal boundary of West Orange, the south side of Central Avenue and the rear of all tax lots with frontage along the easterly side of Scotland Road.

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

Map 1: Redevelopment Area

1.2 Context



Map 2: Context

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



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

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

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

2.1 Plan Area Boundary



Map 3: Plan Area Boundary

- Existing Redevelopment Area
- Expanded Redevelopment Area



Existing Central Valley Redevelopment Plan

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

Expanded Redevelopment Area

On May 05, 2020, the Orange City Council designated the expanded area (red area in map 3) as a non-condemnation Area in Need of Redevelopment by Resolution Number 190-2020. The expanded Central Valley Redevelopment Area consist of Block 3801, Lots 1-3; Block 3802, Lot 1; Block 3901, Lots 1-14; Block 3902, Lot 1; Block 3903, Lots 1, 27-29; Block 3907, Lots 11-13; Block 3908, Lot 1; Block 3909, Lots 1-2; Block 3910, Lots 1-7; Block 3911, Lot 1; Block 3912, Lot 1; Block 6001, Lots 1-12; Block 6002, Lot 1; Block 6003, Lots 1-41; Block 6004, Lots 1-15; Block 6005, Lots 1-7; Block 6006, Lots 1-19; Block 6007, Lots 1-27; Block 6008, Lots 1-37; Block 6009, Lots 1- 20; Block 6010, Lot 1; Block 6101, Lots 1-18; Block 6102, Lots 1-34; block 6103, Lots 1-20; Block 6104, Lots 1-3; Block 6105, Lots 1-6; Block 6106, Lots 1-9; Block 6107, Lots 1-8; Block 6108, Lots 1-7; Block 5901, Lots 1-8; Block 5902, Lots 1-4, 24; Block 5903, Lots 1-5; Block 5106, Lot 1; and 6303, Lots 1, 3.

Plan Area

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

2.2 Existing Land Use and Zoning



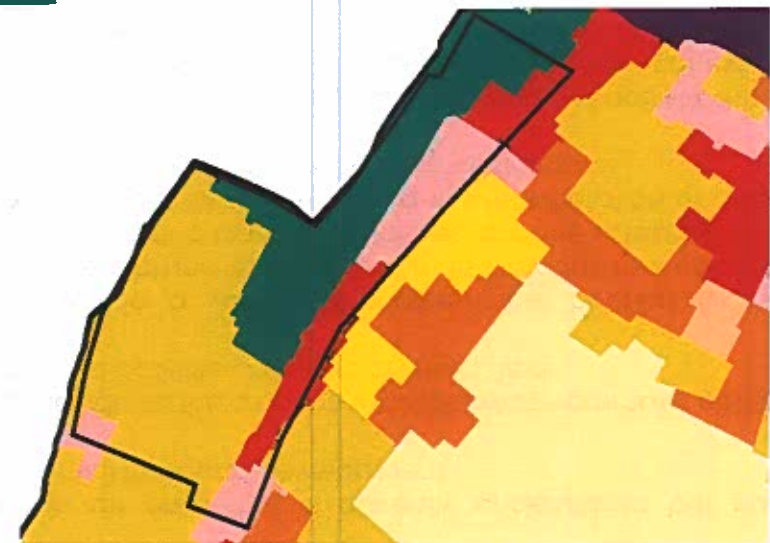
Map 4: Existing Land Use

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

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

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

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



Map 5: Existing Zoning

3.1 Purpose

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

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

3.2 Goals and Objectives

1. To eliminate underutilization of the Area and to eliminate eyesores that have plagued the district.
2. To maximize the use of the advantages provided by the Area's adjacency to Highland Station and other mass transportation resources.
3. To coordinate the revitalization of this section of Orange with the planned revitalization of the adjacent portion of West Orange.
4. To allow for more efficient use of land and public services and to expand the City's tax base by encouraging higher density development.
5. To expand the level of residential and/or commercial activity in the area, thereby increasing density, diversity and the potential for economic activity throughout the City.
6. To maximize the participation of private developers while minimizing the participation of the public sector.
7. To provide site improvements that will beautify the Area.
8. To create a well planned development area which will provide opportunities for entertainment, recreation, permanent employment, commercial and/or retail facilities and housing within an area that is currently underutilized but has the potential for sound development.
9. To provide for the creation of places which promote, pedestrian oriented activities, and social interaction.
10. To provide a variety of market-value housing types and commercial and retail establishments through new construction of low, mid and high-rise structures, and the adaptive re-use of former industrial structures and the rehabilitation of older, but structurally sound existing residential structures.
11. To create the opportunity for positive social activity within the City during both the day and the evening hours of every day of the week.
12. To encourage more people to take up permanent residence within the City in areas that are not solely dependent on the use of the automobile. The goals set forth above are intended to be broad, general policy statements. While it is possible that specific aspects of the plan may result in minor variations or deviations from these goals, it is intended that the overall result of the implementation of this plan will be consistent with the goals as set forth.

