

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

DATE _____

NUMBER 73-2023

TITLE: AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROVE AND ADOPT THE SCATTERED SITES NONCONDEMNATION REDEVELOPMENT PLAN, IMPLEMENTING SPECIFIC DEVELOPMENT REGULATIONS AND BULK ZONING STANDARDS TO GOVERN THE SCATTERED SITES REDEVELOPMENT AREA, ALL IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 ET SEQ.*

WHEREAS, the Municipal Council ("Municipal Council") of the City of Orange Township ("City") adopted Resolution No. 372-2022 on September 6, 2022, and Resolution No. 255-2023 on June 20, 2023, thereby authorizing the City's Planning Board ("Planning Board") to conduct a preliminary investigation into whether the below-described area—139 various parcels located throughout the City, collectively known as the Scattered Sites Study Area—satisfies criteria for designation as an area in need of redevelopment without condemnation and/or an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law ("LRHL"), *N.J.S.A. 40A:12A-1 et seq.*:

<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
301	24	469 Burnside Street
301	32	443 Burnside Street
401	18	458 Burnside Street
401	26	490 Burnside Street
401	28	500 Burnside Street
601	1	364 Washington Street
601	2	356 Washington Street
601	10	351 Alden Street
704	6	383 Cleveland Street
704	30	368 High Street
901	2	190 North Center Street
901	7	206 North Center Street
901	45	247 Duane Street
902	17	260 Duane Street
1002	12	316 Elizabeth Street
1003	7	284 Cleveland Street
1003	16	318 Gist Place
1003	18	289 North Day Street
1003	19	285 North Day Street
1004	20	299 North Day Street
1006	18	278 North Day Street
1006	25	283 North Center Street
1006	31	259 North Center Street
1006	32	255 North Center Street
1006	40	229 North Center Street



<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
1006	48	203 North Center Street
1101	6	232 High Street
1102	7	268 High Street
1103	1	391 Lakeside Avenue
1202	16	475-477 Vernon Place
1203	36	437 Lakeside Avenue
1204	6	264 Mt. Vernon Avenue
1204	26	251 High Street
1205	7	236 Mt. Vernon Avenue
1205	11	434 Parkinson Street
1402	14	527 White Street
1403	23	477 White Street
1502	16	329 White Street
1503	7	151 North Day Street
1503	8	149 North Day Street
1503	18	111 North Day Street
1503	19	109 North Day Street
1503	20	107 North Day Street
1503	31	136 North Essex Avenue
1601	7	264 Park Avenue
1601	18	150 North Day Street
1701	5	56 William Street
1701	7	48 William Street
1702	3	44 Hillyer Street
1702	6	50 Hillyer Street
1702	27	43 William Street
1702	32	59 William Street
1702	34	63 William Street
1802	19	102 Ward Street
1802	21	98 Ward Street
1802	22	96 Ward Street
1802	30	47 Hillyer Street
1803	1	74 Park Street
1803	26	85 Hillyer Street
1803	45	157 Ward Street
1804	6	134 Park Street
1804	35	159 Elm Street
1903	24	185 William Street
1903	35	227 William Street
1904	9	218 Wallace Street
1904	16	198 Wallace Street
1904	35	225 New Street
1904	37	229 New Street
1905	2	250 Snyder Street
1905	27	203 Wallace Street

<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
1905	28	200 Wallace Street
2002	3	122 North Day Street
2002	8	280 Snyder Street
2002	9	278 Snyder Street
2002	10	276 Snyder Street
2002	12	272 Snyder Street
2301	9	44 North Jefferson Street
2503	25	49 Bell Street
3801	22	433 Central Avenue
3802	11	416 Frankfort Street
3803	1	180 Scotland Road
3803	2	179 Scotland Road
3803	3	164 Scotland Road
3803	4	162 Scotland Road
3803	5	158 Scotland Road
3803	6	152 Scotland Road
3803	7	148 Scotland Road
3803	8	428-430 Mechanic Street
3803	9	424-428 Mechanic Street
3803	10	420 Mechanic Street
3803	11	416 Mechanic Street
3803	12	414 Mechanic Street
3803	13	410 Mechanic Street
3803	14	408 Mechanic Street
3803	15	139 Lincoln Avenue
3803	16	145 Lincoln Avenue
3803	17	147 Lincoln Avenue
3803	18	151 Lincoln Avenue
3803	19	157 Lincoln Avenue
3803	20	159 Lincoln Avenue
3803	21	163 Lincoln Avenue
3803	22	433 Frankfort Street
3803	23	437 Frankfort Street
4101	11	427 New England Terrace
4102	3	350-356 Lighthipe Place
4102	7	353 Clarendon Place
4103	8	448 New England Terrace
4103	11	430 New England Terrace
4103	26	481 Conover Terrace
4201	1	320 Central Avenue
4201	2	314 Central Avenue
4201	3	310 Central Avenue
4803	8	302 Carteret Terrace
4901	18	357 Lincoln Avenue
4901	19	373 Lincoln Avenue

<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
5104	6	472 Mountainview Avenue
5104	7	470 Mountainview Avenue
5104	8	464 Mountainview Avenue
5503	1	622 South Center Street
6204	1	526 Beach Street
6204	2	522 Beach Street
6204	3	518 Beach Street
6204	4	633 Scotland Road
6204	5	635 Scotland Road
6204	6	637 Scotland Road
6204	7	639 Scotland Road
6206	7	685-687 Scotland Road
6206	8	691 Scotland Road
6206	9	695 Scotland Road
6206	10	701 Scotland Road
6206	11	715 Scotland Road
6206	12	501 Argyle Avenue
6207	22	563 Argyle Avenue
6302	8	472 Laurel Street
6303	6	474 Tremont Avenue
6401	2	438 Tremont Avenue
7001	5	626 Argyle Avenue
7003	5	572 Argyle Avenue
7003	8	552 Argyle Avenue

(collectively, “Original Study Area”); and,

WHEREAS, the Planning Board prepared a map of the Original Study Area and undertook a preliminary investigation in accordance with the requirements of *N.J.S.A. 40A:12A-6* to determine whether the Original Study Area, or any portion thereof, qualifies as an area in need of redevelopment without condemnation as provided under *N.J.S.A. 40A:12A-5*; and,

WHEREAS, the Municipal Council’s referral to the Planning Board satisfied the requirements of the LRHL with respect to soliciting the Planning Board’s recommendation regarding designation of the Original Study Area, or any portion thereof, as an area in need of rehabilitation and/or an area in need of rehabilitation; and,

WHEREAS, the Planning Board authorized its planning consultant, Nishuane Group LLC (“Planning Consultant”), to investigate whether the Original Study Area, or any portion thereof, constitutes an area in need of redevelopment without condemnation and/or area in need of rehabilitation in accordance with the LRHL, and to prepare a preliminary report (“Study”) regarding same; and,

WHEREAS, the Planning Consultant prepared the Study, entitled *Preliminary Investigation for Determination of an Area in Need of Redevelopment Without Condemnation*

and/or Area in Need of Rehabilitation - Scattered Sites, dated December 21, 2022, and amended on May 24, 2023, and August 23, 2023, which details findings and recommendations relevant to whether the Original Study Area, or any portion thereof, should be designated as an area in need of redevelopment without condemnation and/or area in need of rehabilitation; and,

WHEREAS, the Planning Board, having provided requisite notice and having met all jurisdictional requirements of the LRHL, held public hearings on December 21, 2022, May 24, 2023, and August 23, 2023, during which a representative of the Planning Consultant, Zunilda Rodriguez, AICP, presented the Study to the Planning Board; and,

WHEREAS, following the public hearing on August 23, 2023, the Planning Board found that only the following 52 parcels (as designated on the City's official tax maps) within the Original Study Area satisfy the requisite criteria for designation as an area in need of redevelopment under the LRHL:

Block 301, Lot 32,
Block 401, Lot 26,
Block 601, Lots 2 and 10,
Block 1002, Lot 12,
Block 1003, Lots 7 and 18,
Block 1004, Lot 20,
Block 1006, Lots 18, 31, 40 and 48,
Block 1101, Lot 6,
Block 1103, Lot 1,
Block 1202, Lot 16,
Block 1203, Lot 36,
Block 1204, Lots 6 and 26,
Block 1205, Lots 7 and 11,
Block 1403, Lot 23
Block 1502, Lot 16,
Block 1503, Lots 7, 8, 18, 19 and 20,
Block 1702, Lot 6,
Block 1802, Lots 21 and 30,
Block 1804, Lot 6,
Block 1904, Lots 16 and 37,
Block 1905, Lots 2 and 27,
Block 2002, Lots 3, 9 and 10,
Block 3801, Lot 22,
Block 3803, Lots 3, 8 and 9,
Block 4102, Lot 7,
Block 4201, Lots 2 and 3,
Block 4803, Lot 8,
Block 4901, Lots 18 and 19,
Block 5503, Lot 1,
Block 6206, Lots 10 and 12, and
Block 6302, Lot 8,

(collectively, "Final Study Area"); and,

WHEREAS, based on those findings and consideration of any comments by interested parties, the Planning Board voted to recommend to the Municipal Council that the Final Study Area be formally designated as an area in need of redevelopment without condemnation; and,

WHEREAS, on September 27, 2023, the Planning Board adopted Resolution No. 6-2023, memorializing its findings and recommendations regarding the Final Study Area, which was immediately transmitted to the Municipal Council; and,

WHEREAS, at its public meeting on October 3, 2023, the Municipal Council accepted the Planning Board's recommendations and adopted Resolution No. 403-2023, formally designating the Final Study Area as an area in need of redevelopment without condemnation to be known thereafter as the *Scattered Sites Redevelopment Area* ("Redevelopment Area"); and,

WHEREAS, the Municipal Council's original resolutions directing investigation of the Study Area (*i.e.*, Resolution Nos. 372-2022 and 255-2023) also authorized the Planning Board to prepare proposed development regulations and bulk zoning standards applicable to the Redevelopment Area consistent with the goals and objectives set forth in the Land Use Element of the City's 2018 Master Plan and all other applicable land use laws; and,

WHEREAS, pursuant to that authority, the Planning Consultant introduced the *Scattered Sites Redevelopment Plan* ("Redevelopment Plan") at the Planning Board's public meeting on August 23, 2023, outlining proposed regulations and bulk standards for the Redevelopment Area, which members of the Planning Board voted to approve; and,

WHEREAS, on September 27, 2023, the Planning Board voted to adopt Resolution No. 7-2023, memorializing its approval of the Redevelopment Plan and transmitting same to the Municipal Council with the recommendation that it be adopted; and,

WHEREAS, considering all information before it, the Municipal Council determined that the City's interests relative to land use within the Redevelopment Area are best served by accepting the Planning Board's recommendation to formally adopt the Redevelopment Plan.

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

Section 1 Approval and Adoption of Amended Redevelopment Plan.

The *Scattered Sites Redevelopment Plan* prepared by Nishuane Group LLC, dated August 16, 2023, is hereby approved and adopted pursuant to *N.J.S.A. 40A:12A-7*.

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 adopt the Scattered Sites Redevelopment Plan.

FISCAL IMPACT: None.

Adopted:

Joyce L. Lanier
City Clerk

Tency Eason
Council President

Approved:

Dwayne D. Warren, Esq.
Mayor

PLANNING BOARD

The City of Orange Township
New Jersey



Date 09/27/2023

Case No. 7-2023

TITLE: RESOLUTION OF MEMORIALIZATION

APPROVING THE SCATTERED SITES STUDY REDEVELOPMENT PLAN WITHOUT CONDEMNATION

WHEREAS, the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et seq., authorizes municipal governing bodies to designate certain area of the municipality as "areas in need of redevelopment" as that term is defined in N.J.S.A. 40A:12A-3, and as further defined and provided for in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6;

WHEREAS, the City Council ("City Council") of the City of Orange Township ("City") adopted Resolution No. 372-2022 on September 6, 2022, thereby authorizing the City of Orange Township Planning Board ("Board") to conduct a preliminary investigation of an area known as the Scattered Sites Study Area, specifically identified on the City's official tax maps as per the plan attached (collectively, "Study Area"); and

WHEREAS, the Planning Board thereafter engaged Nishuane Group, LLC ("Planning Consultant") to undertake an investigation of the Study Area and Planning Consultant prepared a written report, which report was transmitted to the Planning Board; and

WHEREAS, at a regularly scheduled public meetings held on December 21, 2022, May 24, 2023 and August 23, 2023, the Planning Board adopted Resolution No. 6-2023 recommending that the City Council determine that the properties located within the Study Area be collectively designated as a non-condemnation area in need of redevelopment and as an area in need of rehabilitation, all in accordance with the LRHL; and

WHEREAS, the City Council designated the Study Area as a non-condemnation area in need of redevelopment and as an area in need of rehabilitation on June 20, 2023 by Resolution 255-2023; and

WHEREAS, Planning Consultant thereafter was retained to prepare a Redevelopment and Rehabilitation Plan for the Study Area which is dated August 16, 2023 and was transmitted to the Planning Board for review at its regularly scheduled meeting of August 23, 2023; and

WHEREAS, in the course of the public meeting, the Planning Board reviewed the aforementioned report and heard the testimony of representatives of the Planning Consultant, who prepared the report, and interested members of the public, if any; and

WHEREAS, based upon its review of the aforementioned report and the testimony presented during the public hearing, the Planning Board determined that the Redevelopment and Rehabilitation Plan is in line with the Area in Need designation and the City of Orange Township Master Plan and its land use ordinances; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Orange Township that it hereby recommends to the City Council that the Scattered Site Redevelopment Plan be enacted by ordinance in accordance with the LRHL.

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the City Council.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Motion to Adopt

Motion Date: August 23, 2023

M	2d	Member		AYE	NAY	N/V	N/P
<input type="checkbox"/>	<input type="checkbox"/>	HOLMES, Dwight	Board Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	JONES, Antoinette	Board Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WARREN, Hon. Dwayne D.	Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	COLEY, Hon. Kerry.	Councilmember	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MOBLEY, Christopher		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	ONYIUKE, Callistus		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	FAUSTIN, Enock		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

M: Motion
 2d: Second
 N/V: No Vote
 (Abstain/Excused)
 N/P: Not Present

Vote Totals:

7	0	0	0
---	---	---	---

 Approved Rejected

Motion to Approve Resolution

Motion Date: September 27, 2023

M	2d	Member		AYE	NAY	N/V	N/P
<input type="checkbox"/>	<input type="checkbox"/>	HOLMES, Dwight	Board Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	JONES, Antoinette	Board Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WARREN, Hon. Dwayne D.	Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	COLEY, Hon. Kerry.	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOBLEY, Christopher		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	ONYIUKE, Callistus		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FAUSTIN, Enock		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	LAUTURE, Jean-Guy		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

M: Motion
 2d: Second
 N/V: No Vote
 (Abstain/Excused)
 N/P: Not Present

Vote Totals:

6	0	0	0
---	---	---	---

 Approved Rejected

I hereby certify the foregoing Resolution was adopted by the Planning Board of the City of Orange Township at its meeting on September 27, 2023, and that said resolution memorializes the action of the Planning Board taken at its meeting on August 23, 2023.

Dwight Holmes

Dwight Holmes (Oct 2, 2023 12:41 EDT)

Dwight Holmes
 Planning Board Chair

ARS

Gisell Reyes (Oct 2, 2023 12:55 EDT)

Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

Joseph M. Wenzel

Joseph M. Wenzel (Oct 2, 2023 12:49 EDT)

Joseph Wenzel, Esq.
 Planning Board Attorney











Scattered Sites Redevelopment Plan - Resolution

Final Audit Report

2023-10-02

Created:	2023-10-02
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAABVJHABx8wTgU-bMdJwDNcDk2ap-hk3ju_

"Scattered Sites Redevelopment Plan - Resolution" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2023-10-02 - 3:27:04 PM GMT
-  Document emailed to dwightholmes78@yahoo.com for signature
2023-10-02 - 3:27:38 PM GMT
-  Email viewed by dwightholmes78@yahoo.com
2023-10-02 - 4:40:04 PM GMT
-  Signer dwightholmes78@yahoo.com entered name at signing as Dwight Holmes
2023-10-02 - 4:41:39 PM GMT
-  Document e-signed by Dwight Holmes (dwightholmes78@yahoo.com)
Signature Date: 2023-10-02 - 4:41:41 PM GMT - Time Source: server
-  Document emailed to joe@friendwenzel.com for signature
2023-10-02 - 4:41:42 PM GMT
-  Email viewed by joe@friendwenzel.com
2023-10-02 - 4:49:38 PM GMT
-  Signer joe@friendwenzel.com entered name at signing as Joseph M. Wenzel
2023-10-02 - 4:49:53 PM GMT
-  Document e-signed by Joseph M. Wenzel (joe@friendwenzel.com)
Signature Date: 2023-10-02 - 4:49:55 PM GMT - Time Source: server
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
2023-10-02 - 4:49:56 PM GMT



Email viewed by Gisell Reyes (areyes@orangenj.gov)

2023-10-02 - 4:55:06 PM GMT



Document e-signed by Gisell Reyes (areyes@orangenj.gov)

Signature Date: 2023-10-02 - 4:55:20 PM GMT - Time Source: server



Agreement completed.

2023-10-02 - 4:55:20 PM GMT



Adobe Acrobat Sign

DRAFT

Scattered Sites Redevelopment Plan without Condemnation

The City of Orange Township, New Jersey

August 16, 2023

Prepared By:

Michele Delisfort

Michele Delisfort, PP/A.I.C.P.
PP License #: 33LI00615500
Nishuane Group, LLC.

Zunilda Rodriguez

Zunilda Rodriguez, A.I.C.P.
AICP #: 021053
Nishuane Group, LLC

City of Orange Township, New Jersey



DRAFT



DRAFT



© Nishuane Group LLC, 2023.
All rights reserved.

No portion of this report may be reproduced mechanically, electronically, or by any other means, including photocopying, without written permission from Nishuane Group, LLC.

DRAFT

Table of Contents

1. Introduction	5
1.1. Statutory Requirements.....	6
1.2. Redevelopment Plan Components.....	9
2. Area Overview	10
2.1 The Plan Area.....	11
2.2. Existing Land Use.....	12
2.3. Existing Zoning.....	21
2.4. Area Issues and Opportunities.....	31
3. The Plan	32
3.1 Purpose and Vision.....	33
3.2 Goals and Objectives.....	35
3.3 Compatibility with State and Local Plans.....	36
3.4 Statutory Basis for the Plan.....	38
3.5 Definitions.....	38
4. Proposed Land Use Plan	40
4.1 Land Use Plan.....	41
4.2 Subarea #1-4 Standards & Design Standards	42
5. Project Review Process and Amendments to Redevelopment Plan	56
5.1 Site Plan and Subdivision Applications.....	57
5.2 Powers of the Planning Board.....	57
5.3 Amendments to the Redevelopment Plan.....	58

Table of Contents

6. Plan Implementation	59
6.1 Selection of Redevelopers.....	60
6.2 Tax Abatement.....	60
6.3 Certification of Completion.....	60
6.4 Statutorily Permitted Actions.....	61
6.5 Agreements with Redeveloper.....	62
6.6 Equal Opportunity.....	63
6.7 Period of Applicability.....	63
6.8 Relocation Assistance.....	63
6.9. Properties to be Acquired.....	63

Appendix

Maps:

1. City of Orange Township Scattered Sites Redevelopment Parcel Summary Map

DRAFT



Chapter 1: Introduction

1. Introduction

DRAFT

1.1 Statutory Requirements

On September 6, 2022, the City of Orange Township City Council adopted a resolution authorizing the Planning Board to investigate whether certain properties should be designated as an Area in Need of Redevelopment or Rehabilitation pursuant to the State of New Jersey Local Redevelopment Housing Law. Resolution #372-2022 requested an initial investigation of the following scattered site parcels:

- Block 302, Lots 24, 32
- Block 401, Lots 18, 26, 28
- Block 601, Lot 1, 2, 10
- Block 704, Lots 6, 30
- Block 902, Lots 2, 17
- Block 901, Lots 7, 45
- Block 1003, Lots 7, 16, 18, 19
- Block 1004, Lot 20
- Block 1006, Lots 18, 25, 31, 32, 40, 48
- Block 1101, Lot 6
- Block 1102, Lot 7
- Block 1103, Lot 1
- Block 1202, Lot 16
- Block 1203, Lot 36
- Block 1204, Lots 6, 26
- Block 1205, Lots 7, 11
- Block 1402, Lot 14
- Block 1403, Lot 23
- Block 1502, Lot 16
- Block 1503, Lots 7, 8, 18, 19, 20, 21
- Block 1601, Lots 7, 18
- Block 1701, Lots 5, 7
- Block 1702, Lots 3, 6, 27, 32, 34
- Block 1802, Lots 19, 21, 22, 30
- Block 1803, Lots 1, 26, 45
- Block 1804, Lots 6, 35
- Block 1903, Lots 24, 35
- Block 1904, Lots 9, 16, 35, 37
- Block 1905, Lots 2, 27, 28
- Block 2022, Lots 3, 8, 9, 10, 12
- Block 2301, Lot 9
- Block 2503, Lot 25
- Block 3801, Lot 22
- Block 3802, Lot 11
- Block 3803, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
- Block 4101, Lot 11
- Block 4102, Lots 3, 7
- Block 4103, Lots 8, 11, 26
- Block 4201, Lots 1, 2, 3
- Block 4803, Lot 8
- Block 4901, Lots 18, 19
- Block 5104, Lots 6, 7, 8
- Block 6204, Lots 1, 2, 3, 4, 5, 6, 7
- Block 6206, Lots 7, 8, 9, 10, 11, 12
- Block 6207, Lot 22
- Block 6302, Lot 8
- Block 6303, Lot 6
- Block 6401, Lot 2
- Block 7001, Lot 5
- Block 7003, Lots 5, 8

1. Introduction

The City of Orange Township Municipal Resolution #372-2022 specifically states that the City does not wish to exercise the power of eminent domain to acquire any of the properties in the Study Area and seeks non-condemnation. Therefore, the scattered parcels were investigated as a Non-Condensation Redevelopment Area or Rehabilitation Area.

