

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

DATE \_\_\_\_\_

NUMBER 82-2023

**TITLE:** AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING THE MAIN STREET 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 MAIN STREET 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 *Main Street Redevelopment and Rehabilitation Plan* on March 3, 2020, 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 *Main Street Redevelopment and Rehabilitation Area* comprising 148 parcels across 20 blocks bounded generally by the North and South sides of Main Street, between Scotland Road in the West and the City’s border with the City of East Orange in the East (“Redevelopment Area”); and,

**WHEREAS**, the Redevelopment Area is divided into 3 sections, designated as Plan Areas A through C, all of which are 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:

1. 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; and,
  2. on-street parking may not be used to address Residential Parking Requirements;
- (together, “Plan Amendment”); and,

**WHEREAS**, through adoption of Resolution No. 465-2023 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 approve and adopt the Plan Amendment.

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

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



A. MIZRAH

**Section 1 Amendments to Main Street Redevelopment and Rehabilitation Plan.**

Section 4 (“Proposed Land Use Plan”), Subsection 4.3 (“General Regulations”) of the Redevelopment Plan is hereby amended as follows:

The following regulations apply to sub-districts.

....

- iii. Studio, ~~{O}~~ one and two-bedroom units shall provide a parking ratio of 1 off-street space for every unit (i.e., 1:1 parking ratio). ~~{Studies}~~ **Units with three or more bedrooms** shall provide a parking ratio of ~~{1}~~ 2 off-street spaces for every ~~{two}~~ unit{s} (i.e., 2:1 parking ratio).

....

- x. On-street parking may only be used to address the City’s non-residential parking requirements.

....

**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 Main Street 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