3.3 Compatibility with State and Local Plans

Master Plan

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

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

Central Valley Redevelopment Plan (CVRA)

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

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

3.4 Statutory Basis for the Redevelopment Plan

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

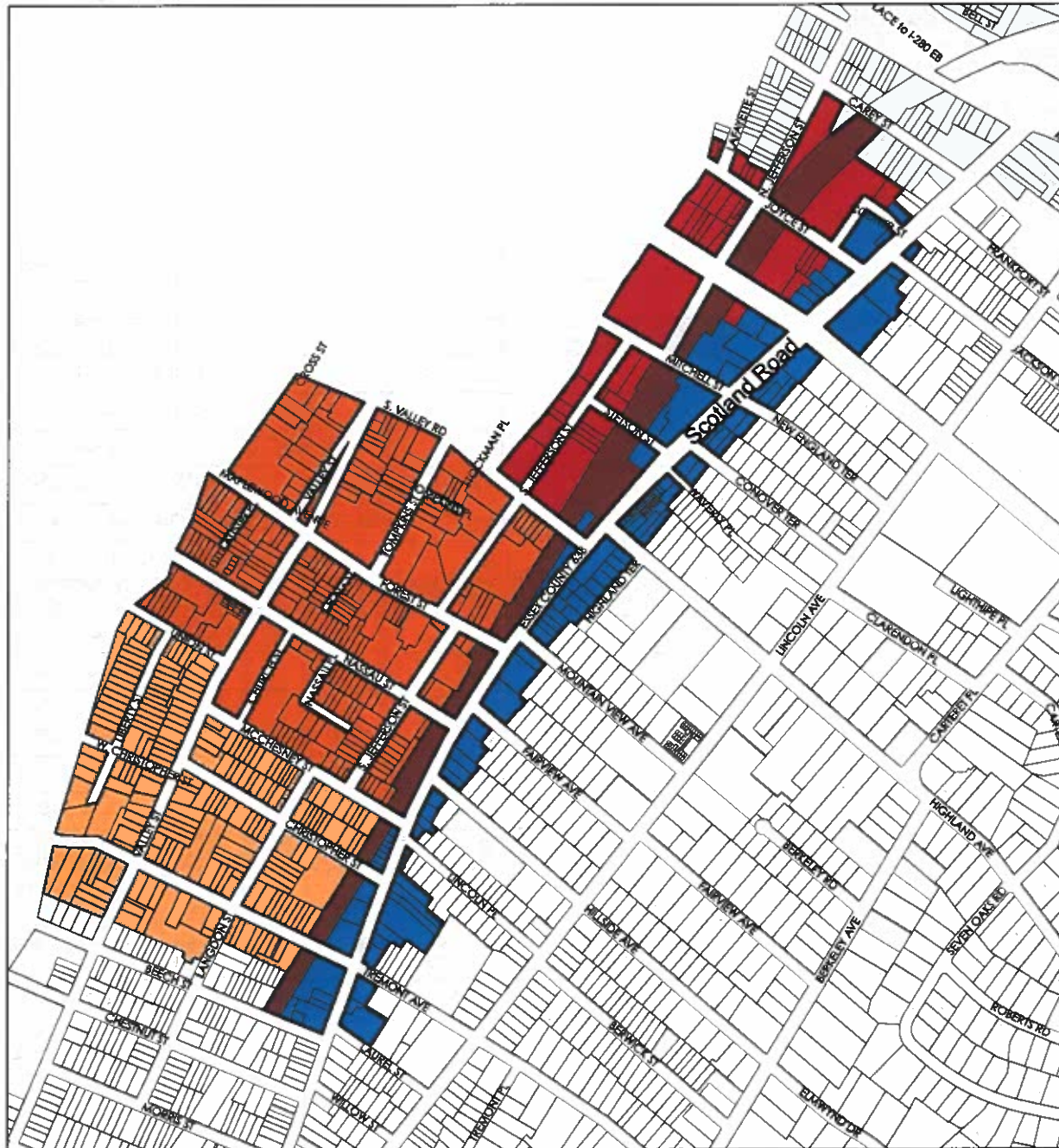
On February 20, 2007, The City of Orange Township Council passed Resolution Number 60-2007 authorizing the City of Orange Township Planning Board to hold a public hearing on the contents of the Central Valley Redevelopment Plan and to review proposed amendments to the plan and to present their findings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