The City of Orange Township Planning Board held a public hearing on December 21, 2022, to review the results and recommendations based on an area investigation of the scattered sites. The Planning Board found that some properties in the Study Area met the redevelopment criteria and recommended that the City Council designate the Study Area as an Area in Need of Redevelopment. The Planning Board held an additional public hearing on May 24, 2023, to include an additional parcel to the Study Area - 622 South Center Street (Block 5503, Lot 1).

Subsequently, on June 20, 2023, the City Council held a public hearing, reviewed the Planning Board's recommendations and designated the Study Area as an Area in Need of Redevelopment to include an additional parcel to the Study Area, 622 South Center Street (Block 5503, Lot 1) via Resolution #255-2023.

DRAFT

CITY COUNCIL The City of Orange Township, New Jersey

Date: June 28, 2023

NUMBER: 255-2023

TITLE:

A RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY, AUTHORIZING THE PLANNING BOARD OF THE CITY OF ORANGE TOWNSHIP TO INCLUDE AN ADDITIONAL PARCEL IN THE SCATTERED SITES STUDY AREA PREVIOUSLY ESTABLISHED BY THE MUNICIPAL COUNCIL PURSUANT TO N.J.S.A. 40A:12A-6, TO DETERMINE WHETHER ANY PORTION OF SUCH AREA SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION AND/OR AS AN AREA IN NEED OF REHABILITATION, AND FURTHER DIRECTING THE PLANNING BOARD TO HOLD THE PUBLIC HEARING, REPORT TO THE CITY COUNCIL, AND PREPARE A REDEVELOPMENT PLAN FOR ANY AREAS SO DESIGNATED.

WHEREAS, the Municipal Council ("Municipal Council") of the City of Orange Township ("City") seeks to identify areas in need of redevelopment and areas in need of rehabilitation, as such terms are defined in the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq., and to develop plans for the redevelopment of such areas and to undertake or oversee the redevelopment of such areas, all as part of an overall comprehensive city-wide redevelopment initiative; and

WHEREAS, under N.J.S.A. 40A:12A-5, no area of a municipality shall be designated to be an area in need of redevelopment unless the governing body of the municipality, by resolution, authorizes the planning board of the municipality to undertake a preliminary investigation to determine whether the proposed area meets the criteria set forth in N.J.S.A. 40A:12A-5; and,

WHEREAS, the Municipal Council adopted Resolution No. 172-2022 on September 22, 2022, authorizing the City's Planning Board ("Planning Board") to conduct a preliminary investigation into whether any of the 138 parcels identified therein as the Scattered Sites Study Area satisfy criteria for designation as an area in need of redevelopment without condemnation powers as accordance with the procedures and requirements of N.J.S.A. 40A:12A-5, and/or an area in need of rehabilitation in accordance N.J.S.A. 40A:12A-14; and,

WHEREAS, the owner of the parcel located at Block 5503, Lot 1, more commonly known as 622 South Center Street, has requested that the Municipal Council declare that parcel as the Scattered Sites Study Area for determination whether it satisfies criteria for designation as an area in need of redevelopment without condemnation, and/or an area in need of rehabilitation in accordance N.J.S.A. 40A:12A-14; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Municipal Council has determined that designation of all or part of the Study Area as a noncondemnation area in need of redevelopment authorizes the City to use all redevelopment powers provided by the Legislature other than eminent domain (i.e., condemnation); and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, designation of an area in need of redevelopment without condemnation shall only be made after public notice has been given and a public hearing has been held by the Planning Board as provided in the LRHL.



DATE OF PUBLIC HEARING: 06/28/2023

DRAFT



1. Introduction

The Redevelopment Plan (hereinafter referred to as the Plan) includes the City's vision for this area and offers a redevelopment/rehabilitation framework to help guide efforts within the designated areas for several scattered site parcels.

The purpose of the Plan for the City of Orange Township is to incentivize the rehabilitation and redevelopment of vacant, underutilized and dilapidated residential and commercial properties. These properties will be rehabilitated or redeveloped through private or public investment and return as assets to the community.

The City of Orange Township will conduct redevelopment or rehabilitation activities through this Plan as a priority undertaking. This strategy will target parcels that have become dilapidated, underutilized, vacant, abandoned, and/or have severe tax arrears and/or carry large municipal and third-party liens. This Plan will create an opportunity to return such property to productive, occupied, tax generating parcels.

On June 20, 2023, the City Council designated specific parcels as an "Area in need of Rehabilitation" under the New Jersey Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.). Under the statute, Rehabilitation is defined as "an undertaking, by means of extensive repair, reconstruction or renovation of existing structures with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area."

The Plan area consists of scattered sites throughout the City. These properties are identified in Table 1 on page twenty of this Plan. The Plan will be amended regularly to add and remove properties as properties are rehabilitated and as new sites are identified. The required components of the Plan are described in the following section.

1. Introduction

DRAFT

1.2 Required Redevelopment Plan Components

The Plan has been prepared in accordance with Section 7 of the LRHL, which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body." Pursuant to the LRHL, the Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. The Redevelopment Plan's relationship to define local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the area, which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; and the State Development and Redevelopment Plan adopted pursuant to the State Planning Act, N.J.S.A. 52:18A-186, et seq.

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
 7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
 8. Proposed locations for zero-emissions vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
- According to LRHL, the Plan shall describe its relationship to pertinent municipal development regulations. The Plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
- All provisions of the Plan shall be either substantially consistent with the municipal Master Plan or designed to effectuate the Master Plan.

DRAFT



Chapter 2: Area Overview

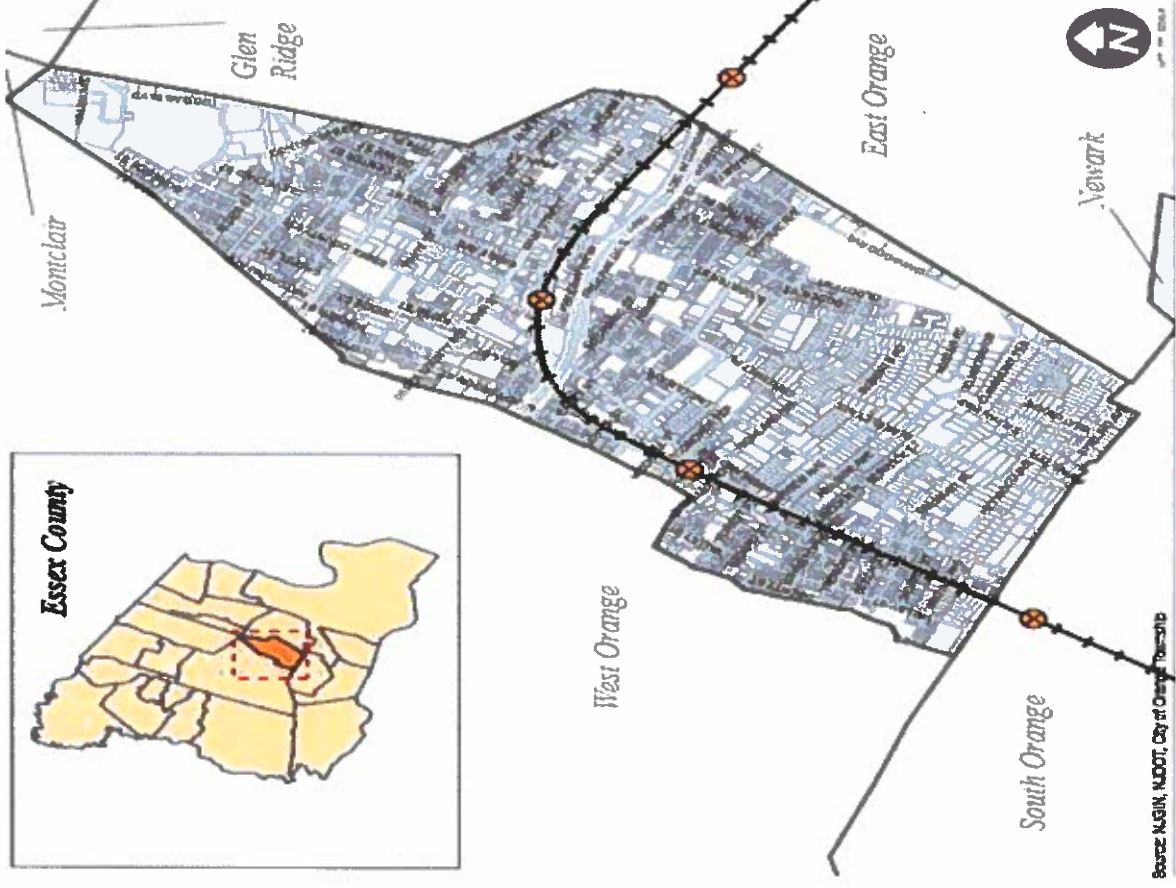
2. Area Overview

DRAFT

2.1 The Plan Area

The City of Orange Township is over 2.2 square miles and is generally located in the northeastern section of the State of New Jersey. The City is approximately 16 miles from New York City and is geographically located within Essex County, New Jersey and is bordered by West Orange to the west, East Orange to the east, and South Orange to the south. Additionally, the Montclair and Glen Ridge Townships abut the City of Orange Township to the north. The City of Newark is also located regionally to the east, south and west of the City of Orange Township.

The Plan area includes various parcels scattered across the North, South, West and East Wards of the City of Orange Township. Not all properties are contiguous with one another. There are a total of 52 properties present in the Plan that are designated for redevelopment.



2. Area Overview

2.2 Existing Land Use

Existing land uses in the Plan area were evaluated during multiple site visits and field analysis conducted in February, March and October 2022. Additionally, an investigation and review of tax assessment, aerial and zoning maps, investigation of MOD-IV land use classifications and land use/land cover data as mapped by the New Jersey Department of Environmental Protection was also evaluated as part of this process.

Properties in the Plan area contain various existing land uses that range from residential, commercial, and vacant lands and/or unimproved parcels. Some residential and commercial properties are occupied while others are vacant.

The following subsequent pages in the Plan includes maps showing the existing land uses for all properties in the Scattered Sites Redevelopment Area and their site location within the Plan area and its location within the overall City of Orange Township. Users of the Plan should utilize these maps to orient themselves with the location of Redevelopment Plan parcels and to gain a better understanding of the existing types of land uses for each property in the Plan.

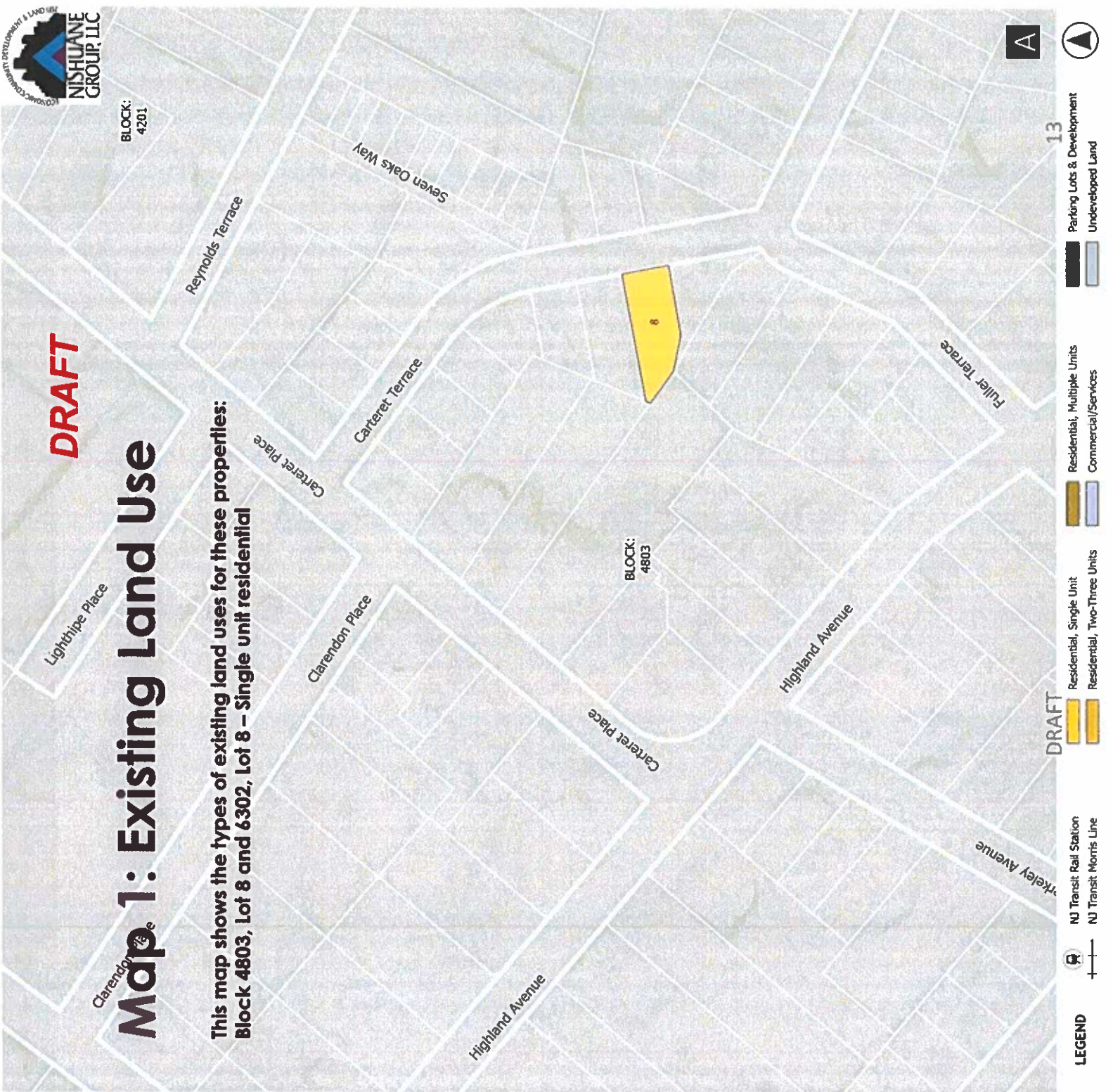
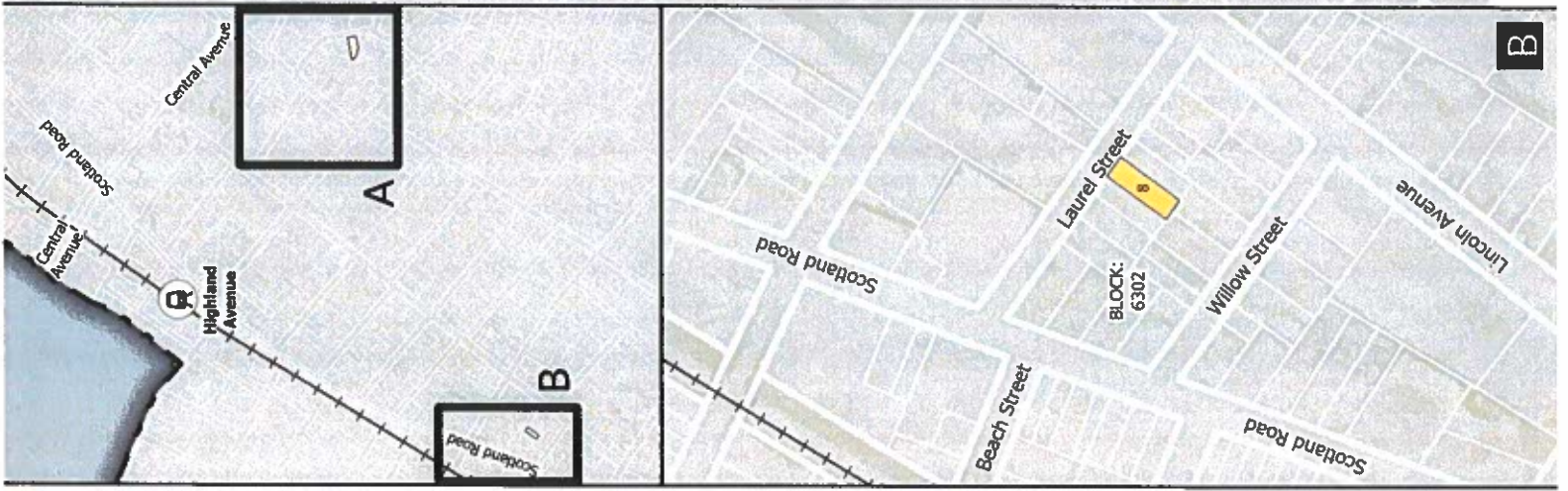


BLOCK:
4201

DRAFT

Map 1: Existing Land Use

This map shows the types of existing land uses for these properties:
 Block 4803, Lot 8 and 6302, Lot 8 – Single unit residential



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- Residential, Single Unit
- Residential, Two-Three Units
- Residential, Multiple Units
- Commercial/Services
- Parking Lots & Development
- Undeveloped Land

DRAFT

13

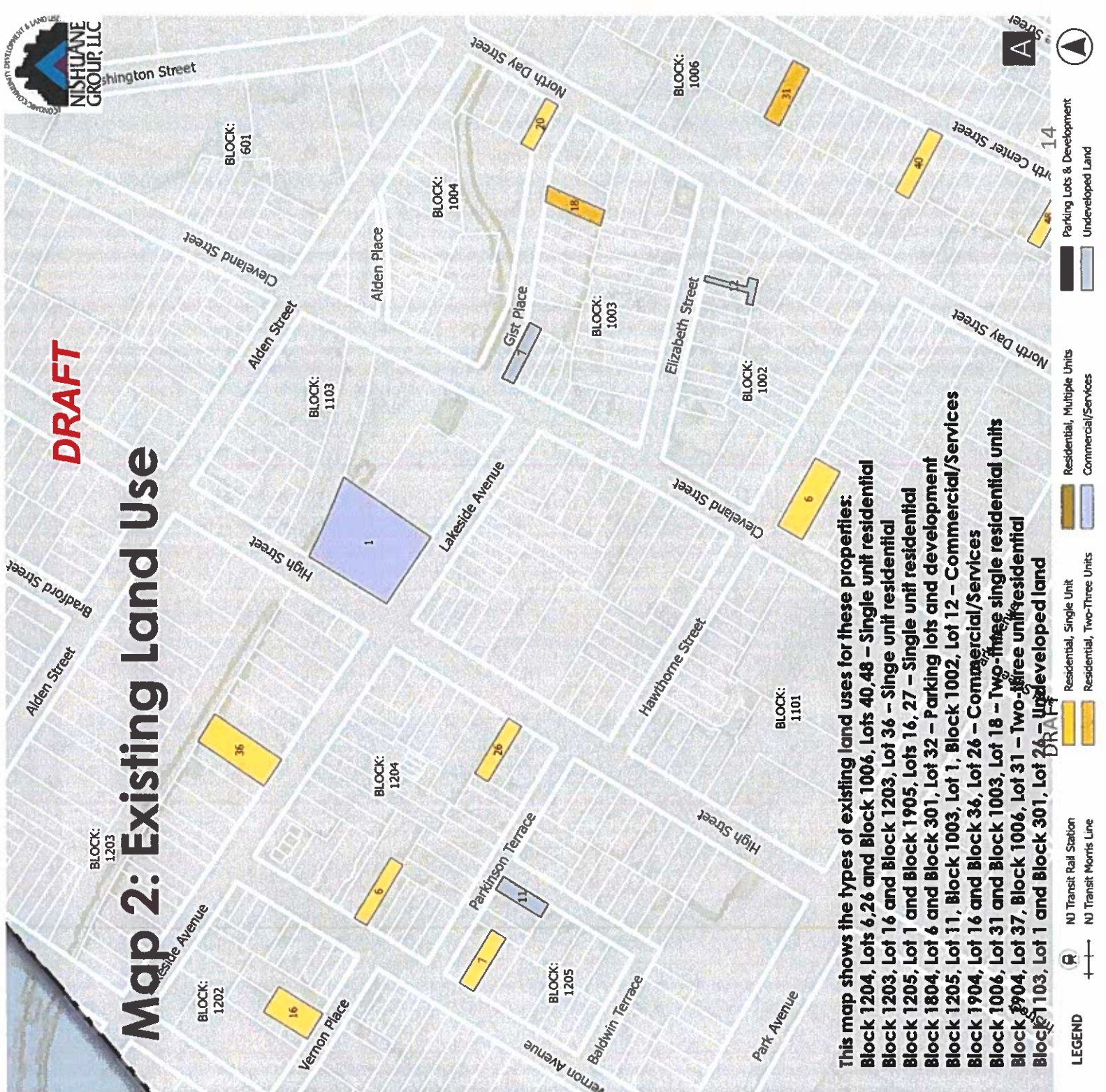
A



B

DRAFT

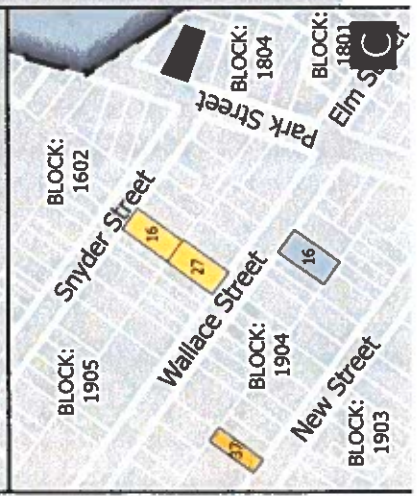
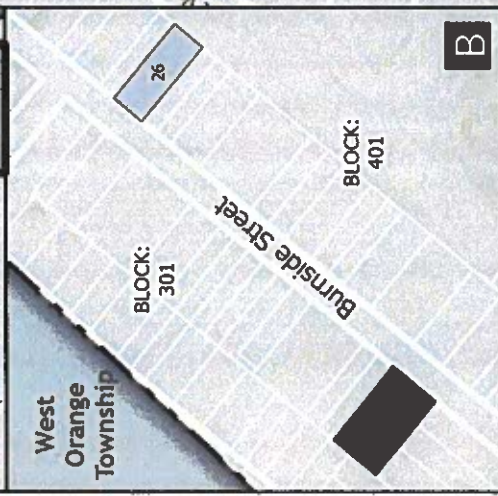
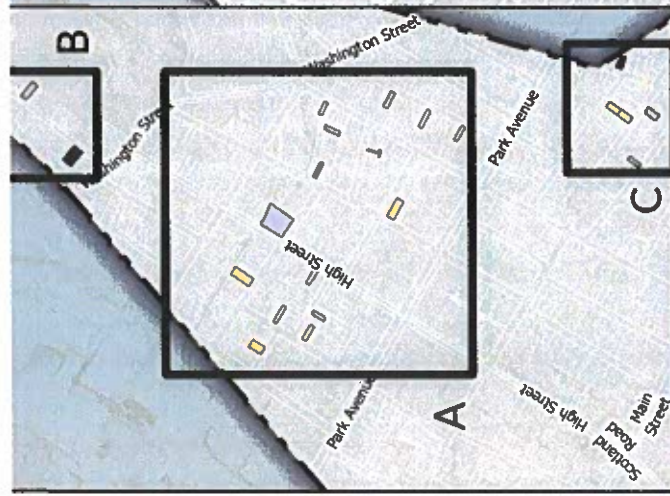
Map 2: Existing Land Use



