

**CITY COUNCIL**

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

DATE \_\_\_\_\_

NUMBER 86-2023

**TITLE:** AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING THE VOSE AVENUE REDEVELOPMENT 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 VOSE AVENUE REDEVELOPMENT 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 *Vose Avenue Redevelopment Plan* on April 20, 2010, with amendments thereafter from time-to-time (“Redevelopment Plan”); and,

**WHEREAS**, the Redevelopment Plan relates to an area in need of redevelopment known as the *Vose Avenue Redevelopment Area* comprising 1 parcel fronting on Vose Avenue (“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. 469-2023 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:

**Section 1 Amendments to Vose Avenue Redevelopment Plan.**

The Redevelopment Plan is hereby amended as follows:

**SUMMARY OF ~~{2015}~~ VOSE AVENUE REDEVELOPMENT PLAN**

.....  
~~{Parking requirements shall be reduced to one-half parking space per residential unit for low-rise and mid-rise housing units that provide affordable housing.}~~ New multi-family residential buildings shall be required to have  
(UNDERSCORES ARE ADDITIONS, {BRACED STRIKEOUTS} ARE DELETIONS)

  
A. MIBRAHI  
CITY ATTORNEY

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.

....

14. SPECIFIC LAND USE REGULATIONS: Neighborhood Transit Village

....

Parking:

~~{One parking space for each two residential units shall be provided.}~~ 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. Parking spaces shall be a minimum of 9' by 18'. Smaller spaces for compact cars may be utilized in no more that 10% of the parking spaces created. ~~{For each 25 parking spaces created, 1 "shared car" space shall be designated.}~~ The Planning Board may waive or vary the parking requirements upon demonstration that adequate off-site or shared parking resources exist.

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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 Vose Avenue Redevelopment 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