On February 4, 2020, The City Council passes a Resolution 48-2020 that authorized the Planning Board to prepare the Plan for the expanded area.

This Plan establishes a redevelopment and rehabilitation plan that will serve as a guide future development and redevelopment within the Plan Area (Existing Area + Expanded Area). The Plan sets forth a framework for design standards and guidelines that will invigorate this area. The regulatory and design standards in this plan shall supersede applicable provisions of the City's current Land Use Procedures Ordinance, Land Subdivision (site plan)

Ordinance, and Zoning Ordinance as codified under Section 210, of the City's Revised General Ordinances as amended where applicable. This Plan also supersedes any previous amendments to the Central Valley Redevelopment Plan.

4.1 Proposed Land Use




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

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

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

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

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

-  District 1
-  District 3
-  District 2
-  District 4
-  Train Tracks

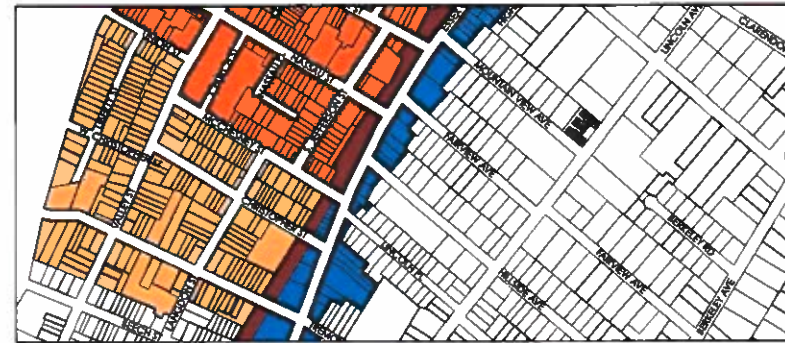
4.2 District Standards

District 1

Bulk Standards

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

Key Map



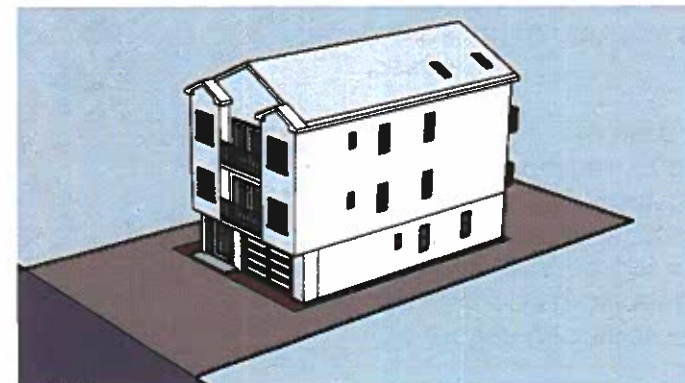
Permitted Uses

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

Accessory Uses

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

Illustrative Example



District 2

Bulk Standards

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

Key Map



Central Valley Redevelopment Plan, City of Orange Township

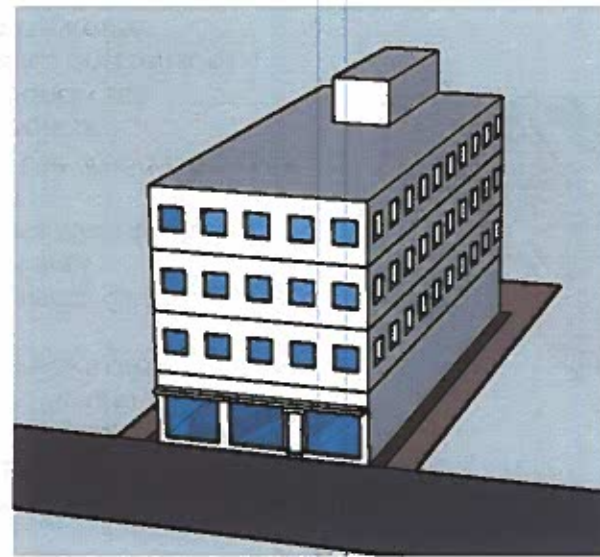