This map shows the types of existing land uses for these properties:
 Block 1204, Lots 6, 26 and Block 1006, Lots 40, 48 – Single unit residential
 Block 1203, Lot 16 and Block 1203, Lot 36 – Single unit residential
 Block 1205, Lot 1 and Block 1905, Lots 16, 27 – Single unit residential
 Block 1804, Lot 6 and Block 301, Lot 32 – Parking lots and development
 Block 1205, Lot 11, Block 1003, Lot 1, Block 1002, Lot 12 – Commercial/Services
 Block 1904, Lot 16 and Block 36, Lot 26 – Commercial/Services
 Block 1006, Lot 31 and Block 1003, Lot 18 – Two-five single residential units
 Block 1904, Lot 37, Block 1006, Lot 31 – Two-three unit residential
 Block 1103, Lot 1 and Block 301, Lot 26 – Undeveloped land

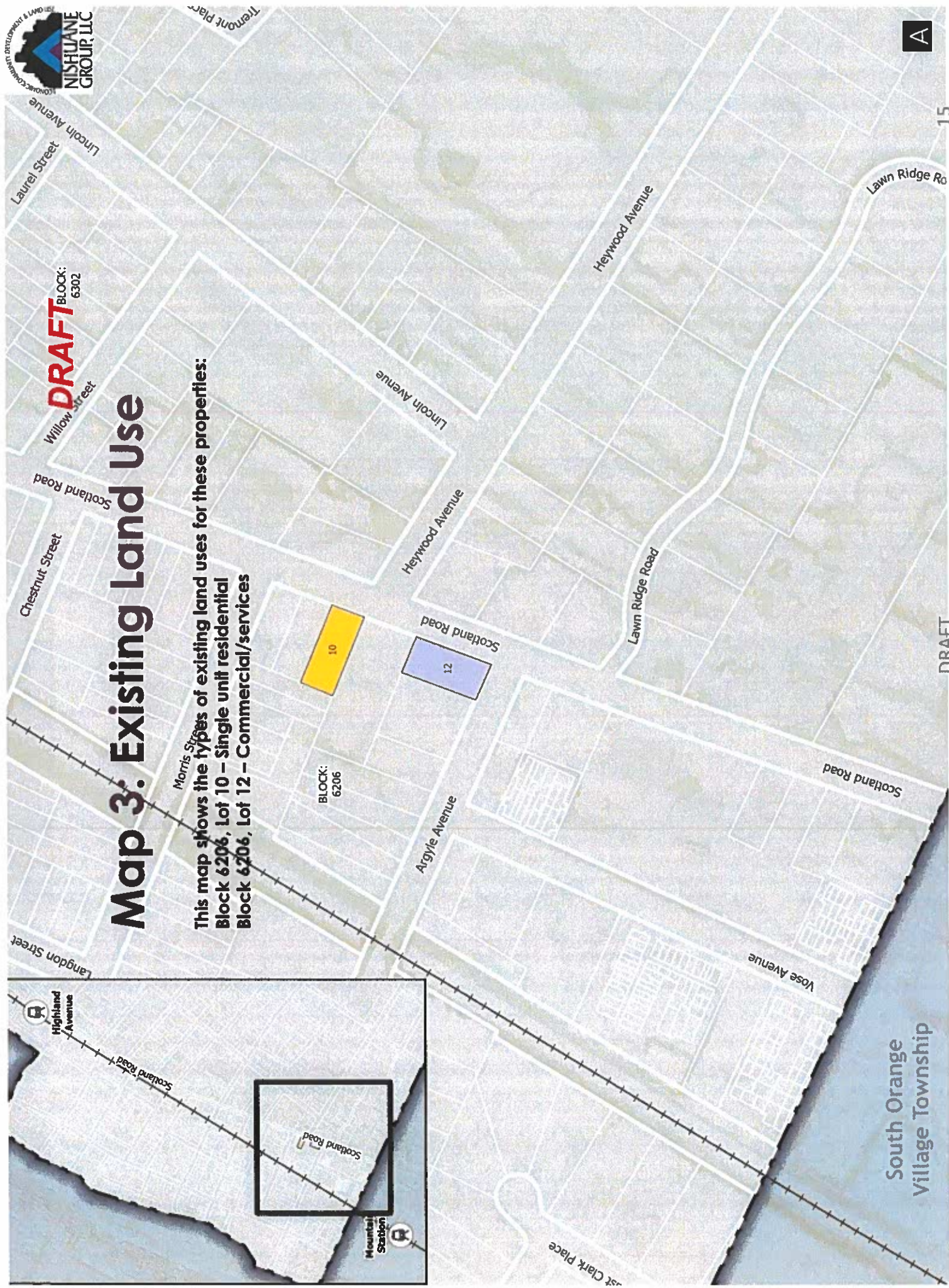
LEGEND

- NU Transit Rail Station
- NU Transit Morriss Line
- Residential, Single Unit
- Residential, Multiple Units
- Residential, Two-Three Units
- Commercial/Services
- Parking Lots & Development
- Undeveloped Land



LEGEND

- Block 1804
- Block 1801
- Block 1905
- Block 1602
- Block 1904
- Block 1903



Map 3: Existing Land Use

This map shows the types of existing land uses for these properties:
 Block 6206, Lot 10 – Single unit residential
 Block 6206, Lot 12 – Commercial/services

DRAFT
 BLOCK:
 6302

- LEGEND**
- NJ Transit Rail Station
 - NJ Transit Morris Line
 - Residential, Single Unit
 - Residential, Two-Three Units
 - Residential, Multiple Units
 - Commercial/Services
 - Parking Lots & Development
 - Undeveloped Land

DRAFT

A

15

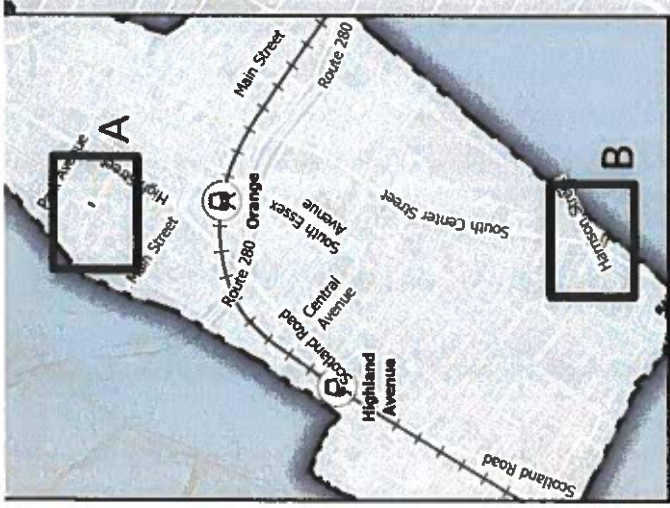
South Orange
 Village Township

BLOCK:
1205

DRAFT

Map 4: Existing Land Use

This map shows the types of existing land uses for these properties:
Block 1403, Lot 23 – Single-unit residential



LEGEND

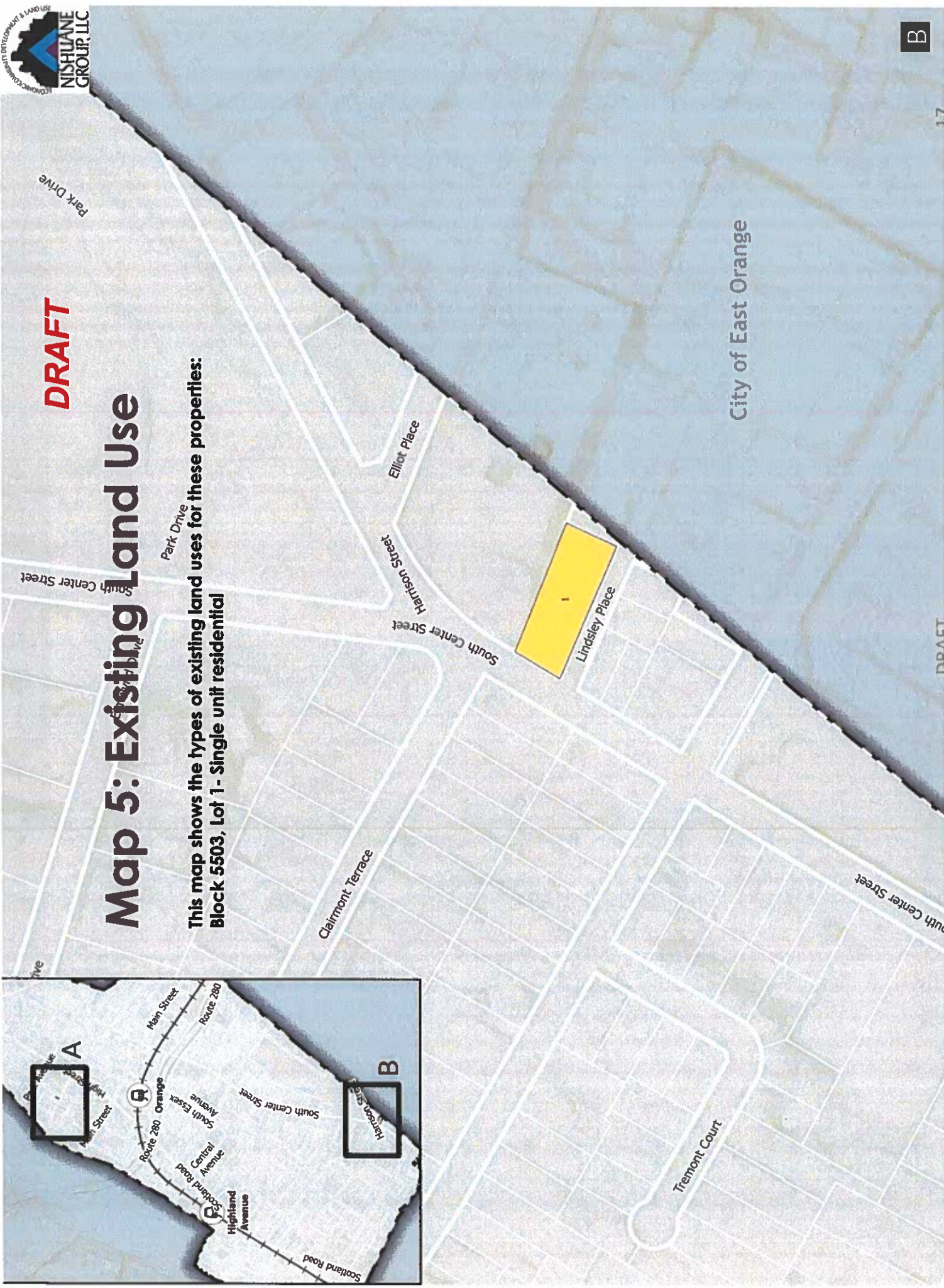
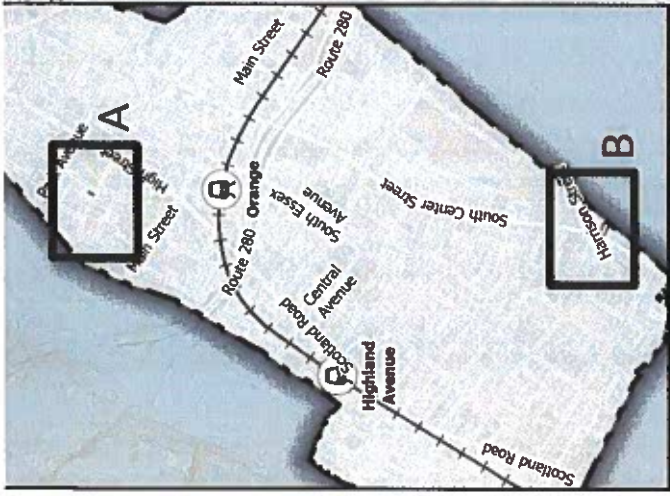
- (A) NU Transit Rail Station
- (B) NU Transit Morris Line
- Residential, Single Unit
- Residential, Multiple Units
- Residential, Two-Three Units
- Commercial/Services
- Parking Lots & Development
- Undeveloped Land

DRAFT

DRAFT

Map 5: Existing Land Use

This map shows the types of existing land uses for these properties:
Block 5503, Lot 1 - Single unit residential



DRAFT



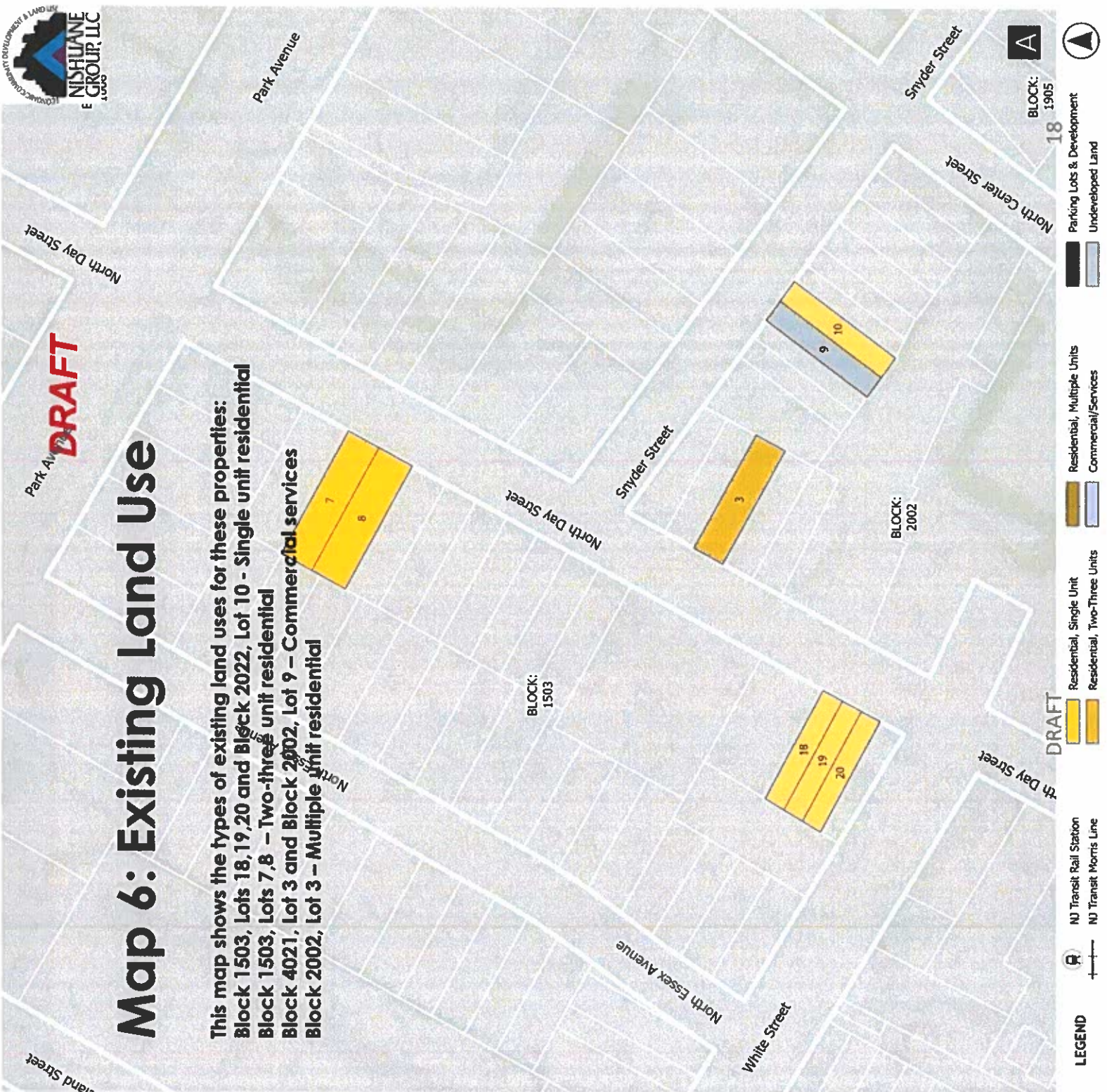
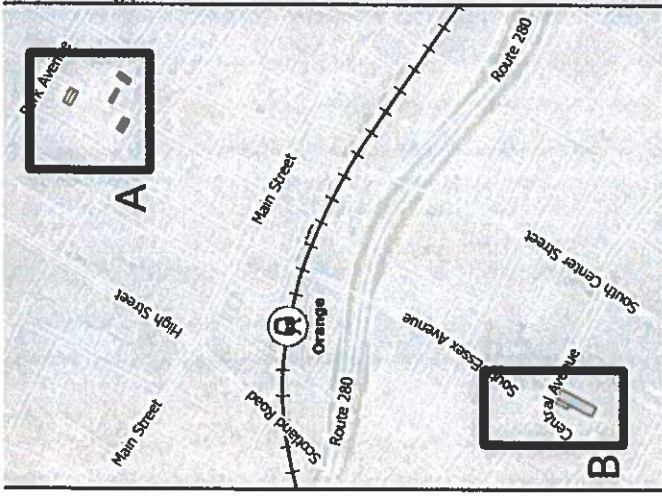
LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- Residential, Single Unit
- Residential, Two-Three Units
- Residential, Multiple Units
- Commercial/Services
- Parking Lots & Development
- Undeveloped Land

DRAFT

Map 6: Existing Land Use

This map shows the types of existing land uses for these properties:
Block 1503, Lots 18, 19, 20 and Block 2002, Lot 10 - Single unit residential
Block 1503, Lots 7, 8 - Two-three unit residential
Block 4021, Lot 3 and Block 2002, Lot 9 - Commercial services
Block 2002, Lot 3 - Multiple unit residential



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- Residential, Single Unit
- Residential, Multiple Units
- Residential, Two-Three Units
- Commercial/Services
- Parking Lots & Development
- Undeveloped Land

