

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

DATE \_\_\_\_\_

NUMBER 81-2023

**TITLE:** AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING THE LINCOLN-HIGHLAND REDEVELOPMENT AND REHABILITATION PLAN IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 ET SEQ.* TO INCREASE MINIMUM OFF-STREET RESIDENTIAL PARKING REQUIREMENTS WITHIN THE LINCOLN-HIGHLAND REDEVELOPMENT AND REHABILITATION AREA.

**WHEREAS**, in accordance with the Local Redevelopment and Housing Law (“LRHL”), *N.J.S.A. 40A:12A-1 et seq.*, the Municipal Council (“Municipal Council”) of the City of Orange Township (“City”) adopted the *Lincoln-Highland Redevelopment and Rehabilitation Plan* on August 7, 2019, with amendments thereafter from time-to-time (“Redevelopment Plan”); and,

**WHEREAS**, the Redevelopment Plan relates to an area in need of redevelopment and rehabilitation known as the *Lincoln-Highland Redevelopment and Rehabilitation Area* comprising 64 parcels across approximately 26.6 acres bounded generally by Clarendon Place to the North, Fairview Avenue to the South, Lincoln Avenue to the West, and Berkeley Avenue and Carteret Place to the East (“Redevelopment Area”); and,

**WHEREAS**, the Redevelopment Area is governed by a single set of bulk standards that establish minimum off-street residential parking requirements for all new development (collectively, “Residential Parking Requirements”); and,

**WHEREAS**, after re-examining the Residential Parking Requirements in the context of parking needs created by new development, it was found that they do not accurately reflect those needs, resulting in overflow of new parked vehicles on surrounding streets; and,

**WHEREAS**, to address this deficiency, the Municipal Council now wishes to amend the Redevelopment Plan in order to increase the Residential Parking Requirements such that new multi-family residential buildings shall be required to have a minimum of 1 off-street parking space for each studio, 1- and 2-bedroom unit, and a minimum of 2 off-street parking spaces for each unit with 3+ bedrooms (“Plan Amendment”); and,

**WHEREAS**, through adoption of Resolution No. 464-2023 on December 5, 2023, the Municipal Council referred its proposed Plan Amendment to the City of Orange Township Planning Board (“Planning Board”) for consideration in accordance with *N.J.S.A. 40A:12A-7(e)*; and,

**WHEREAS**, the Planning Board reviewed the Plan Amendment at its regular meeting on January \_\_, 2024, and authorized the Planning Board Attorney to issue correspondence to the Mayor and Municipal Council advising the Municipal Council of its findings, comments and recommendations regarding same; and,

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

(UNDERSCORES ARE ADDITIONS, {~~BRACED STRIKEOUTS~~} ARE DELETIONS)



A. M. ZENTH

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 Amendments to Lincoln-Highland Redevelopment and Rehabilitation Plan.**

Section 4 (“Proposed Land Use Plan”), Subsection 4.2 (“District Standards”) of the Redevelopment Plan is hereby amended as follows:

**Bulk Standards**

Regulation	<del>{Proposed}</del> Standard
.....	
Minimum Number of Parking Spaces	
For Studio <del>{ and}</del> , 1 Bedroom, 2 Bedroom	<del>{0.5}</del> 1 space per unit
For <del>{2}</del> 3+ Bedroom	<del>{1}</del> 2 spaces per unit

.....

**Parking**

a) Studio~~{ and}~~, 1 Bedroom and 2 Bedroom apartments shall provide a parking ratio of ~~{0.5}~~ 1 space for every unit, and ~~{2}~~ 3+ Bedroom apartments shall provide ~~{1}~~ 2 spaces for every unit.

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**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 increase minimum off-street residential parking requirements within the Lincoln-Highland Redevelopment and Rehabilitation Area.

**FISCAL IMPACT:** None.

Adopted:

\_\_\_\_\_  
Joyce L. Lanier  
City Clerk

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Tency A. Eason  
Council President

Approved:

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Dwayne D. Warren, Esq.  
Mayor