Permitted Uses

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

Accessory Uses

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

Illustrative Example



District 3

Bulk Standards

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

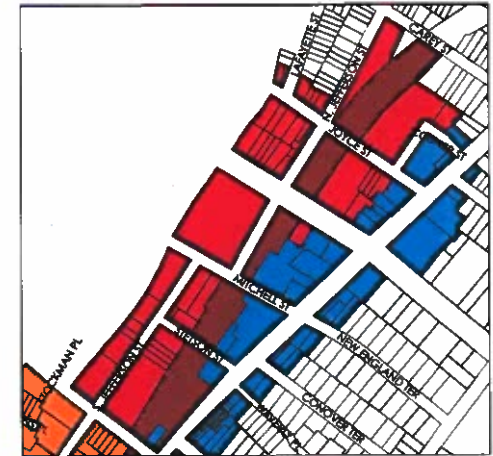
Permitted Uses

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

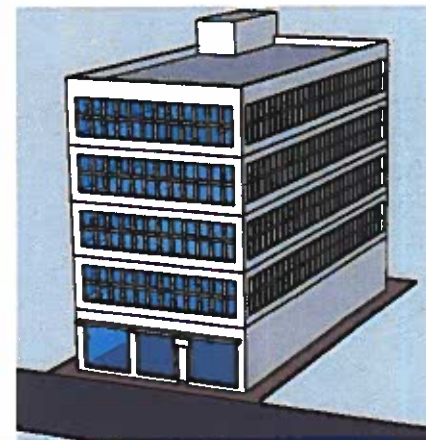
Accessory Uses

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

Key Map



Illustrative Example



District 4

Bulk Standards

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

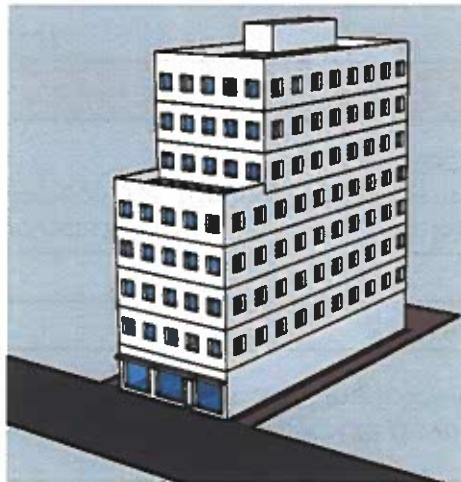
Permitted Uses

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

Accessory Uses

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

Illustrative Example



Key Map



Density Bonus

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

	Bulk standards without Bonus (as listed above in bulk tables for individual districts)	Bulk standards with Bonus		
		Criteria		
		Developments that propose homeownership	Developments that utilize three (3) or more consecutive lots	Developments that provide roof deck of minimum of 1000 Sq. Ft.
DISTRICT 1				
Maximum Height	35 Ft.	65 Ft.	65 Ft.	60 Ft.
Maximum Number of Stories	3	6	6	5
Floor Area Ratio	2.0	4.5	6	3.25
Density (Maximum Number of Units)	30/acre	75/acre	90/acre	50/acre
DISTRICT 2				
Maximum Height	55 Ft.	75 Ft.	75 Ft.	65 Ft.
Maximum Number of Stories	5	7	7	6
Floor Area Ratio	3.0	6	6	4.5
Density (Maximum Number of Units)	60/acre	110/acre	120/acre 255/acre	90/acre
DISTRICT 3				
Maximum Height	55 Ft.	75 Ft.	75 Ft.	75 Ft.
Maximum Number of Stories	5	7	7	7
Floor Area Ratio	3.0	4	4	4.25
Density (Maximum Number of Units)	90/acre	120/acre	120/acre	130/acre