BLOCK: 1503

BLOCK: 2002

BLOCK: 4201

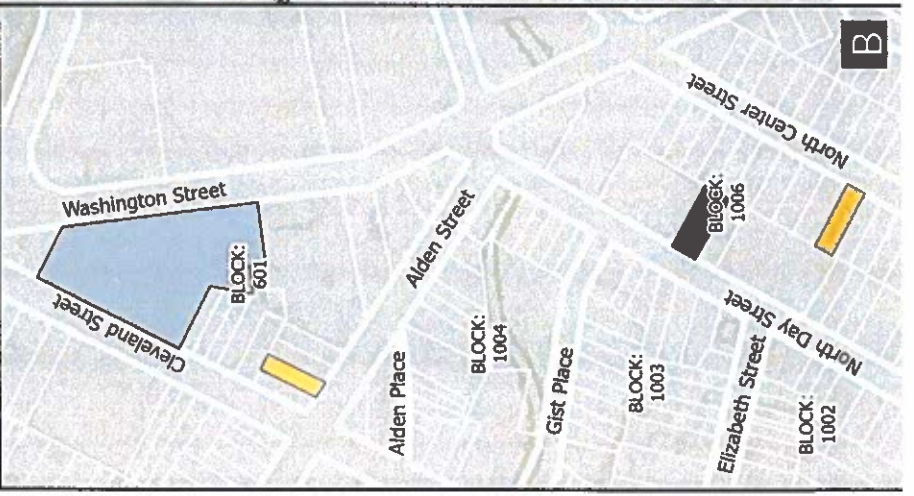
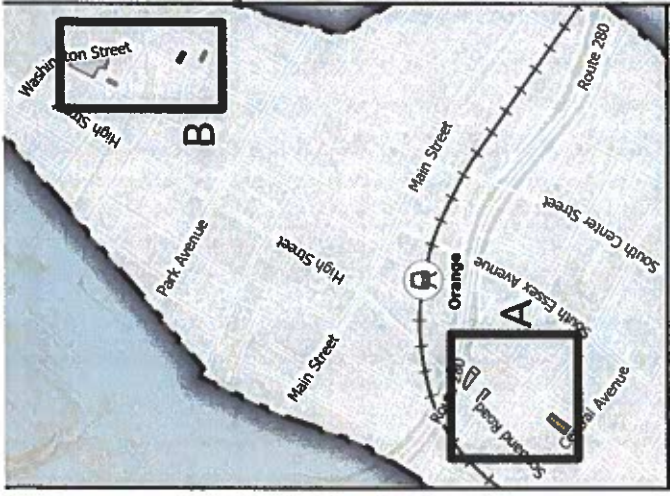
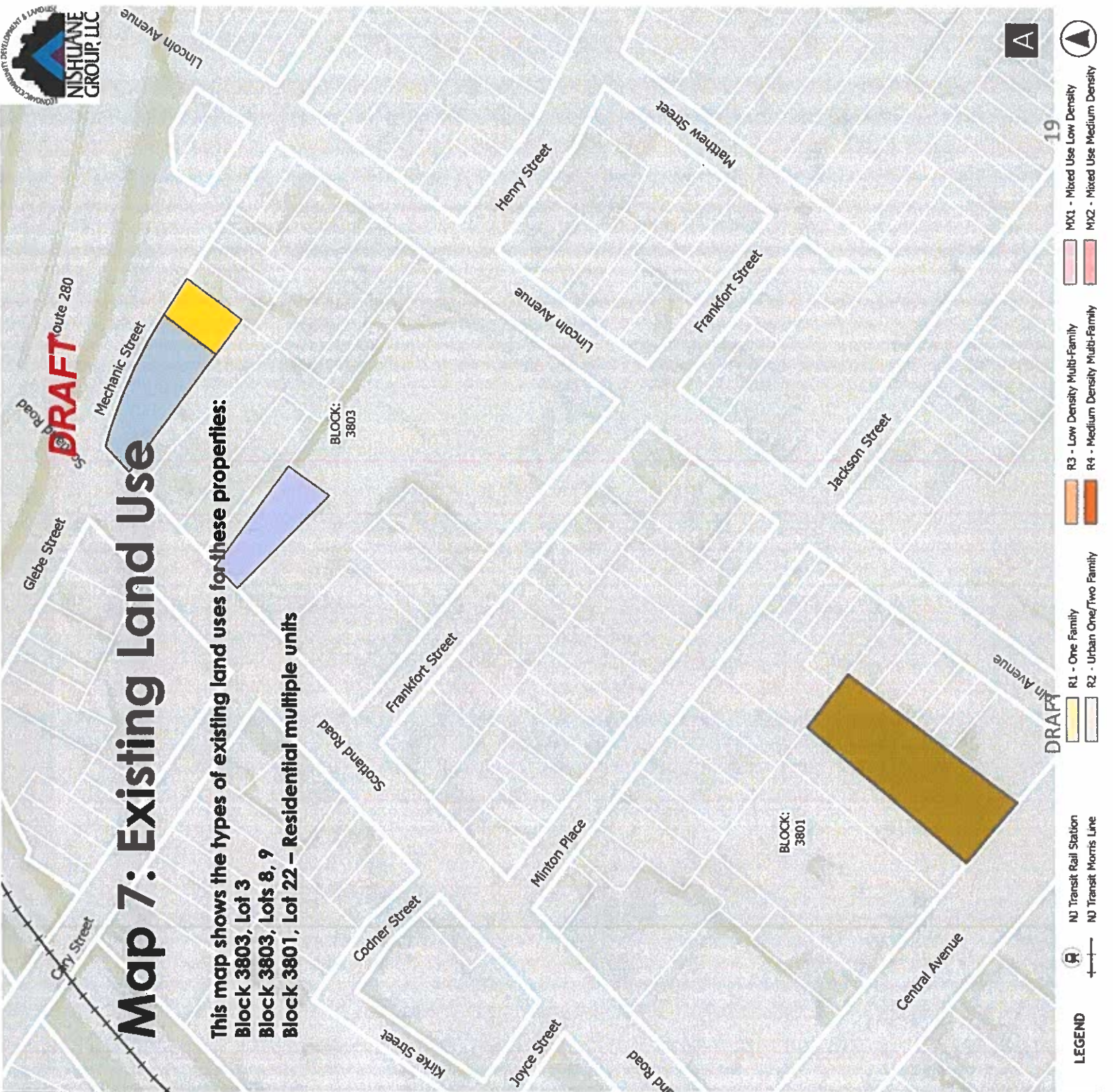
BLOCK: 18 1905

DRAFT

Map 7: Existing Land Use

This map shows the types of existing land uses for these properties:

- Block 3803, Lot 3
- Block 3803, Lots 8, 9
- Block 3801, Lot 22 – Residential multiple units



LEGEND

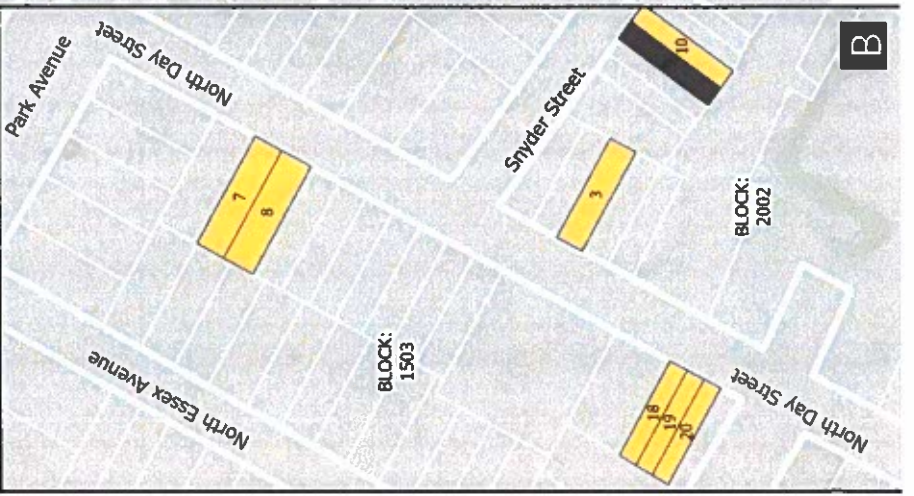
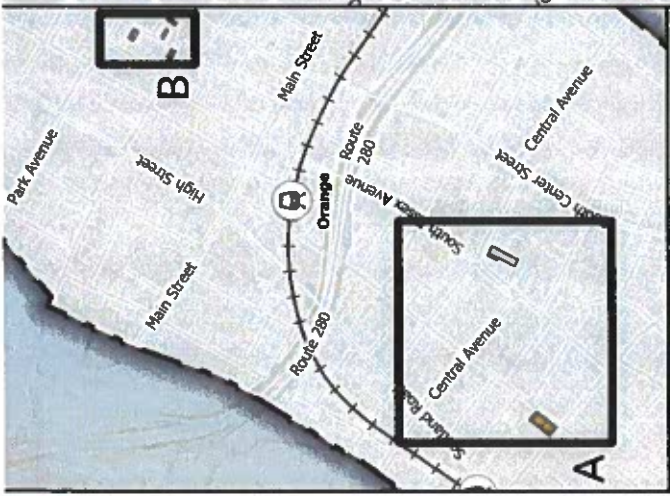
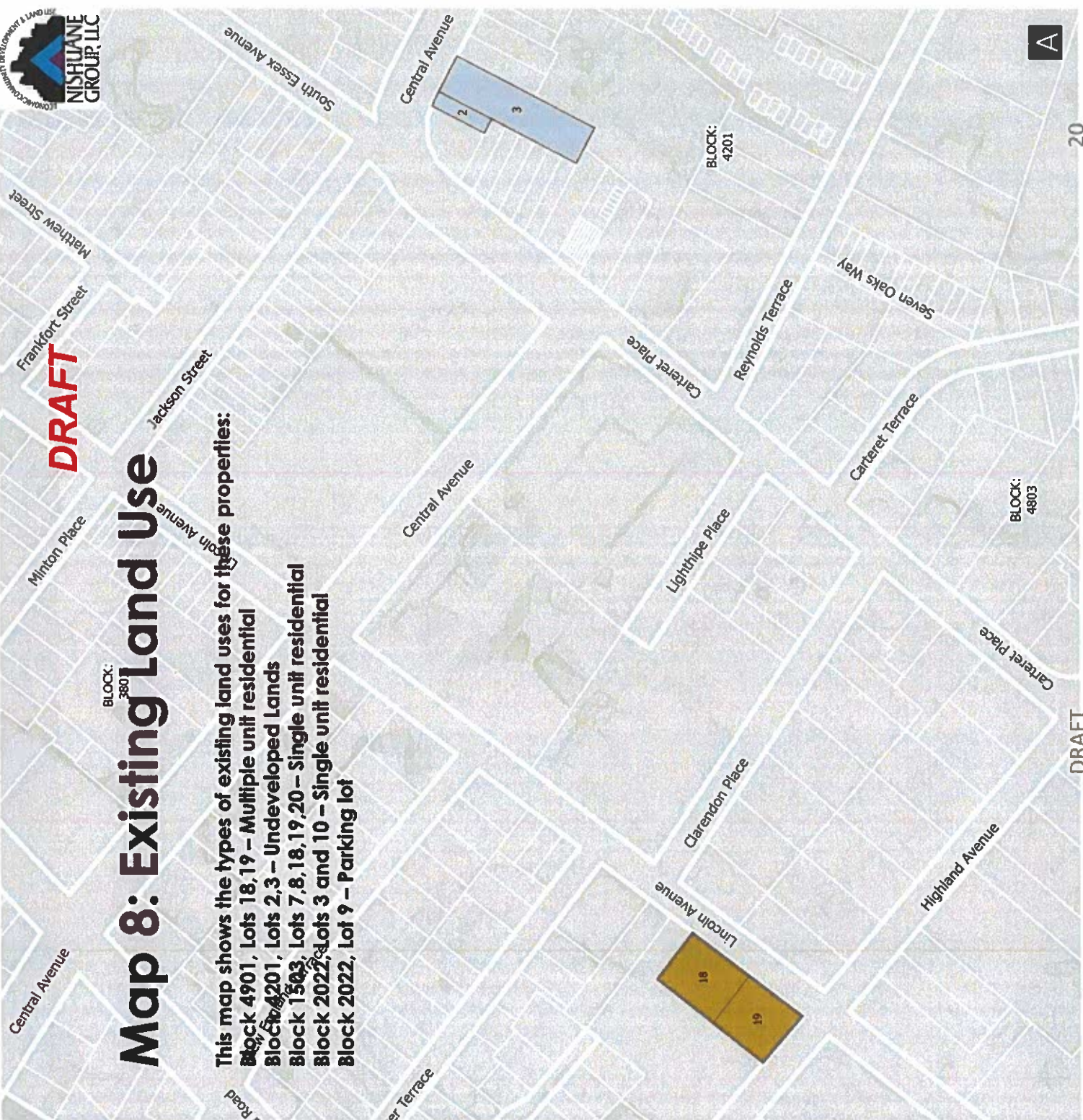
- ⊙ NJ Transit Rail Station
- ⊕ NJ Transit Morris Line
- R1 - One Family
- R2 - Urban One/Two Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family
- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density

DRAFT

Map 8: Existing Land Use

This map shows the types of existing land uses for these properties:

- Block 4901, Lots 18, 19 – Multiple unit residential
- Block 4201, Lots 2, 3 – Undeveloped Lands
- Block 1503, Lots 7, 8, 18, 19, 20 – Single unit residential
- Block 2022, Lots 3 and 10 – Single unit residential
- Block 2022, Lot 9 – Parking lot



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- Parking Lots & Development
- Undeveloped Land
- Residential, Multiple Units
- Residential, Single Unit
- Residential, Two-Three Units
- Commercial/Services

DRAFT

20

2. Area Overview

2.3. Existing Zoning

Individual scattered properties governed by the Plan are located within the following existing zone areas in the City:

Table 1: Existing Zoning Parcel List

Block	Lot	Zoning
302	32	R-2
401	26	R-2
601	2	MX-2
601	10	MX-2
1002	12	R-2
1003	7	R-2
1003	18	R-2
1004	20	R-2
1006	18	MX-2
1006	31	R-2
1006	40	R-2
1006	48	R-2
1101	6	R-2
1103	1	R-2

DRAFT

Block	Lot	Zoning
1202	16	R-2
1203	36	R-2
1204	6	R-2
1204	26	R-2
1205	7	R-2
1205	11	R-2
1403	23	R-4
1502	16	MX-1
1503	7	MX-1
1503	8	MX-1
1503	18	MX-1
1503	19	MX-1
1503	20	MX-1
1702	6	R-2
1802	21	R-2
1802	30	R-2
1804	6	R-2
1904	16	R-2
1904	37	R-2

2. Area Overview

Existing Zoning

Block	Lot	Zoning
1905	2	R-2
1905	27	R-2
2002	3	MX-1
2002	9	MX-1
2002	10	MX-1
3801	22	MX-1
3803	3	MX-2
3803	8	MX-2
3803	9	MX-2
4102	7	MX-1
4201	2	MX-1
4201	3	MX-1
4803	8	R-1
4901	18	MX-1
4901	19	MX-1
5503	1	R-4
6206	10	R-3
6206	12	R-3
6302	8	R-3

Where the Plan proposes land uses or building requirements that differ from those for the Zone District in which the property is located, the standards and requirements in the Plan shall take precedence and supersede the requirements of the City's Land Development Ordinance.

Pursuant to the requirements of Section 7 of the LRHL (N.J.S.A. 40A:12A-7c), the City's Zoning Map is hereby amended to identify the parcels included in the Plan. The following pages in the Plan includes maps showing the existing zoning for all properties within the Plan Area. The parcels are segmented by existing underlying zoning districts that include R-1, R-2, R-3, R-4, MX-1 and MX-2 zones.

DRAFT

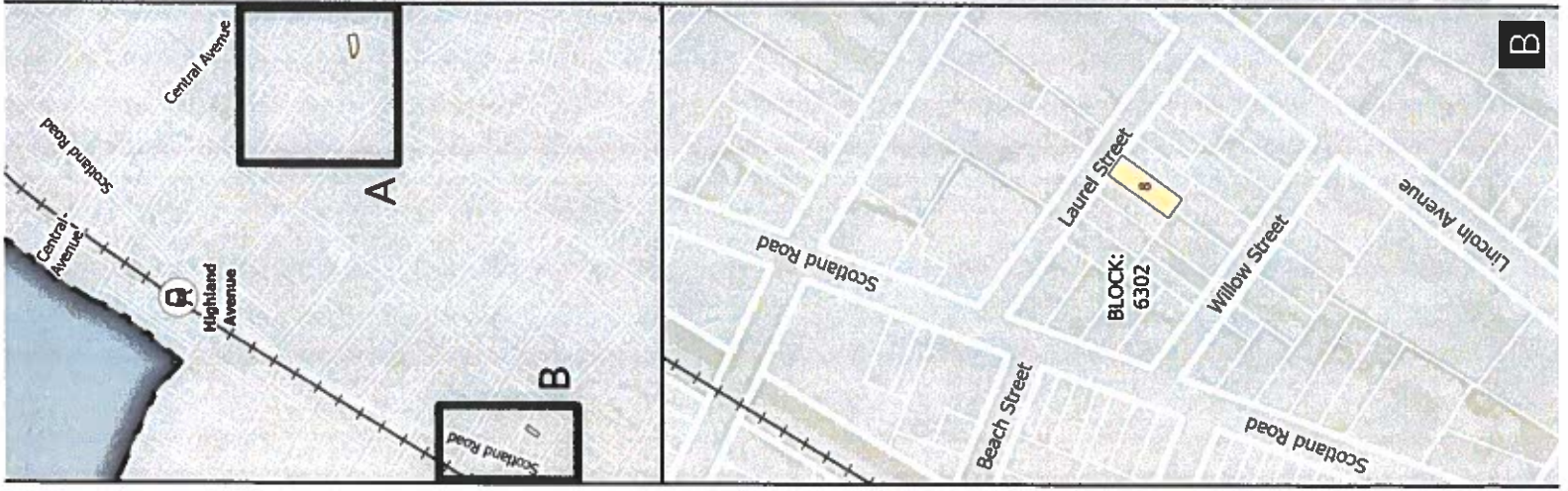
Map 8: Existing Zoning

This map shows the following two property is included in an existing R-1 zone (one-family residential): Block 6302, Lot 8 and Block 4803, Lot 8

BLOCK:
4201

BLOCK:
4803

BLOCK:
6302



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- R1 - One Family
- R2 - Urban One/Two Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family
- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density

23

DRAFT

A

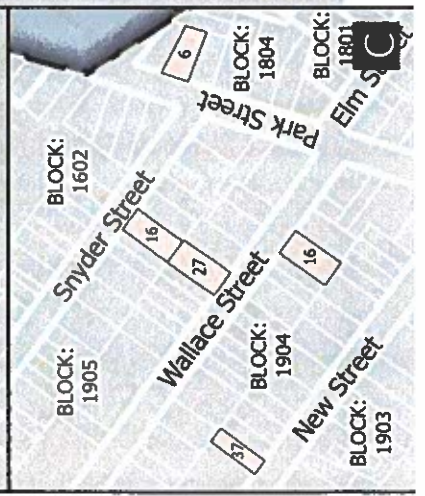
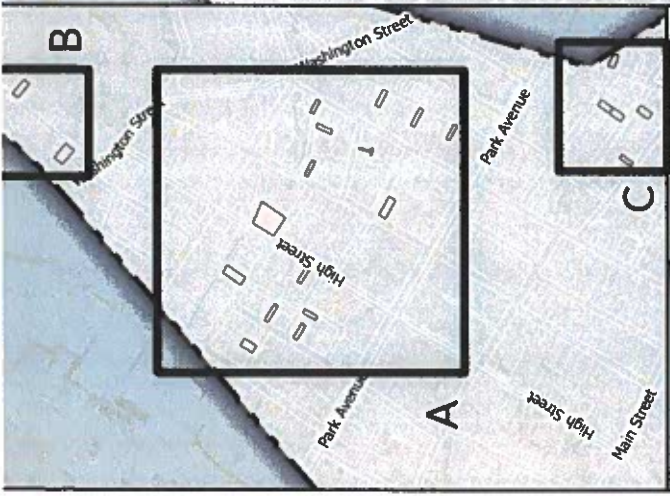
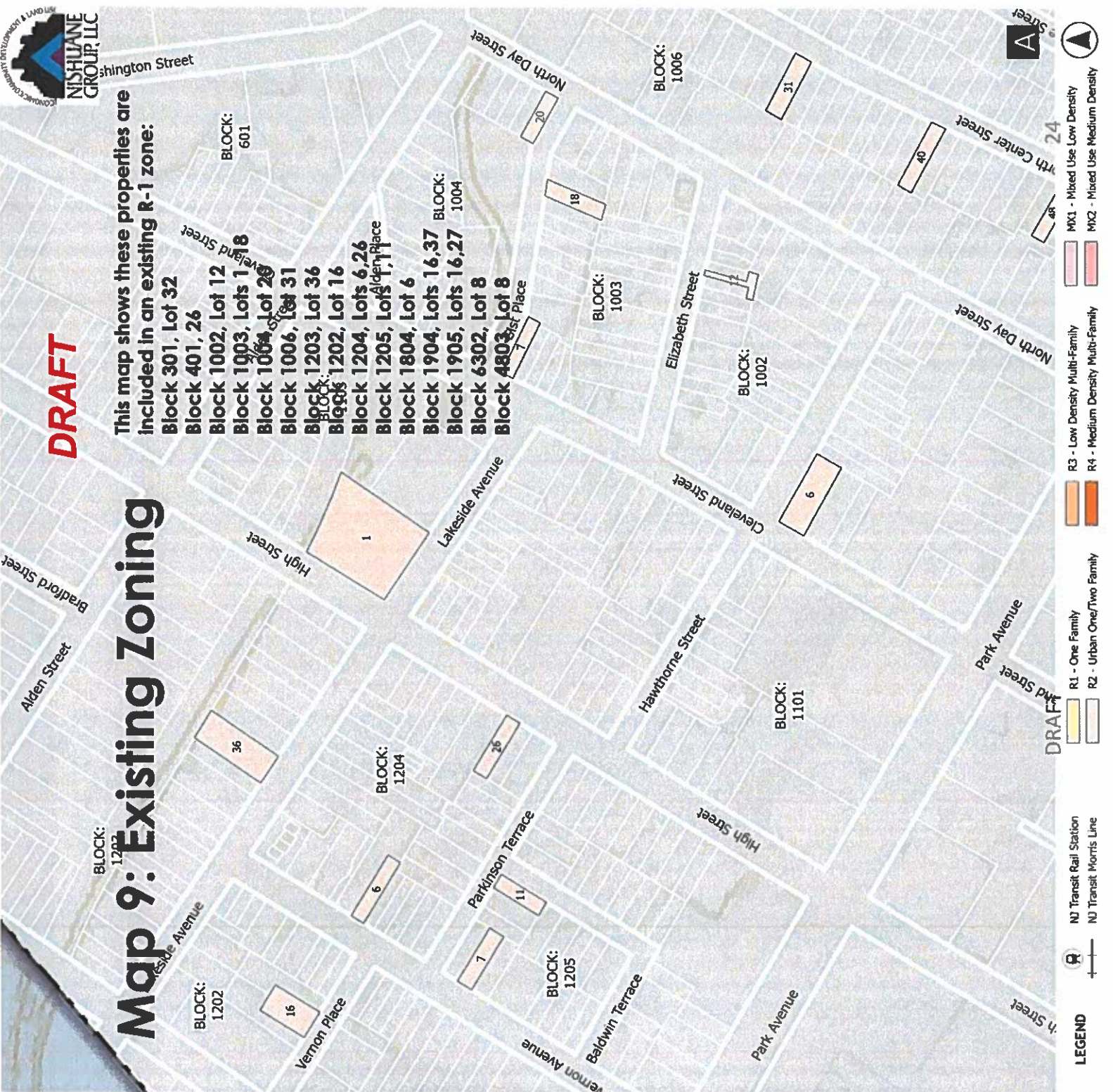
B

DRAFT

Map 9: Existing Zoning

This map shows these properties are included in an existing R-1 zone:

- Block 301, Lot 32
- Block 401, 26
- Block 1002, Lot 12
- Block 1003, Lots 1 & 8
- Block 1004, Lot 20
- Block 1006, Lot 31
- Block 1203, Lot 36
- Block 1202, Lot 16
- Block 1204, Lots 6, 26
- Block 1205, Lots 1, 11
- Block 1804, Lot 6
- Block 1904, Lots 16, 37
- Block 1905, Lots 16, 27
- Block 6302, Lot 8
- Block 4803, Lot 8



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- R1 - One Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family
- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density

DRAFT



Map 10: Existing Zoning

This map shows the following two properties are included in an existing R-3 zone:
Block 6206, Lots 10, 12.

