

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

DATE \_\_\_\_\_

NUMBER 80-2023

**TITLE:** AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING THE CENTRAL VALLEY 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 CENTRAL VALLEY 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") initially adopted the *Central Valley Redevelopment Plan* in 2005, 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 *Central Valley Redevelopment Area* comprising approximately 104 acres bounded generally by Carey Street to the North, portions of Tremont Avenue, Beach Street and Laurel Street to the South, the City's border with the Township of West Orange to the West, and the rear of all tax lots with frontage along the easterly side of Scotland Road to the East ("Redevelopment Area"); and,

**WHEREAS**, the Redevelopment Area is divided into 4 sections, designated as Districts 1 through 4, each of which is governed by a separate 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 single-family, 2-family and townhouse residences shall be required to have a minimum of 2 off-street parking spaces for each unit; and,
2. 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;

(together, "Plan Amendment"); and,

**WHEREAS**, through adoption of Resolution No. 463-2023 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.

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

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 Central Valley Redevelopment Plan.**

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

District 1

Bulk Standards

Regulation	<del>{District 1}</del> Standard
.....	
Minimum Number of Parking Spaces	
For <del>{All Residential Uses}</del> 1 Family, 2 Family	<del>{1}</del> <u>2</u> spaces <del>{/}</del> per unit
For Studio, 1 Bedroom, 2 Bedroom in Multi-Family	<u>1</u> space per unit
For 3+ Bedroom in Multi-Family	<u>2</u> spaces per unit
For All Other Uses	1 space <del>{/}</del> per 400 Sq. Ft.

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District 2

Bulk Standards

Regulation	<del>{District 2}</del> Standard
.....	
Minimum Number of Parking Spaces	
For <del>{All Residential Uses}</del> 1 Family, 2 Family	<del>{0.8}</del> <u>2</u> spaces <del>{/}</del> per unit
For Studio, 1 Bedroom, 2 Bedroom in Multi-Family	<u>1</u> space per unit
For 3+ Bedroom in Multi-Family	<u>2</u> spaces per unit
For All Other Uses	1 space <del>{/}</del> per 400 Sq. Ft.

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District 3

Bulk Standards

Regulation	<del>{District 3}</del> Standard
.....	
Minimum Number of Parking Spaces	
For <del>{All Residential Uses}</del> Studio, 1 Bedroom, 2 Bedroom in Multi-Family	<del>{0.8}</del> <u>1</u> space <del>{/}</del> per unit
For 3+ Bedroom in Multi-Family	<u>2</u> spaces per unit
For All Other Uses	1 space <del>{/}</del> per 400 Sq. Ft.

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District 4

Bulk Standards

Regulation	<del>{District 4}</del> Standard
.....	
Minimum Number of Parking Spaces	

For <del>{All Residential Uses}</del> <u>1 Family, 2 Family</u>	<del>{0.8}</del> <u>2 spaces</u> <del>{/}</del> <u>per unit</u>
For Studio, 1 Bedroom, 2 Bedroom in Multi-Family	<u>1 space per unit</u>
For 3+ Bedroom in Multi-Family	<u>2 spaces per unit</u>
For All Other Uses	<u>1 space</u> <del>{/}</del> <u>per 400 Sq. Ft.</u>

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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 Central Valley 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

**ORDINANCE NO. 80-2023**

**REGULAR MEETING – December 5, 2023**

**MOTION TO ADOPT: Ross**

**SECOND: Montague, III**

**YEAS: Coley, Hilbert, Montague, III, Ross, Summers-Johnson, Wooten & Council President Eason**

**NAYS: None**

**ABSTENTIONS: None**

**ABSENCES: None**

**PUBLIC HEARING– SECOND READING: January 2, 2024**