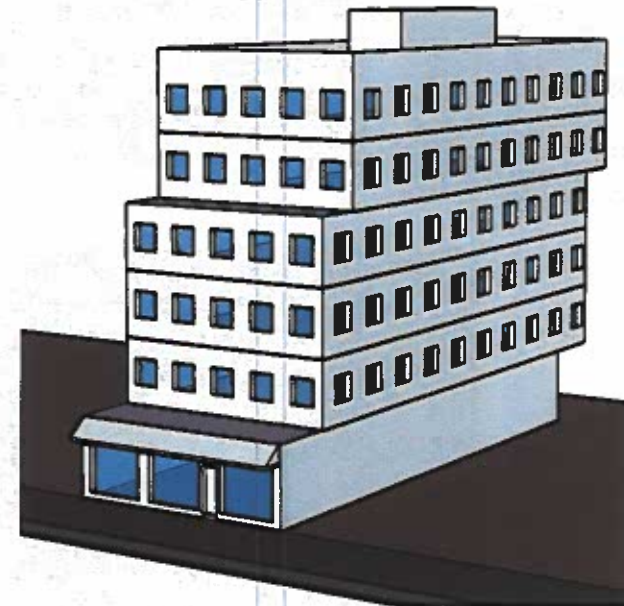
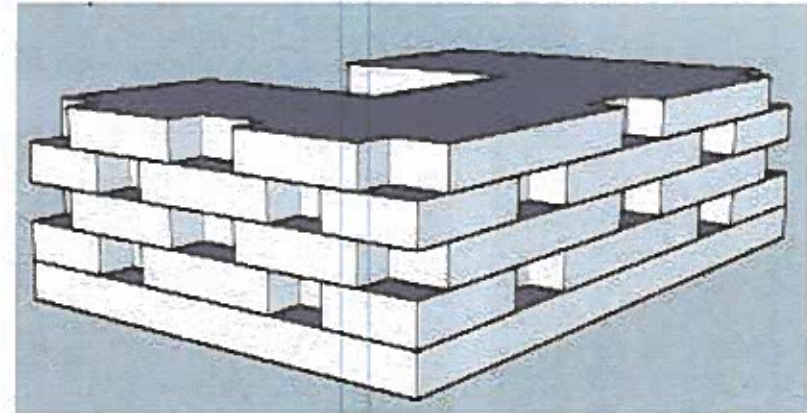
**Developments which meet two or more of the above criteria will be eligible for a further bonus of 10 units/acre and an increase of 0.5 FAR, above and beyond the permitted maximum (bonus) density and FAR in each district.

4.3 Design Standards

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

Building Mass and Form

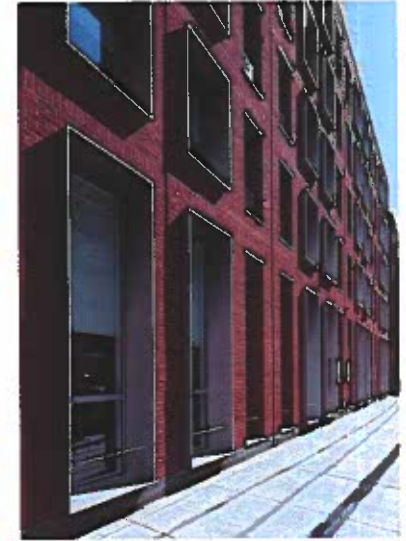
1. Architectural massing is encouraged. Architectural massing is the arrangement of forms of a building. Massing refers to the structure in a three-dimensional form.
2. Primary entrances shall be conveniently oriented to public streets or plazas to allow safe, convenient access to and from transit facilities and/or services.
3. Buildings should be placed to minimize the number of driveways along main streets and primary pedestrian routes. Shared driveways and shipping and receiving points are encouraged to reduce the number of curb openings to enhance the streetscape and promote traffic safety.
4. Buildings should include, at the street level, design elements that encourage pedestrian interest such as large display windows, multiple entries, and clear signage.
5. Building entries may be recessed into the facade and partially covered, allowing pedestrians to escape inclement weather.
6. Buildings that are higher than five (5) stories high, are encouraged to make efforts to reduce the effect of building massing above the fourth floor. This may be achieved by using various architectural strategies that may include setbacks, voids in the building facade or varied building material to reduce the effect of the massing in all or some of the sides of the building, especially buildings that are adjacent to single family homes.