DRAFT BLOCK: 6302

BLOCK: 6206

10

12

DRAFT

LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line

- R1 - One Family
- R2 - Urban One/Two Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family

- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density



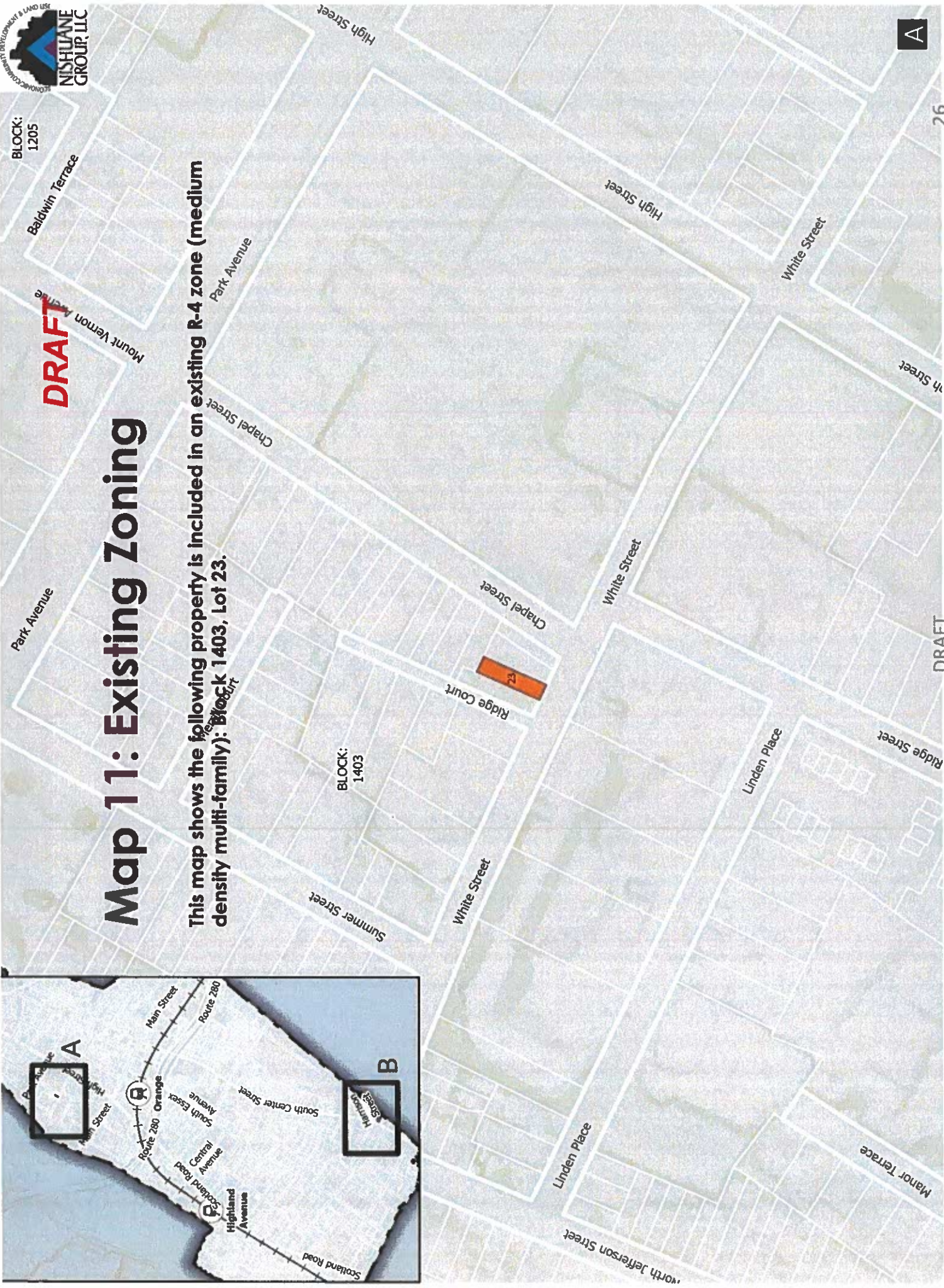
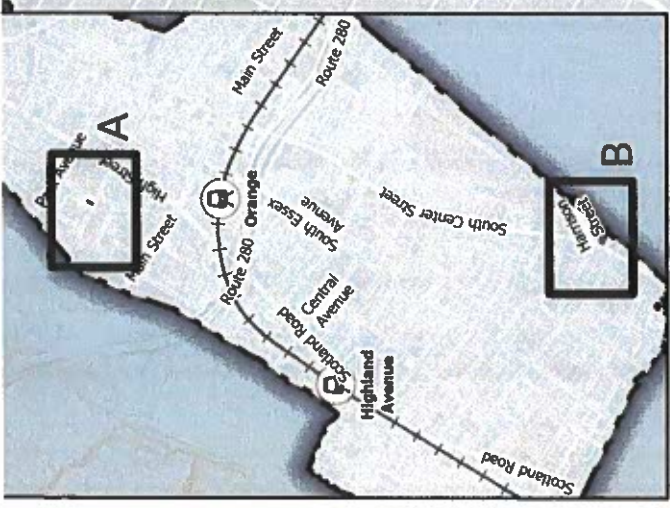
South Orange
Village Township

BLOCK:
1205

DRAFT

Map 11: Existing Zoning

This map shows the following property is included in an existing R-4 zone (medium density multi-family): **Block 1403, Lot 23.**



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- R1 - One Family
- R2 - Urban One/Two Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family
- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density

DRAFT

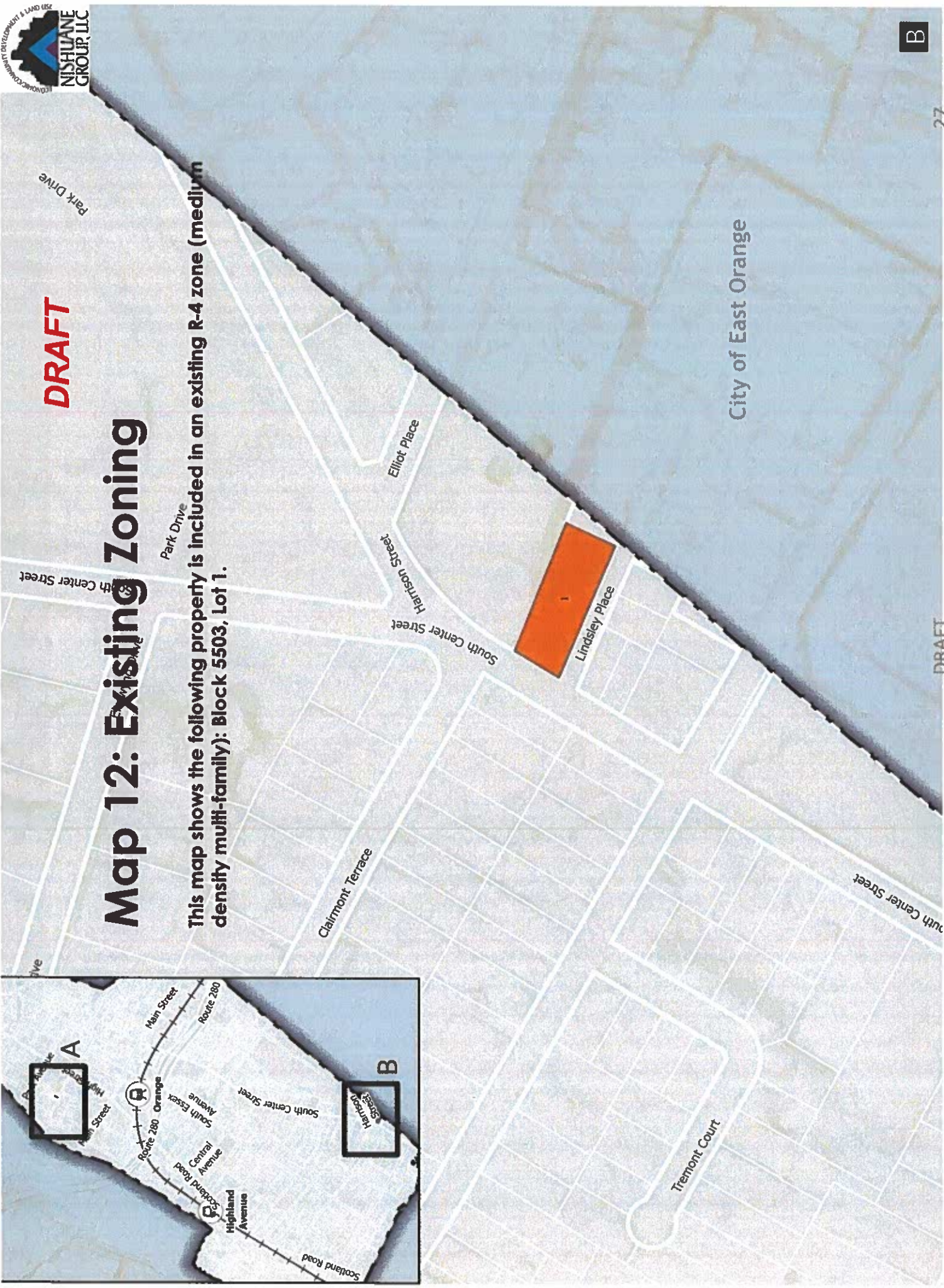
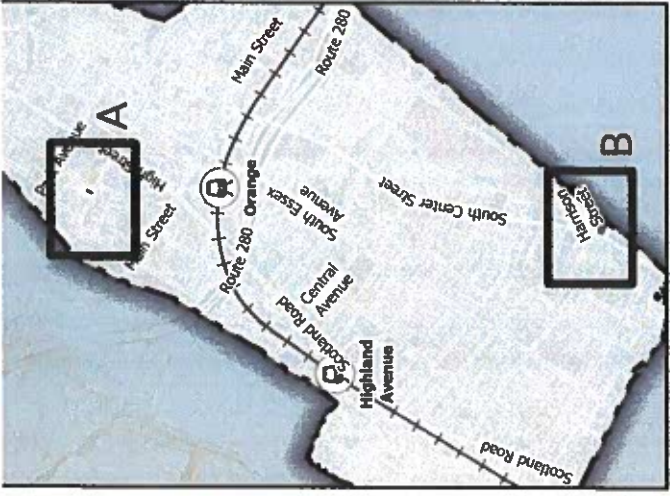
26



DRAFT

Map 12: Existing Zoning

This map shows the following property is included in an existing R-4 zone (medium density multi-family): Block 5503, Lot 1.



DRAFT

27

LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- R1 - One Family
- R2 - Urban One/Two Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family
- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density

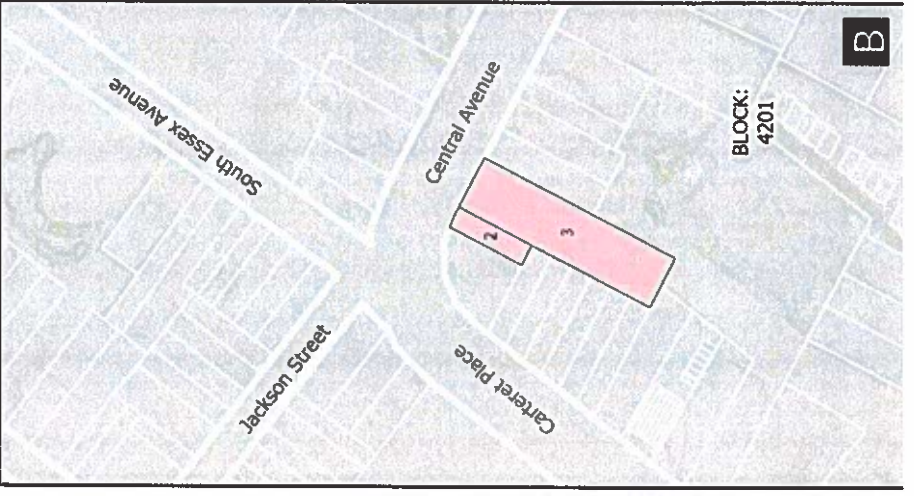
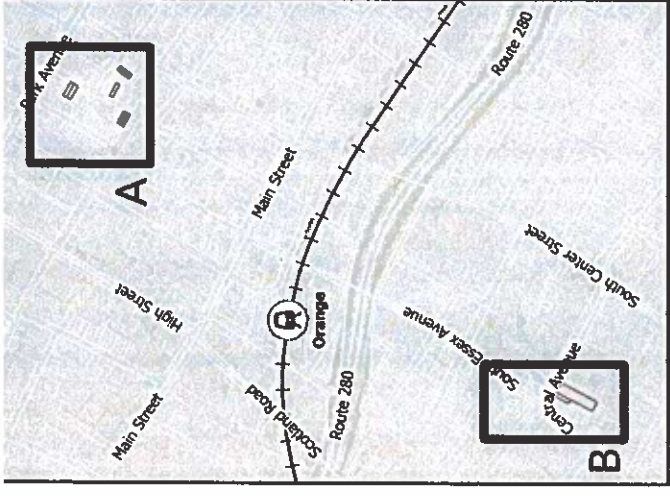
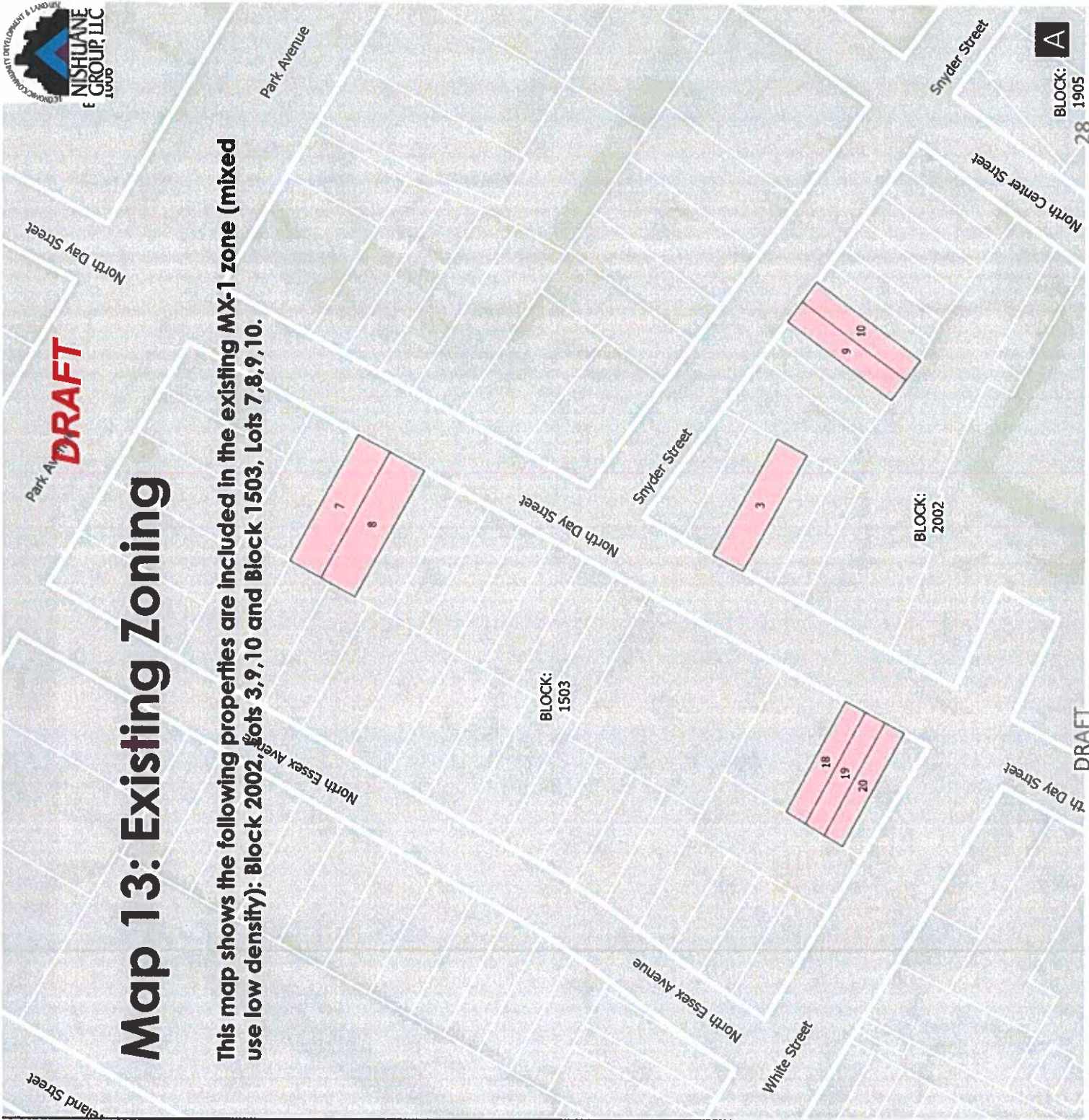
B



DRAFT

Map 13: Existing Zoning

This map shows the following properties are included in the existing MX-1 zone (mixed use low density): Block 2002, Lots 3, 9, 10 and Block 1503, Lots 7, 8, 9, 10.



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- R1 - One Family
- R2 - Urban One/Two Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family
- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density

BLOCK: 28 1905

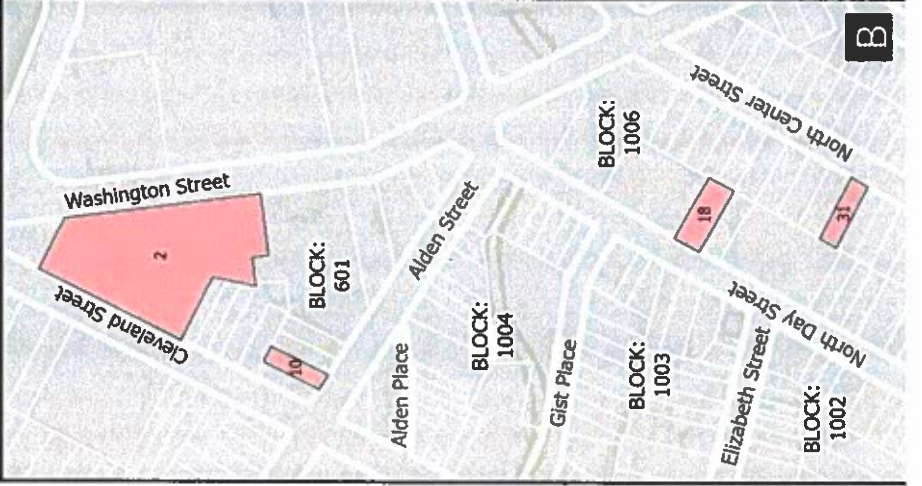
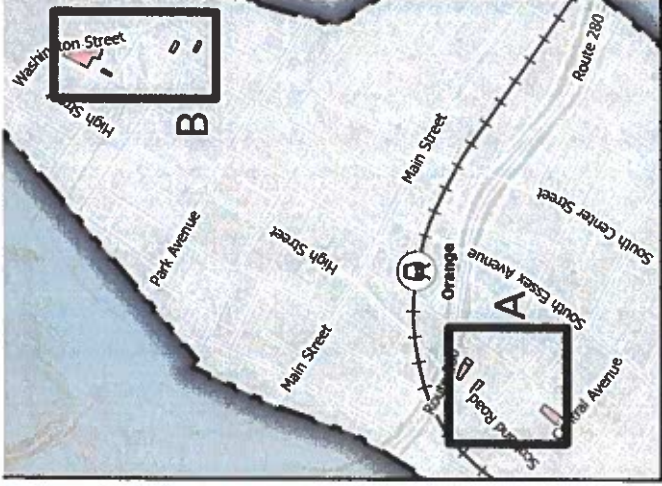
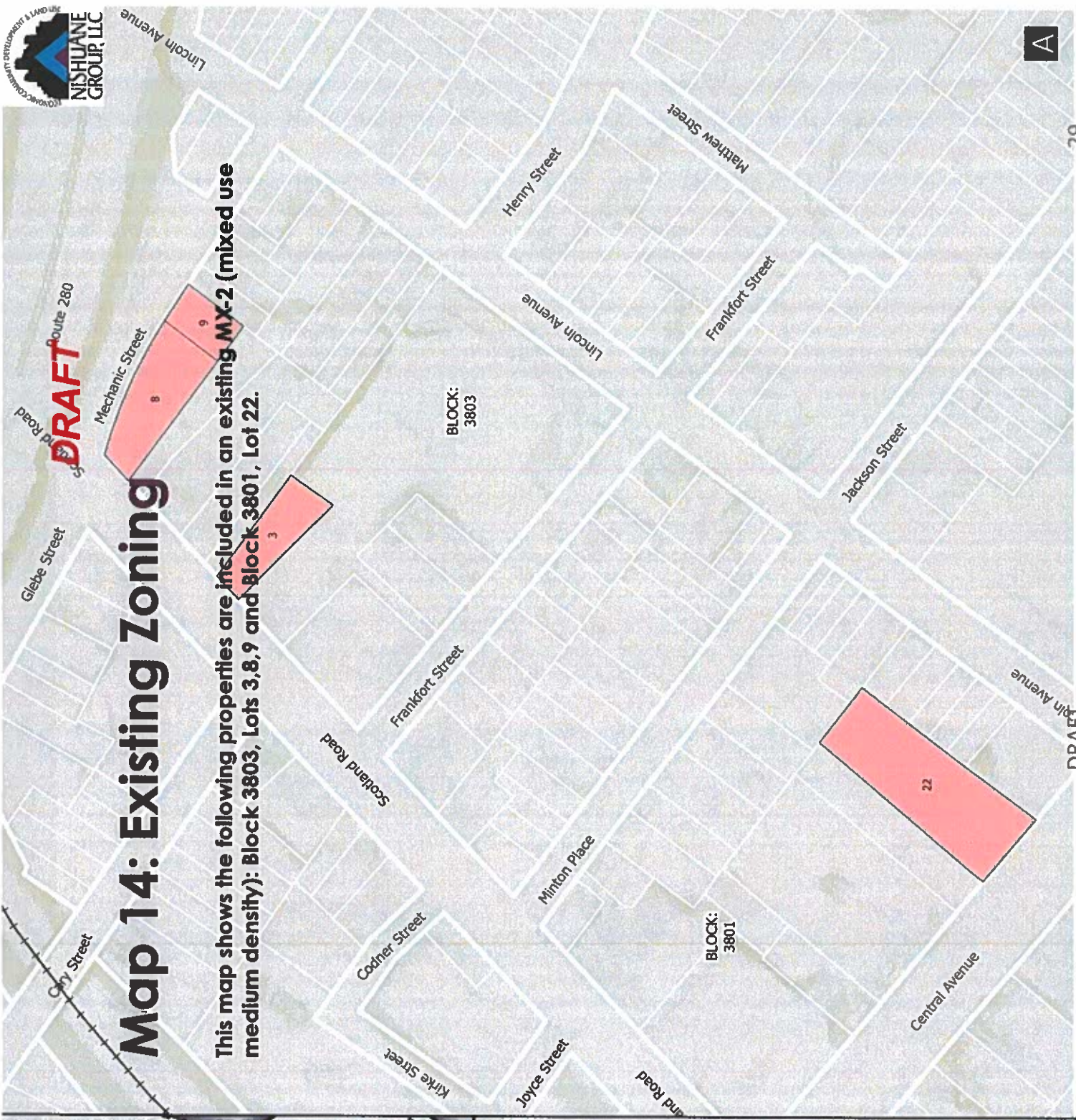
DRAFT

A

B

Map 14: Existing Zoning

This map shows the following properties are included in an existing MX-2 (mixed use medium density): Block 3803, Lots 3, 8, 9 and Block 3801, Lot 22.

