

CITY COUNCIL

The City of Orange Township, New Jersey

DATE _____

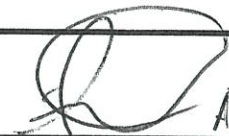
NUMBER 32-2024

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 REDEVELOPMENT PLAN*, IMPLEMENTING SPECIFIC DEVELOPMENT REGULATIONS AND BULK ZONING STANDARDS APPLICABLE TO 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
1006	48	203 North Center Street
1101	6	232 High Street


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<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
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
1905	28	200 Wallace Street
2002	3	122 North Day Street

<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
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
5104	6	472 Mountainview Avenue
5104	7	470 Mountainview Avenue

<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
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 presented the Study to the Planning Board; and,

WHEREAS, following the public hearings, the Planning Board determined that only the following 52 parcels within the Original Study Area (as designated on the City's official tax maps) 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, prior to the Municipal Council's review and consideration of the Redevelopment Plan, the Planning Consultant determined that revisions and clarification were required to better align with and communicate the City's land use goals and objectives within the Redevelopment Area, and on May 22, 2024, amended the Redevelopment Plan to include those changes; and,

WHEREAS, at the Planning Board's public meeting on June 26, 2024, the Planning Consultant re-introduced the Redevelopment Plan, as amended, outlining proposed regulations and bulk standards for the Redevelopment Area, which members of the Planning Board voted to approve and recommend to the Municipal Council for adoption; and,

WHEREAS, on July 24, 2024, the Planning Board voted to adopt Resolution No. 5-2024, memorializing its approval of the Redevelopment Plan, as amended, 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, as amended.

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 Redevelopment Plan.

The *Scattered Sites Redevelopment Plan* dated May 22, 2024, prepared by Nishuane Group LLC and endorsed by the City of Orange Township Planning Board, 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

Adrienne K. Wooten
Council President

Approved:

Dwayne D. Warren, Esq.
Mayor

ORDINANCE NO. 32-2024

REGULAR MEETING – August 7, 2024

MOTION TO ADOPT: Montague, III

SECOND: Wooten

YEAS: Coley, Montague, III & Council President Wooten

NAYS: Hilbert

ABSTENTIONS: Eason & Ross

ABSENCES: Summers-Johnson

PUBLIC HEARING– SECOND READING: September 3, 2024