4. PROPOSED LAND USE PLAN

Architectural standards and Facade treatments

1. Structures should be designed to encourage architectural variety within an overall framework of design continuity.
2. A 'human scale' of development shall be achieved at grade and along street frontage through the use of building elements such as enhanced entrances, corners, display windows, doors, columns, awnings, canopies, and graphic panels. These are encouraged to provide a visually attractive environment and help alleviate the monotony of pedestrian trips.
3. Building facades of townhouses shall include architectural features such as dormers, bay windows, balconies, etc. Such features may be permitted to project over pedestrian sidewalks, with a minimum clearance of 8.5 feet, to within four feet of a curb.
4. Architectural features are to be provided when using a flat roof; these features are to include a parapet wall accented with a cornice and frieze. Capped roof or sloping roof structures are encouraged.
5. Any front façade of a nonresidential structure within the Redevelopment Area must be visually permeable (i.e. it should contain windows or other openings at eye level). Blank and windowless walls shall be permitted only along the rear of buildings. Retail frontage should have display windows with 40 to 60% of the façade transparent.
6. Multi-tenant buildings shall provide varied storefronts. Upper floors may be coordinated with ground floors through common materials and colors.
7. Side and rear yard elevations should receive architectural treatments comparable to the front facades when public access or public parking is provided next to the buildings.
8. If a parking deck/ structure is constructed, the facade elevations shall receive architectural treatment that complements the principal building.



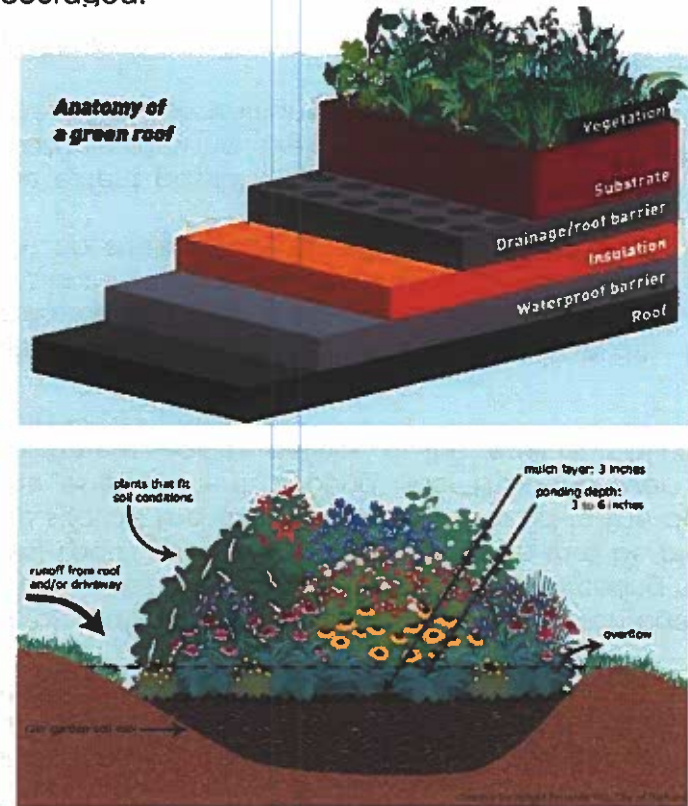
Material and Texture

1. A variety of materials may be appropriate and utilized. Masonry, which works well at the base of the building, can vary in size, color, and texture, and enable the provision of a decorative pattern or band. Above 12 feet, it can be substituted with other suitable material.
2. The use of fabric or metal canopies is to be encouraged, especially over storefronts, at entrances or over display windows.
3. Materials shall be selected that are similar in appearance with the new development in the vicinity.

Sustainability Standards

1. A roof-top garden or landscaped roof area may be provided on a newly constructed building in the plan area. The green roof area should cover a minimum of 50% of the roof.
2. A green roof shall consist of four layers: a waterproof membrane, a layer of insulation, a drainage layer, and the growing medium (substrate). Additionally, a protective layer of PVC or other suitable material may be placed beneath the growing medium to protect against roots penetrating the waterproofing layer.
3. Roof-top garden or landscaped area may be made accessible to the residents of the building.
4. Where roof decks are provided, a minimum of 50% of the deck area should be landscaped. This area may be made accessible to the general public.
5. Where building setbacks create terraces, landscaping is encouraged.
6. Sustainable design practices and LEED certifiable buildings are strongly encouraged.