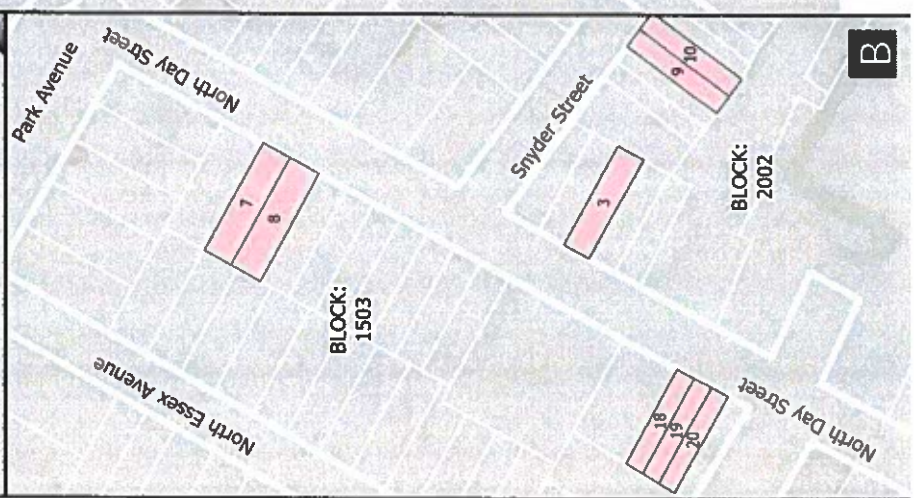
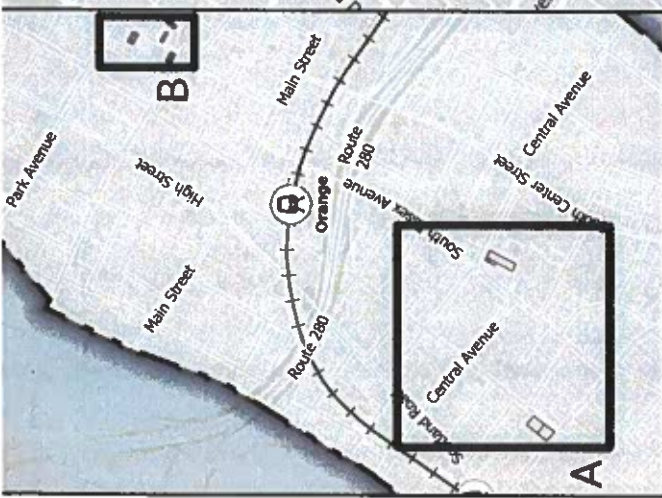
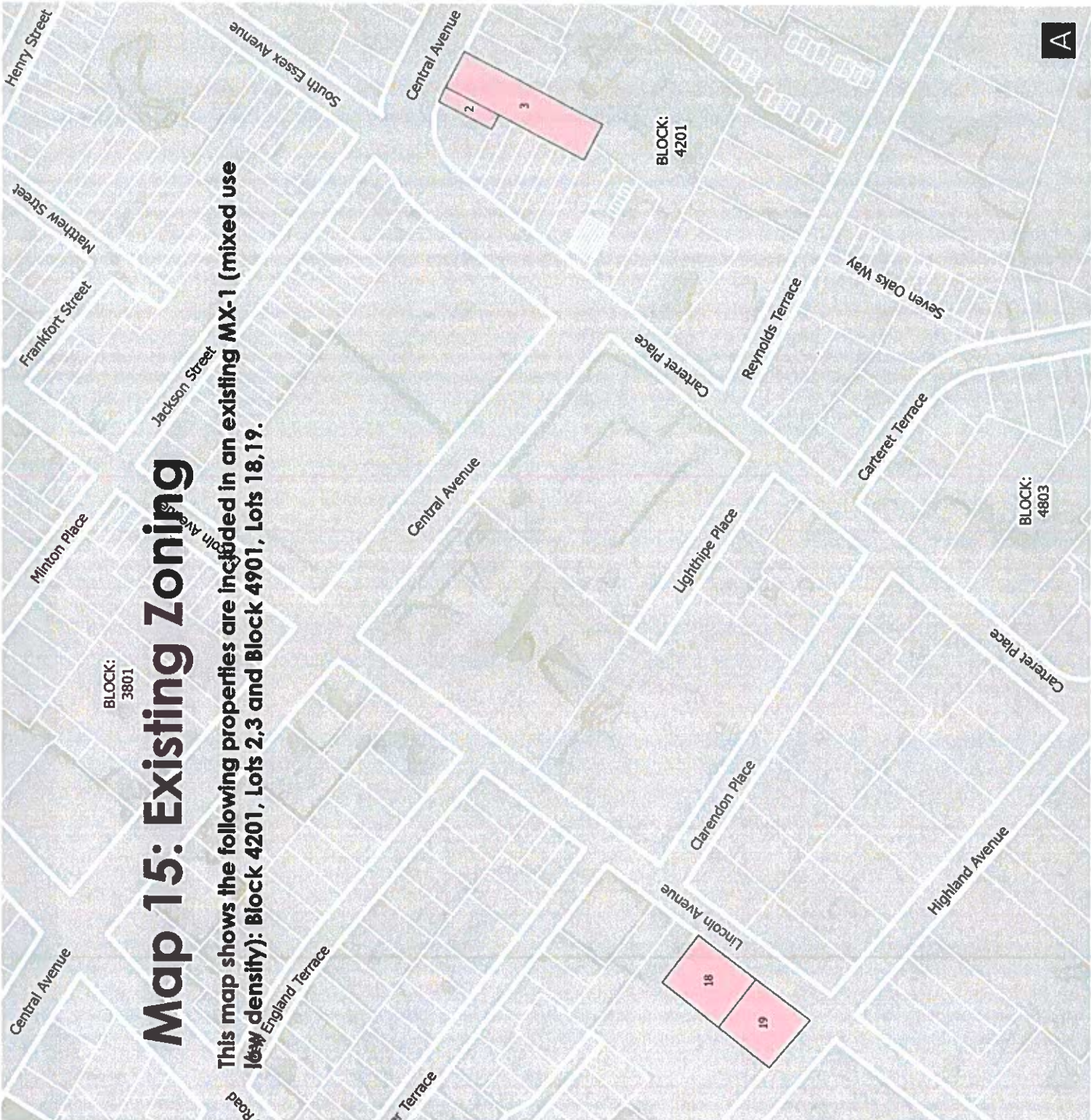


LEGEND

- NU Transit Rail Station
- NU Transit Morris Line
- R1 - One Family
- R2 - Urban One/Two Family
- R3 - Low Density Multi-Family
- R4 - Medium Density Multi-Family
- MX1 - Mixed Use Low Density
- MX2 - Mixed Use Medium Density

Map 15: Existing Zoning

This map shows the following properties are included in an existing MX-1 (mixed use low density): Block 4201, Lots 2,3 and Block 4901, Lots 18,19.



- LEGEND**
- NJ Transit Rail Station
 - NJ Transit Morris Line
 - R1 - One Family
 - R2 - Urban One/Two Family
 - R3 - Low Density Multi-Family
 - R4 - Medium Density Multi-Family
 - MX1 - Mixed Use Low Density
 - MX2 - Mixed Use Medium Density

2. Area Overview

DRAFT

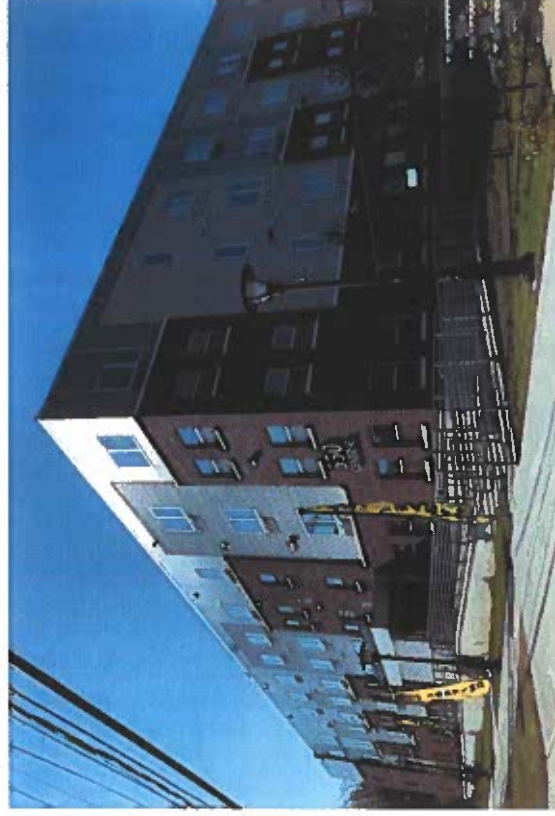
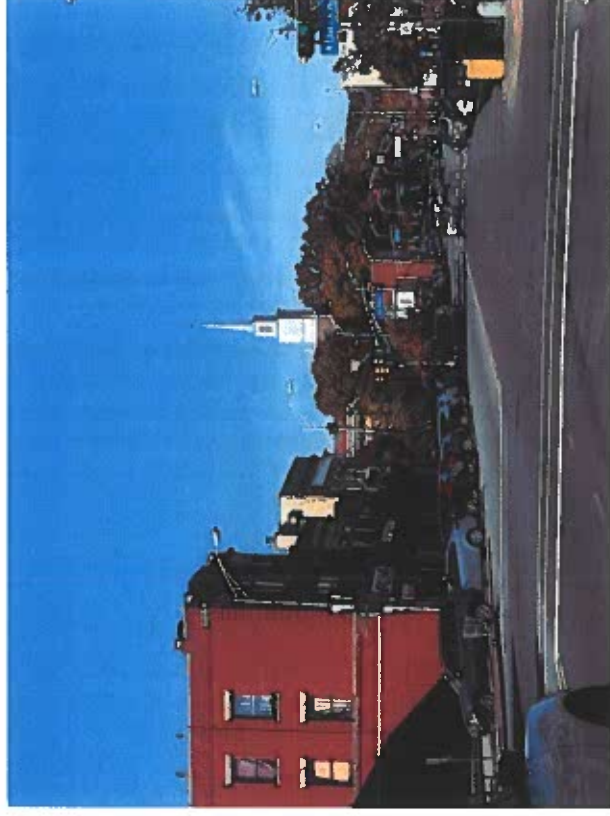
2.4 Area Issues and Opportunities

The Plan area includes a range of existing occupied and vacant residential, commercial and vacant lands that are scattered across the City. During an investigation of various parcels within the redevelopment area, several existing residential properties were observed to have begun interior and/or exterior rehabilitation efforts but were not complete at the time of writing the Plan.

Within the Plan area, there are a few commercial properties that warrant redevelopment support to breathe additional vitality back along important commercial corridors. As the City works to identify prime areas for economic development, these properties can serve to fill that void in the future.

The Plan serves to encourage rehabilitation efforts of existing properties to ensure restoration within neighborhoods to help retain population within the City, which is an important municipal goal.

Vacant lands found within the Plan area attract nuisance issues such as garbage, and visual eyesores along the neighborhood landscape. However, these vacant lands also provide a unique opportunity for reimagine these parcels for vibrant new land uses, streetscape and landscaping that enlivens the character of the neighborhood.



DRAFT



Chapter 3: The Plan

3. The Plan

DRAFT

3.1 Purpose and Vision

The Plan is developed to guide strategic development, infill development and rehabilitation efforts within the redevelopment area. It sets forth a framework for design standards and statutory guidelines that will enhance and improve the area.

The zoning and design standards in this Plan shall supersede the City's zoning Ordinance where applicable for Subareas #1, #2 and #3. The primary purpose of the Plan is to attract development, spur rehabilitation of existing properties and promote economic growth. In addition, the intent of the Plan is to provide seamless infill development and compatibility within existing neighborhoods.

The Plan aims to accomplish the following:

- (1) encourage sustainable infill development;
- (2) reinforce commercial corridors;
- (3) promote rehabilitation of residential properties.

This chapter provides more information on the vision and goals that are specific to the Plan as well as the statutory basis for the Plan.

The vision for the Plan area is written as if it is the year 2033, ten years into the future, and is envisioned to be as follow:

In the year 2033, scattered sites in the City have been redeveloped or rehabilitated. Dilapidated homes have been transformed into dwelling units. Existing residential homes have been preserved. Vacant and underutilized properties have been redeveloped into productive uses of value to residents and visitors alike and provide opportunities for economic growth. New mixed uses are thriving in burgeoning and existing commercial corridors. Fewer vacant and dilapidated parcels exist within the City.

The intent of the Plan is to create infill redevelopment and rehabilitation that is consistent with the character of the surrounding neighborhood. Consequently, the Plan does not substantially alter the existing land use characteristics of the area surrounding the sites.

3. The Plan

DRAFT

3.2 Goals & Objectives

Redevelopment Goals for the Plan:

1. To promote the use and occupancy of properties in the Plan Area that is consistent with the City's Master Plan and relevant redevelopment plans and programs.
2. To redevelop vacant and dilapidated residential and commercial properties.
3. To create new multi-family residential housing.
4. To improve the aesthetic appearance of properties and image of the Plan area in which the properties are located.
5. To return properties in the Plan area to the City's tax rolls for payment of their fair share of property taxes.



Rehabilitation Goals for the Plan:

1. To protect the health, safety and welfare of City residents by restoring properties to a reputable sound, safe condition and productive use.
2. To rehabilitate vacant and dilapidated residential and commercial properties.
3. To eliminate substandard conditions in properties found within the Plan area.
4. To encourage rehabilitation of existing buildings in the Plan area.
5. Preserve or enhance architectural elements of existing buildings within the Plan area.
6. Revitalize older housing stock.
7. Increase property values.
8. Stimulate neighborhood reinvestment and beautification.



3. The Plan

This section identifies the relevant goals, objectives and recommendations that are from the City of Orange Township 2018 Master Plan, that are relevant to the Plan:

Strategic Vision for Housing:

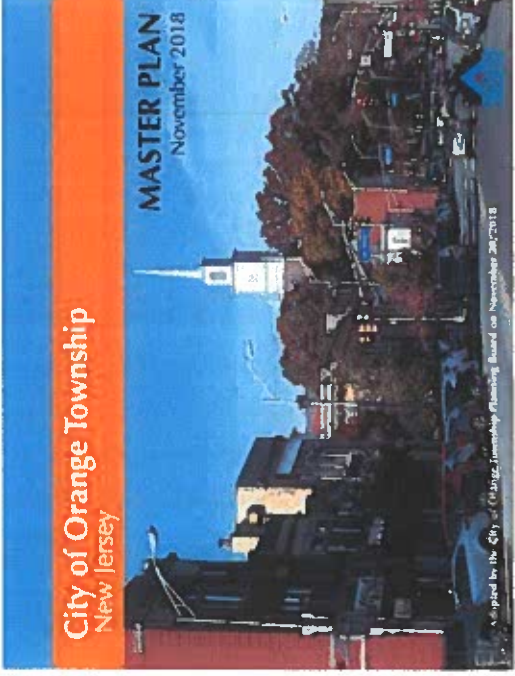
- To provide a range of safe, secure, attractive and affordable housing options, while increasing the supply of market-rate housing units.

Goals:

- Increase homeownership.
- Provide a housing rehabilitation program for homeowners.
- Ensure infill development that is compatible with the surrounding land uses.
- Promote the conversion of vacant upper floors in commercial districts to residential units.
- Identify and implement ways to help seniors age in place.

Recommendations:

- Create and implement an infill-development program of 1-family and 2-family homes that will utilize vacant and abandoned lots. The program could ideally be targeted to the Central Orange Redevelopment Area where there is a concentration of vacant parcels. The goal of this program will be to increase homeownership within the City and allow individuals to afford homes by leveraging rental income.
- Adopt an inclusionary zoning housing policy / ordinance to manage gentrification and allow existing residents the opportunity to stay in the City.
- Amend zoning laws to allow elderly residents to convert a basement or garage (where appropriate) into auxiliary space to house a caregiver, enabling seniors to remain in their homes. Or alternately, to allow families to make a similar conversion to allow an elderly family member to live with them.
- Facilitate the conversion of older industrial and commercial structures in The Valley, to "live/work" units. This will promote and support the artistic and cultural environment in this area of the City.



3. The Plan

DRAFT

3.3. Compatibility with State and Local Plans

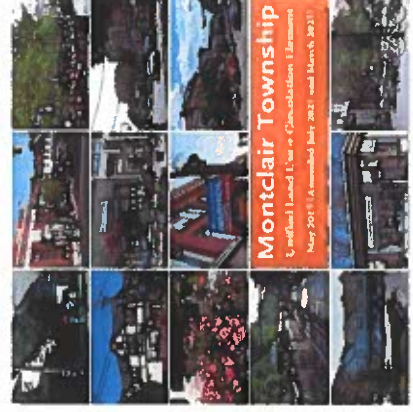
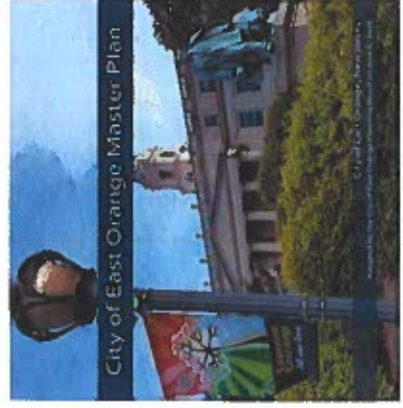
Master Plans of Contiguous Municipalities

Township of West Orange

Ensuring compatibility with the development and general welfare of other jurisdictions remains an important objective of the Township of West Orange to ensure that development within the Township does not conflict with the 2019 Master Plan Update Township of West Orange with the development and general welfare of neighboring municipalities such as the City of Orange Townships, the County, the region, and the State as a whole.

City of East Orange

The City of East Orange has a similar housing goal as the City of Orange Township in that it seeks to address abandoned and vacant properties in neighborhoods. Additionally, it seeks to align vacant property actions with the City of East Orange redevelopment goals.



Township of Montclair

Similar to the City of Orange Township, the Township of Montclair also seeks to maintain the character of existing residential neighborhoods. The City of Orange shares a common southern boundary line with the Township of Montclair. According to the Township of Montclair Master Plan, the zone district within Montclair Township that is located along the southern boundary of the City of Orange Township is the R1 - One Family Zone. The A-1 Residential Zone district permits single-family detached houses on minimum 10,000 square foot lots. The A-3 zone district located along the common boundary line is represented by the existing Rosedale Cemetery.

In conclusion, the Plan as proposed is substantially consistent with the City of Orange Township 2018 Master Plan. This document furthers several objectives that the City has identified for redevelopment, housing and land uses.

DRAFT



3. The Plan

DRAFT

3.3. Compatibility with State and Local Plans

State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) prepared and adopted by the State Planning Commission according to the requirements of the State Planning Act of 1985. It serves as an instrument of state policy that works to guide state agencies and local government in exercising governmental powers regarding planning, infrastructure investment, other public actions and initiatives that affect and support economic growth and development in the state.

The SDRP uses a policy map to differentiate areas from highest to lowest growth desired based on information, such as natural resources, sewer availability, etc. These differentiated areas are called planning areas, which range from PA-1 Metropolitan to PA-8 State Park.