7. Other rooftop appurtenances, including but not limited to radio or television antennas, elevator or stair bulkheads, mechanical equipment, alternative energy installations, water tanks and cooling towers, shall be permitted.
8. Roof appurtenances may not exceed a height of 10 feet above the main roof slab and shall not be affixed to the roof of an elevator or stair bulkhead.
9. Required minimum open space is encouraged to be a landscaped area that includes water retention, rain gardens etc.
10. Minimize impervious surface area as much as possible.
11. Use of sustainable building materials, solar panels etc. is highly encouraged.



Signage Standards

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

1. All signage shall be subject to site plan review and approval by the Planning Board.
2. No fluorescent or glowing paint is permitted for any signage within the area
3. No signs or advertising devices that are rooftop mounted, intermittently illuminated, flashing, or moving are allowed. Signs that might be mistaken for traffic control devices are also prohibited.
4. Information kiosks with tenant listings and directions are permitted with a maximum of 8 square feet of signage area. Advertising is prohibited on kiosks.
5. Freestanding signs are prohibited with the exception of way-finding identification installed with the approval of the City.
6. Signage above the first story of any structure is prohibited, except that any building may have a single sign located at an upper level that identifies the building or its primary occupant.
7. Commercial Buildings: Total exterior signage, exclusive of the signage permitted pursuant to subsection G of this section and signage permitted for ground floor retail establishments pursuant to subsection J of this section, shall not exceed 32 square feet for each street frontage. Buildings with multiple uses shall have not more than one sign per use on each frontage and the total of the area of all signs shall not exceed the maximum allowed.
8. Residential: Total exterior signage shall not exceed twenty square feet.
9. All uses other than Commercial, and Residential: Every establishment is permitted a total amount of signage that does not exceed fifteen percent (15%) of the total Ground Floor Frontage
10. Area of that establishment. Ground Floor Frontage Height shall be measured from grade to the finished ceiling height of the first floor. Ground Floor Frontage Width shall be measured as the straight line distance along the build-to line occupied by the establishment. Ground Floor Frontage Area for any establishment shall be defined as the result of multiplying the Ground Floor Frontage
11. Height with the Ground Floor Frontage Width for that establishment. No sign located on the façade shall exceed 20 inches in height. Blade signage shall not exceed 18 inches in height, nor shall project more than 3 feet from the façade.
12. To the extent possible, lighting levels for signage should be controllable allowing level intensity to be significantly reduced at times of low pedestrian or vehicular activity.

Adaptive Reuse

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

5.1 Site Plan and Subdivision Applications

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

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

5.2 Deviations

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

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

underlying zoning ordinance. As such, any use variances would be properly directed to the Zoning Board of Adjustment.

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

5.3 Relief from Applicability of Other Regulations

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

6.1 Selection of Redevelopers

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

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

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

6.2 Certification of Completion

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

6.3 Statutory Permitted Actions

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

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

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

6.4 Agreements with Redeveloper

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

6.5 Equal Opportunity

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

6.6 Period of Applicability

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

6.7 Relocation Requirements

The Area governed by this Redevelopment and Rehabilitation Plan is a Non-Condemnation Redevelopment Area, which does not permit the City to acquire a property by condemnation. Prior to the undertaking of any voluntary acquisition of property

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

6.8 Relocation Strategy

A. Experience: The Redevelopment Entity will be responsible for determining eligibility and assisting in the relocation of all occupants to be displaced as a result of redevelopment projects undertaken in accordance with this Redevelopment Plan, including households and businesses.

Once eligibility has been determined, relocation payments will be made to all eligible displacees, residential and nonresidential, for reasonable and necessary moving expenses and for actual direct loss of property. To the extent possible, existing businesses that conform to the permitted uses of this Plan may be retained within the redevelopment area in new or rehabilitated buildings.

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

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

6. IMPLEMENTATION OF THE PLAN

6.9 Procedure for Amending the Approved Plan

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

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Central Valley Redevelopment Plan, City of Orange Township