The New Jersey Office of Planning Advocacy, which administers the New Jersey State Development and Redevelopment Plan, clarifies smart growth areas as one of the following:

- Metropolitan Planning Area (State Planning Area 1);
- Suburban Planning Area (State Planning Area 2);
- A designated center;
- An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission;

- A smart growth area designated by the New Jersey Meadowlands Commission; or
- A Pineland regional Growth Area, Pinelands Village or Pinelands Town, as designated by the New Jersey Pinelands Commission.

Per the State Plan Policy Map found in the SDRP, the entire City of Orange Township is located within the Metropolitan Planning Area (PA1). The Plan area is therefore located within an area that has been designated as a smart growth area by the State of New Jersey Office of Planning Advocacy as a Metropolitan Planning Area (State Planning Area 1).

For areas located in the Metropolitan Planning Area (PA1), the intention of the SDRP is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

To support the intent of the Metropolitan Planning Areas, development, redevelopment or rehabilitation activities need to be consistent with the traditional urban fabric. For the Plan area, the SDRP intention to protect the character of existing stable communities, revitalization of cities, provision of future redevelopment and stabilize older suburbs. The Plan is consistent with these principles, and they are applied herein.



3. The Plan

DRAFT

3.4 Statutory Basis for the Plan

The City Council adopted Resolution designating the Redevelopment Area as "An Area in Need of Redevelopment" pursuant to the Redevelopment Law on June 20, 2023. The purpose of the Plan is to guide future development, infill development and rehabilitation efforts within the Redevelopment Area. It also sets forth a framework for design standards to incentivize rehabilitation and development. Upon the Plan adoption, the regulatory and design standards in the Plan shall supersede the City's Land Use Ordinance.

3.5. Definitions

The Plan sets forth standards for land uses, structures, site design and parking. Except as otherwise provided below, terms that appear in the Plan shall be interpreted in accordance with the Definitions section of the City's Zoning Ordinance as set forth in Section 210-1-119.

- **ADAPTIVE REUSE** - The creation of a different use for an existing building.
- **AFFORDABLE HOUSING** — Housing with a sales price or rent within the means of a household meeting the NJ Council on Affordable Housing (COAH) standards for low and moderate income, where the instrument or subsidy required to sustain such pricing will remain in effect for the minimum period required for eligibility as affordable, pursuant to COAH regulations.

- **DEVELOPER** - The legal or beneficial owner or owners of a lot or of any land intended for a proposed development, including the holder of an option or contract to purchase, or other persons having an enforceable proprietary interest in such land.
- **DEVELOPMENT** - The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure and any use, or change in the use, of any building or structure of at least 300 square feet, of any excavation or land fill or use of land, or extension of use of land, for which permission may be required pursuant to this chapter.
- **ELECTRIC VEHICLE CHARGING STATION** - An electric vehicle charging station is an element in an infrastructure that supplies electric energy for the recharging of plug-in electric vehicles, including electric cars, neighborhood electric vehicles and plug-in hybrids.
- **MIXED USE STRUCTURE** - Two or more different uses in a building such as but not limited to residential, office, manufacturing, retail, public or entertainment.
- **SUBDIVISION, MAJOR** - Any subdivision of five or more lots.
- **SUBDIVISION, MINOR** - A subdivision of land which involves the creation of not more than four lots, provided that such subdivision does not involve a planned development, any new street or the extension of any off-tract improvement, the cost of which is to be prorated pursuant to Section 30, Chapter 219 (N.J.S.A. 40:55D-42).



3. The Plan

DRAFT

3.5 Definitions

- **OPEN SPACE** - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or received for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land, in the judgment of the Board.

- **PERMITTED USE** - Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

- **PROHIBITED USE** - Any use not specifically or conditionally permitted.

- **SITE PLAN** - A development plan of one or more lots on which is shown the following:

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, floodplains, marshes and waterways;

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress or egress, drainage facilities, utility services, landscaping, structures and signs, lighting and screening devices;

(3) Any other information that may be reasonably required in order to make an informed determination pursuant to an ordinance requiring review and approval of site plans by the Planning Board or Board of Adjustment, as the case may be.

- **SITE PLAN REVIEW** - The review of a site plan for any public or private project by the designated review agency for the local jurisdiction.

- **YARD, FRONT** - An open, unoccupied space, unless occupied by a use as hereinafter specifically permitted, extending across the full width of the lot and lying between the front street property line and the nearest line of the building, provided, however, in the case of a corner lot, that the owner of said lot shall designate which yard, as meeting the "front yard" requirements indicated herein, is to be considered as the "front yard." For purposes of administering the regulations contained in this chapter, the main entrance to the building shall be from the "front yard" as designated by the owner.

- **YARD, REAR** - A space unoccupied, except by an accessory building or use as hereinafter specifically permitted, extending across the full width of the lot between the rear line of any building, other than an accessory building, and the rear lot line.

- **YARD, SIDE** - An open, unoccupied space, unless occupied by a use as hereinafter specifically permitted, on the same lot with the building and between the building and the side lot line, extending from the front yard to the rear yard.

DRAFT



Chapter 4: Proposed Land Use Plan

4. Proposed Land Use Plan

DRAFT

4.1 Land Use Plan

The Plan is designed as a regulatory guide to implement the City's vision as well as enhance and improve the physical and economic conditions of the Plan area through zoning and design standards. The zoning regulations established in this Plan provide the framework and guidelines for any development that occurs in the Plan area.

4.2 Subarea Standards

The subarea standards noted in the Plan define the vision for the Plan Area. These regulations include permitted and accessory uses, bulk standards, and other requirements. Design standards specific to the Plan Area will also provide guidelines regarding the physical form of redevelopment and/or rehabilitation projects. Buffering and screening, parking lot landscaping, and parking standards shall comply with the City's Land Use Ordinance (unless otherwise noted in the Plan).

The City's Land Use Ordinance will govern development when such standards are not contained in the Plan. The Plan area consists of numerous scattered parcels within the City. These parcels within the Plan are not contiguous for the most part; therefore, the Plan area has been divided into four subareas.

4.2.1 Subarea Parcels

There are a total of four (4) key subareas within the Plan. Subareas #1, #2 and #3 were which redevelopment potential. These subareas include the following:

Subarea #1: Center Street (Block 5503, Lot 1)

Subarea #2: Scotland Road (Block 6206, Lot 10)

Subarea #3: Central Avenue (Block 4201, Lot 3)

Subarea #4 includes properties that either require infill rehabilitation, development of vacant lands or properties.

Subarea #4: Scattered Sites (Block 301, Lot 32; Block 401, Lot 26; Block 601, Lot 2; Block 601, Lot 10; Block 1002; Lot 12; Block 1003, Lot 7; Block 1003, Lot 18; Block 1004, Lot 20; Block 1006, Lot 18; Block 1006, Lot 31; Block 1006, Lot 40; Block 1006, Lot 48; Block 1101, Lot 6; Block 1103, Lot 1; Block 1202, Lot 16; Block 1203; Lot 36; Block 1204, Lot 6; Block 1204, Lot 26; Block 1205, Lot 7; Block 1205, Lot 11; Block 1403, Lot 23; Block 1502, Lot 16; Block 1503, Lot 7; Block 1503, Lot 8; Block 1503, Lot 18; Block 1503, Lot 19; Block 1503, Lot 20; Block 1702, Lot 6; Block 1802, Lot 21; Block 1802, Lot 30; Block 1804, Lot 6; Block 1904, Lot 16; Block 1904; Lot 37; Block 1905; Lot 2; Block 1905; Lot 27; Block 2002, Lot 3; Block 2002, Lot 9; Block 2002, Lot 10; Block 3801, Lot 22; Block 3803, Lot 3; Block 3803, Lot 8; Block 3803, Lot 9; Block 4102, Lot 7; Block 4201, Lot 2; Block 4803, Lot 8; Block 4901, Lot 19; Block 4901, Lot 18; Block 6206, Lot 12; Block 6302, Lot 8.

The Land Use Plan maps for individual subareas are ion Maps 15-17 located on the following pages.

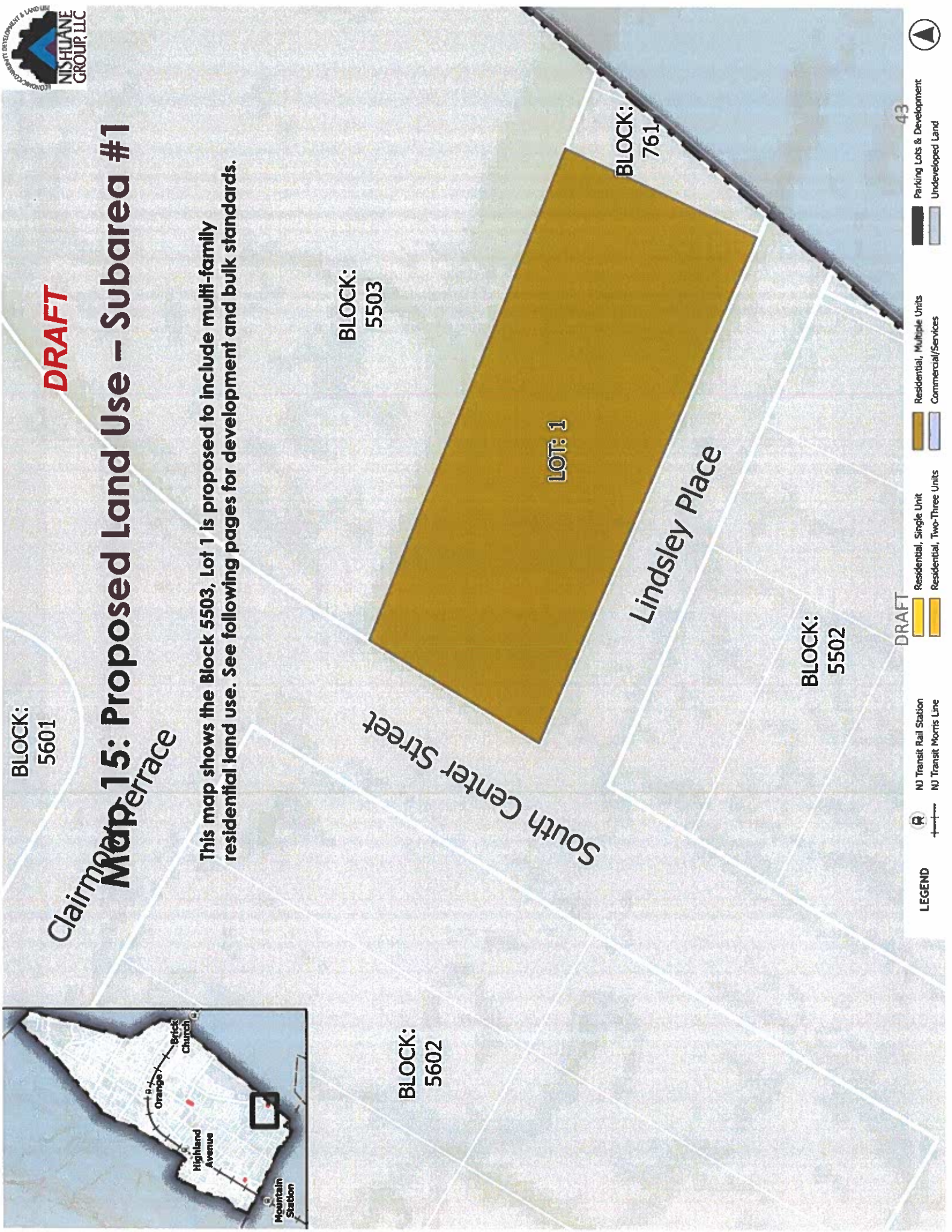
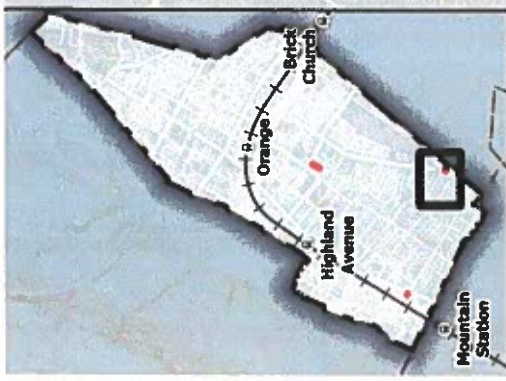
DRAFT

Subarea #1

DRAFT

Map 15: Proposed Land Use – Subarea #1

This map shows the Block 5503, Lot 1 is proposed to include multi-family residential land use. See following pages for development and bulk standards.



43
 Parking Lots & Development
 Undeveloped Land

Residential, Multiple Units
 Commercial/Services

Residential, Single Unit
 Residential, Two-Three Units

DRAFT

NU Transit Rail Station
 NU Transit Morris Line

LEGEND

43

4. Proposed Land Use Plan

DRAFT

Subarea #1: Center Street (Block 5503, Lot 1)

Vehicular and Access Parking:

- Parking may be accessed from the alley or side street and from the front only when there is no alley/driveway or side street.
- Parking may be provided on surface or in the same building.

Purpose: To provide a redevelopment opportunity for multi-family residential housing in this subarea.

The following are the permitted uses within this subarea:

Permitted Uses

- Low-rise multi-family
- Mid-rise multi-family

Landscaping:

- Minimum 10% of the lot area located on ground and/or green roof or courtyard.
- Fenestration: Minimum 20% of the wall area.

Additional Development Standards

Miscellaneous:

- Required open space can be located on the ground or on the green roof or courtyard.
- Courts: Where there is an open space between opposite walls of single principal building, the width shall be 2/3 the average height of said opposite walls, but in no case shall the depth of said open space exceed two times said width. The minimum distance between separate buildings on the same lot shall be 2/3 the average height of the building and not less than 20 feet.

Lot and Units:

- There can be one or more buildings on the same lot depending on the lot area.

Building Siting:

- Accessory uses shall be located in the same building.
- 65% building coverage can be located anywhere on the lot within the maximum buildable area.

Pedestrian Access:

- The building shall have the main entrance in the front.
- The building shall have an entrance lobby/foyer.
- Corner lots may have two primary entrances or facades.

4. Proposed Land Use Plan

Subarea #1: Center Street (Block 5503, Lot 1)

Table 2: Bulk and Area Standards – Subarea #1: Center Street

Regulation	Requirement
Minimum Lot Size (square ft.)	20,000 sq. ft.
Minimum Lot Width (feet)	75 feet
Minimum Front Yard Setback (feet)	10 feet
Minimum Side Yard Setback (feet)	10 feet
Minimum Rear Yard Setback (feet)	N/A corner lot
Maximum Height (feet)	65 feet
Maximum Height (stories)	5 stories
Maximum Building Coverage (percent)	65%
Maximum Impervious Surfaces (percent)	80%
Maximum Floor Area Ratio	3
Density (units per acre)	85 units per acre

Dwelling Unit Type Requirements	Minimum Floor Area Requirements
Studios/Efficiency	500 sq. ft.
One-bedroom apartment	800 sq. ft.
Two-bedroom apartment	1000 sq. ft.
Apartments with 3 or more persons	1100 sq. ft.

Regulation	Requirement
Off-street parking requirements	20 required 4 required compact car spaces

DRAFT

Subarea #2

BLOCK:
6301

DRAFT

Morris Street Map 16: Proposed Land Use - Subarea #2

This map shows the Block 6206, Lot 10 which is proposed to include multi-family residential land use. See the following pages for development and bulk standards.

BLOCK:
6301

LOT: 10

BLOCK:
6206

Scotland Road

Heywood Avenue

BLOCK:
6901

47



LEGEND

- NU Transit Rail Station
- NU Transit Morris Line
- DRAFT**
- Residential, Single Unit
- Residential, Two-Three Units
- Residential, Multiple Units
- Commercial/Services
- Parking Lots & Development
- Undeveloped Land



4. Proposed Land Use Plan

DRAFT

Subarea #2: Scotland Road (Block 6206, Lot 10)

Vehicular and Access Parking:

- Parking may be accessed from the alley or side street and from the front only when there is no alley/driveway or side street.
- Parking may be provided on surface or in the same building.

Purpose: To provide a redevelopment opportunity for multi-family residential housing in this subarea with the intent of being consistent with adjacent higher density housing and mixed-uses near the subarea.

The following are the permitted uses within this subarea:

Permitted Uses

- Low-rise multi-family
- Mid-rise multi-family

Additional Development Standards

Lot and Units:

- There can be one or more buildings on the same lot depending on the lot area.

Building Siting:

- Accessory uses shall be located in the same building.
- 70% building coverage can be located anywhere on the lot within the maximum buildable area.

Pedestrian Access:

- The building shall have the main entrance in the front.
- The building shall have an entrance lobby/foyer.
- Corner lots may have two primary entrances or facades.

Landscaping:

- Minimum 10% of the lot area located on ground and/or green roof or courtyard.
- Fenestration: Minimum 20% of the wall area.

Miscellaneous:

- Required open space can be located on the ground or on the green roof or courtyard.
- Courts: Where there is an open space between opposite walls of single principal building, the width shall be 2/3 the average height of said opposite walls, but in no case shall the depth of said open space exceed two times said width. The minimum distance between separate buildings on the same lot shall be 2/3 the average height of the building and not less than 20 feet.

4. Proposed Land Use Plan

Subarea #2: Scotland Road (Block 6206, Lot 10)

Table 3: Bulk and Area Standards – Subarea #2: Scotland Road

Regulation	Requirement
Minimum Lot Size (square ft.)	15,000 sq. ft.
Minimum Front Yard Setback (feet)	10 ft.
Minimum Rear Yard (each)	5' residential building
Minimum Rear Side Yard (each)	1'-6' / 1'2' parking 5' / Residential Building
Maximum Height (feet)	65 (feet)
Maximum Height (stories)	6 stories
Maximum Building Coverage (percent)	10%
Maximum Impervious Surfaces (percent)	10%
Maximum Floor Area Ratio	4.5
Density (units per acre)	150 units per acre

Regulation	Requirement
Minimum off-street parking	1 parking space per dwelling unit
Dwelling Unit Type Requirements	Minimum Floor Area Requirements
One-bedroom apartment	800 sq. ft.
Two-bedroom apartment	1000 sq. ft.

DRAFT

Subarea #3

DRAFT

Map 17: Proposed Land Use - Subarea #3

BLOCK: 3702

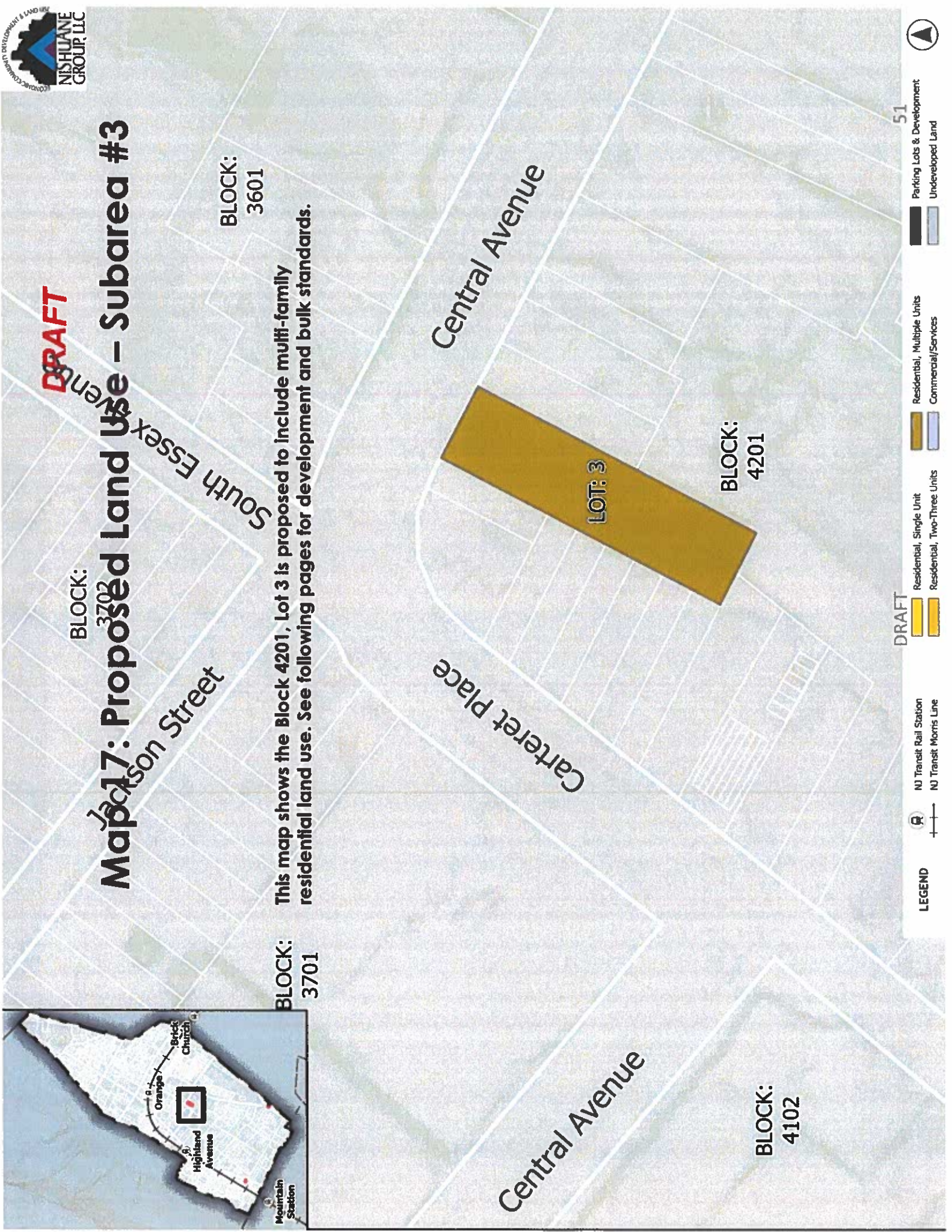
BLOCK: 3601

BLOCK: 4201

BLOCK: 4102

LOT: 3

This map shows the Block 4201, Lot 3 is proposed to include multi-family residential land use. See following pages for development and bulk standards.



LEGEND

- NJ Transit Rail Station
- NJ Transit Morris Line
- Residential, Single Unit
- Residential, Two-Three Units
- Residential, Multiple Units
- Commercial/Services
- Parking Lots & Development
- Undeveloped Land

DRAFT 51

4. Proposed Land Use Plan

DRAFT

Subarea #3: Central Avenue (Block 4201, Lot 3)

Purpose: To develop a higher residential development with a mixture of dwelling unit types that provide housing to residents within the City that enhance the neighborhood character and economic vitality of the site with the intent to develop the parcel to be more consistent with the adjacent higher density housing and mixed-uses near the subarea.

The following are the permitted uses within this subarea:

Permitted Uses

- Low-rise multi-family
- Mid-rise multi-family

Additional Development Standards

Lot and Units:

- There can be one or more buildings on the same lot depending on the lot area.

Building Siting:

- Accessory uses shall be located in the same building.
- 85% building coverage can be located anywhere on the lot within the maximum buildable area.

Pedestrian Access:

- The building shall have the main entrance in the front.
- The building shall have an entrance lobby/foyer.
- Corner lots may have two primary entrances or facades.

Vehicular and Access Parking:

- Parking may be accessed from the alley or side street and from the front only when there is no alley/driveway or side street.
- Parking may be provided on surface or in the same building.

Landscaping:

- Minimum 10% of the lot area located on ground and/or green roof or courtyard.
- Fenestration: Minimum 20% of the wall area.

Miscellaneous:

- Required open space can be located on the ground or on the green roof or courtyard.
- Courts: Where there is an open space between opposite walls of single principal building, the width shall be 2/3 the average height of said opposite walls, but in no case shall the depth of said open space exceed two times said width. The minimum distance between separate buildings on the same lot shall be 2/3 the average height of the building and not less than 20 feet.

4. Proposed Land Use Plan

DRAFT

Subarea #3: Central Avenue (Block 4201, Lot 3)

Table 4: Bulk and Area Standards – Subarea #3 Central Avenue

Regulation	Requirement
Minimum Lot Size (square ft.)	21,000 sq. ft.
Lot Width (feet)	75" feet
Lot Depth	290"
Minimum Front Yard Setback (feet)	0 feet
Minimum Rear Yard (feet)	5 feet
Maximum Height (feet)	60"
Maximum Height (stories)	5
Building Coverage (percent)	85%
Lot Coverage	85%
Density (units per acre)	110 units per acre

Dwelling Unit Type Requirements	Minimum Floor Area Requirements
One-bedroom apartment	800 sq. ft.
Two-bedroom apartment	1000 sq. ft.

Regulation	Requirement
Minimum automobile parking spaces	1 space per dwelling unit

DRAFT

Subarea #4

4. Proposed Land Use Plan

DRAFT

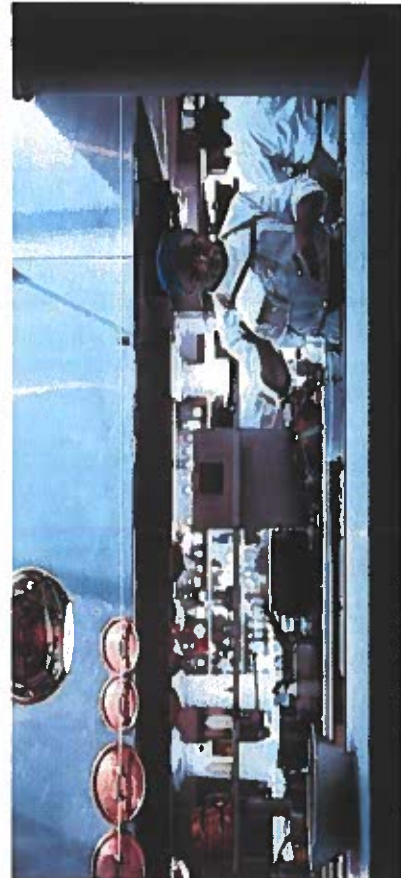
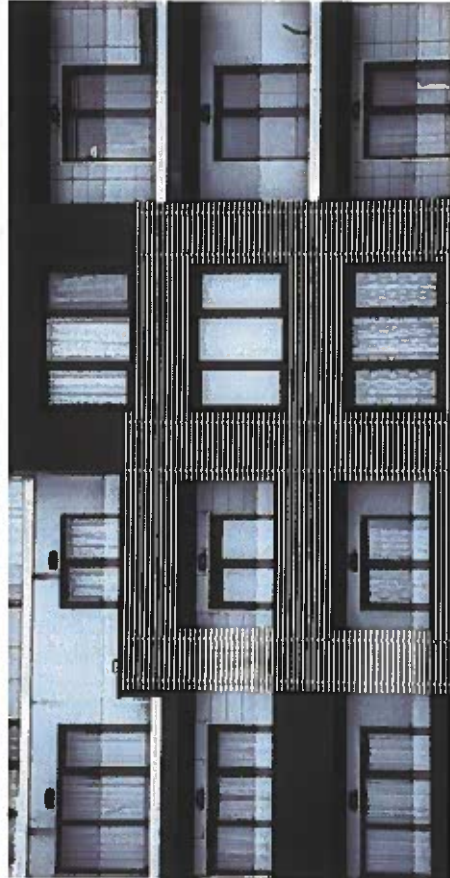
Subarea #4: Scattered Sites

- Block 301, Lot 32; Block 401, Lot 26; Block 601, Lot 2;
- Block 601, Lot 10; Block 1002; Lot 12; Block 1003, Lot 7;
- Block 1003, Lot 18; Block 1004, Lot 20; Block 1006, Lot 18;
- Block 1006, Lot 31; Block 1006, Lot 40; Block 1006, Lot 48;
- Block 1101, Lot 6; Block 1103, Lot 1; Block 1202, Lot 16;
- Block 1203; Lot 36; Block 1204, Lot 6; Block 1204, Lot 26;
- Block 1205, Lot 7; Block 1205, Lot 11; Block 1403, Lot 23;
- Block 1502, Lot 16; Block 1503, Lot 7; Block 1503, Lot 8;
- Block 1503, Lot 18; Block 1503, Lot 19; Block 1503, Lot 20;
- Block 1702, Lot 6; Block 1802, Lot 21; Block 1802, Lot 30;
- Block 1804, Lot 6; Block 1904, Lot 16; Block 1904; Lot 37;
- Block 1905; Lot 2; Block 1905; Lot 27; Block 2002, Lot 3;
- Block 2002, Lot 9; Block 2002, Lot 10; Block 3801, Lot 22;
- Block 3803, Lot 3; Block 3803, Lot 8; Block 3803, Lot 9;
- Block 4102, Lot 7; Block 4201, Lot 2; Block 4803, Lot 8;
- Block 4901, Lot 19; Block 4901, Lot 18; Block 6206, Lot 12;
- Block 6302, Lot 8.

Purpose: To encourage scattered new, rehabilitated or infill development that are compatible with surrounding land uses and serve to enhance the economic viability within this subarea.

Due to the volume and scattered site nature of The Plan, it is not practical to have a land use and design plan tailored to each parcel within Subarea #4. Therefore, The Plan shall utilize the City of Orange Township Zoning Ordinance Chapter 210 and Redevelopment Plans, as amended, as the prevailing set of development regulations for all parcels within this subarea.

Therefore, each parcel will fall under the bulk standards, permitted land uses and design regulation provisions of their respective zoning district or redevelopment plan, as found on the City of Orange Township Zoning Map.



DRAFT

DRAFT



Chapter 5: Project Review Process and Amendments to the Plan

5. Project Review Processes & Amendments **DRAFT**

5.1 Site Plan and Subdivision Application Review

In the execution of the Plan, it should be noted that the development and subdivision within the Plan area shall be governed by the requirements set forth under the applicable development regulations of the City.

Redevelopment activities shall be in conformance with the Plan which may be amended from time to time in accordance with law. If a standard does not exist in the Plan, then the City's Land Use Ordinance shall control. Site plan and subdivision 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.

5.2 Powers of the Planning Board

The Planning Board may grant deviations from the regulations contained within the Plan for parcels in Subarea #4 only which, 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 piece of property, the strict application or any area, yard, bulk or design objective or regulation adopted pursuant to the Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Board may also grant such relief in an application in relation to a specific property where the purposes of the Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would outweigh any detriments. An application for a deviation from the requirements of this Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A 40:55D-12a and b.

The Planning Board shall not grant any deviation from standards of this Redevelopment Plan for Subareas #1, Subarea #2 or Subarea #3 that results in a "D" variance pursuant to N.J.S.A. 40:55D-70d. No deviations from this Redevelopment Plan are permitted which:

1. Deviate from permitted uses;
 2. Expand a nonconforming use;
 3. Deviate from standards with respect to conditional uses;
 4. Increase the maximum floor area ratio;
 5. Increase the maximum density; or
 6. Increases the height of a principal structure by 10 feet or 10% of the permitted height.
- No deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment.

The Planning Board shall have the authority to grant waivers from the Design Standards set forth in Section 4.2.1 of the Plan pursuant to N.J.S.A. 40:55D-51.

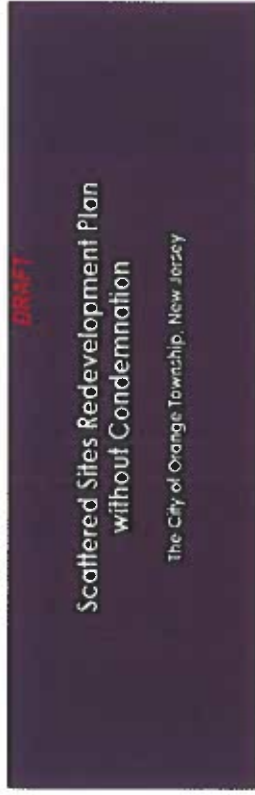
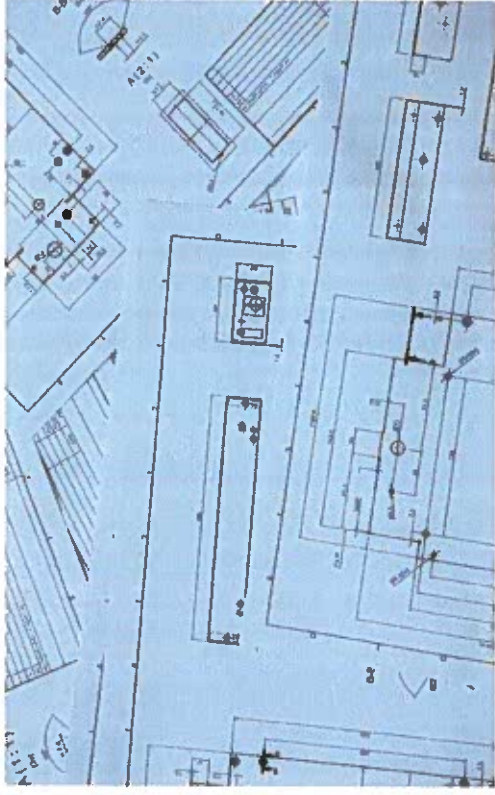
5. Project Review Processes & Amendments **DRAFT**

5.3 Amendments to The Plan

The Plan establishes base requirements for a redevelopment project or projects on the properties which are governed by the Plan, and it permits the City to engage in dialogue and contract with the owners of the properties and/or prospective redevelopers of the properties concerning such redevelopment. As such, amendments to the Plan may become necessary.

The Plan may be amended from time to time in accordance with the procedures of the New Jersey Local Redevelopment and Housing Law. A fee of \$500.00 plus all costs for copying and transcripts shall be payable to the City of Orange Township for any request by a private entity to amend the Plan. The City of Orange Township reserves the right to amend the Plan. Requests by property owners of rehabilitated buildings to remove such structures from the Plan shall not incur any fee.

No amendment of the Plan shall be approved without the review and recommendation of the City of Orange Township Planning Board.



Prepared by:
Michelle DeLuca
MICHELLE DELUCA, PPA/ALP
PA License #: 33J00415500
Nishuane Group, LLC

Franklin Rodriguez
Franklin Rodriguez, A.L.P.
ALP License #: 021055
Nishuane Group, LLC

August 14, 2023

City of Orange Township, New Jersey



DRAFT



Chapter 6: Plan Implementation

6. Plan Implementation

DRAFT



6.1 Selection of Redeveloper

The Plan is to be implemented in accordance with the procedures of the New Jersey Redevelopment Law. Only a redeveloper(s) formally designated by the City may undertake a redevelopment project within the Plan area.

The intent of this section of the Plan is to set the procedural standards to guide redeveloper selection processes for the City. The following provisions regarding redevelopment are included in connection with the implementation of the Plan and the selection of a redeveloper(s) and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations to the contrary.

1. The redeveloper, its successor or assigns shall develop the property in accordance with the uses and building requirements specified in the Plan.
2. Until the required improvements are completed, and a Certificate of Completion is issued by the Mayor and City Council, acting as the Redevelopment Entity, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any Redevelopment Agreement, lease, deed or other instrument shall remain in full force and effect.
3. The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper(s) and any other provisions to assure the successful completion of the project.

4. The extent of the designated redeveloper(s) responsibility for any installation or upgrade of infrastructure will be outlined in the Redevelopment Agreement with the City. Infrastructure may include items such as gas, electric, water, sanitary and storm sewers, telecommunications, recreation or open space, streets, curbs, sidewalks, street lighting, street trees, structured parking or other improvements.

6.2 Tax Abatement Program

By designating as An Area in Need of Redevelopment, the City is given the authority to offer long-term (up to 30 years) tax exemptions or abatements as a financial incentive to encourage rehabilitation and/or redevelopment in the Plan area, in accordance with N.J.S.A. 40A-20-1 et seq.

Any tax abatement(s) for the rehabilitation and/or redevelopment of the Plan area would need to be addressed as part of a completed redevelopment agreement and financial agreement.

6.3 Certification of Completion

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 obligation under the redevelopment agreement for that project.

6. Plan Implementation

DRAFT

6.4. Statutorily Permitted Actions

Upon the adoption of the 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, re-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 P.L. 1992, c. 79 (C.40A: 12A-29) and issue bonds.
2. Clear any area owned or acquired and install or reconstruct infrastructure.
3. 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.
4. Arrange or contract with public agencies or redevelopers.
5. Lease or convey property or improvements without public bidding.

6. Enter upon building or property for conduction of investigations or surveys.
7. Provide for relocation assistance.
8. 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.
9. Request the designation of areas as area in need of redevelopment or rehabilitation.



DRAFT

6. Plan Implementation

DRAFT

6.5 Agreement With Redeveloper(s)

Agreements with redevelopers shall be in accordance with the LRHL and note that only those uses established in the 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. In addition, the following shall be included in agreements with the redeveloper:

1. The redeveloper, its successor or assigns shall develop the property in accordance with the uses and building requirements specified in the Plan.
2. Until the required improvements are completed, and a Certificate of Completion is issued by the Mayor and City Council, acting as the Redevelopment Entity, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any Redevelopment Agreement, lease, deed or other instrument shall remain in full force and effect.
3. The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper(s) and any other provisions to assure the successful completion of the project.

4. The extent of the designated redeveloper(s) responsibility for any installation or upgrade of infrastructure will be outlined in the Redevelopment Agreement with the City. Infrastructure may include items such as gas, electric, water, sanitary and storm sewers, telecommunications, recreation or open space, streets, curbs, sidewalks, street lighting, street trees, structured parking or other improvements.
5. All infrastructure improvements shall comply with applicable local, state and federal law and regulations.
6. In addition to the provision of the infrastructure items set forth herein, the Redevelopment Agreement may provide that the redeveloper(s) will agree to provide amenities, benefits, fees and payments in addition to those authorized under the New Jersey Municipal Land Use Law.



6. Plan Implementation

DRAFT

6.6 Equal Opportunity

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

6.7 Period of Applicability

The provisions of the Plan, specifying the redevelopment plan for the Plan area and requirements and restrictions with respect thereto, shall be in effect for a period until such time as the purpose of the Plan has been satisfied and the designated subarea need for redevelopment has been substantially alleviated.

The aforementioned regulations shall apply to the Plan and shall supersede regulations within the City Zoning Ordinance, except where the regulations herein are silent, in which case the regulations within the Zoning Ordinance shall govern.

6.8 Relocation Assistance

The Plan area governed by the Plan is a Non-Condemnation Redevelopment Area, which does not permit the City to acquire a property by condemnation.

The Plan area includes existing residential uses on some properties, whether affordable to low- or moderate-income households or otherwise, and therefore residential relocation may be necessary to carry out the provisions of the Plan. Any existing commercial businesses on properties are not expected to require relocation. If circumstances dictate however that relocation is required, such relocation will be carried out in accordance with applicable laws.

Prior to the undertaking of any acquisition of property by the City, 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 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 Workplace Relocation Assistance Plan will also include any related redevelopment agreement.

6.9 Properties To Be Acquired

No properties are intended to be acquired by condemnation by the City to carry out the provisions of this Plan. Properties may be acquired by a prospective redeveloper as may be needed to effectuate the Plan.



DRAFT



Appendix

This appendix includes supplementary reference materials to support greater understanding of the Plan:

1. City of Orange Township Scattered Sites Redevelopment Parcel Summary Map

DRAFT

CITY OF ORANGE TOWNSHIP SCATTERED SITES REDEVELOPMENT PARCEL MAP



West Orange
Township

DRAFT

Montclair
Township
Glen
Ridge
Borough



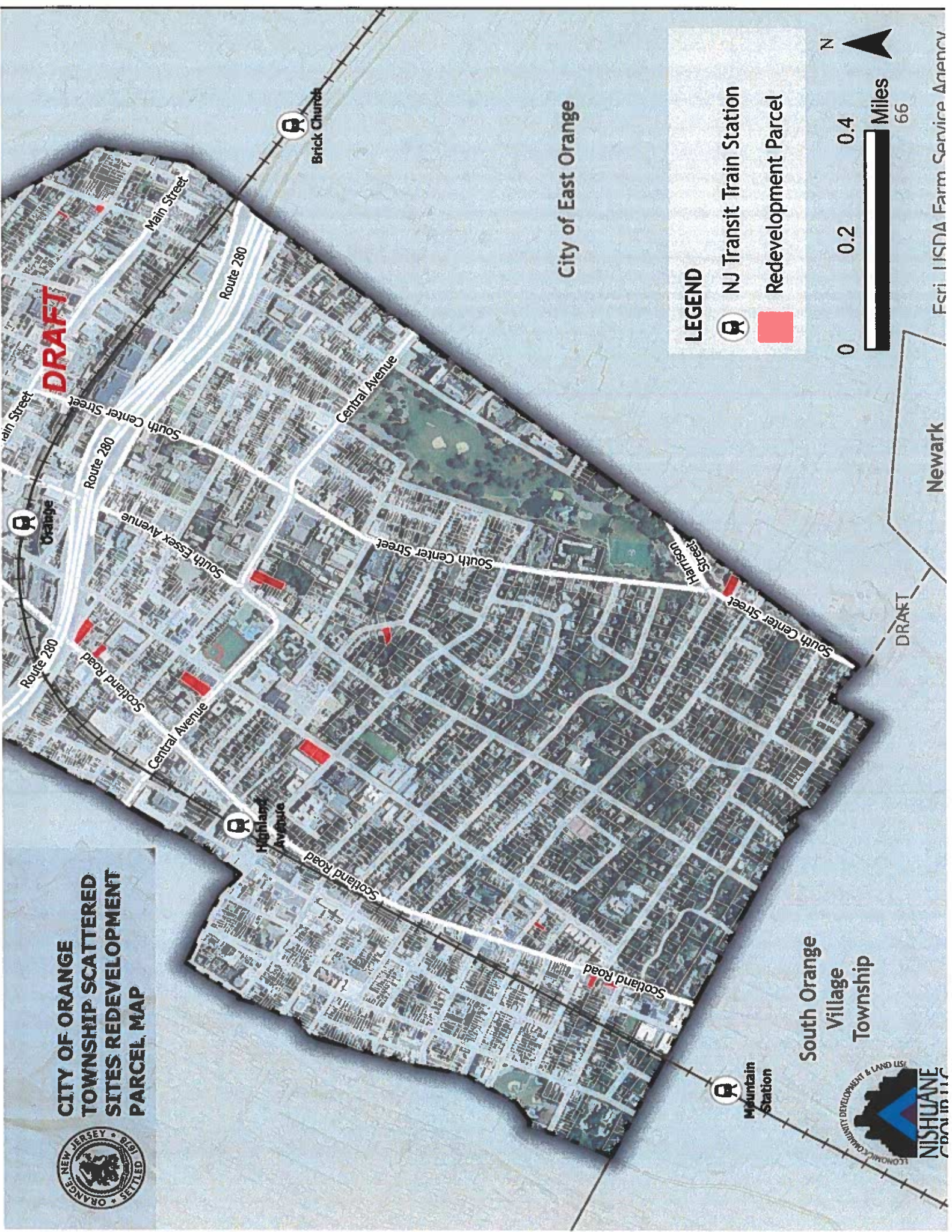
LEGEND
NJ Transit Train Station
Redevelopment Parcel

0 0.2 0.4 Miles

Est. USDA Farm Service Agency





**CITY OF ORANGE
TOWNSHIP-SCATTERED
SITES REDEVELOPMENT
PARCEL MAP**



DRAFT

DRAFT

LEGEND

-  NJ Transit Train Station
-  Redevelopment Parcel



City of East Orange

Newark

South Orange
Village
Township

Mountain
Station





Nishuane Group, LLC.
105 Grove Street, Suite 3
Montclair, NJ 07042