

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

ORDINANCE #2024-11

NOTICE IS HEREBY GIVEN, that the following entitled Ordinance was duly considered and adopted after public hearing by the Board of Trustees of the Township of South Orange Village at their meeting held on Tuesday, May 28, 2024 during a virtual (call-in) meeting utilizing the Cisco WebEx Audio/Video Conferencing System. The following ordinance was adopted:

2024-11 AN ORDINANCE OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, NEW JERSEY, ADOPTING THE THIRD AMENDED CHURCH STREET REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

WHEREAS, the South Orange Village (the "**Village**"), a public body corporate and politic of the State of New Jersey, is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "**Redevelopment Law**"), to determine whether certain parcels of land within the Village constitute an area in need of rehabilitation or an area in need of redevelopment; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the Village Council of the Village (the "**Trustees**") identified and designated certain properties primarily fronting on Church Street as an "area in need of redevelopment" (the "**Redevelopment Area**"); and

WHEREAS, on June 12, 2000, the Trustees adopted Ordinance #00-14 adopting a redevelopment plan for the Redevelopment Area entitled the "Church Street Redevelopment Plan (the "**Original Redevelopment Plan**)"; and

WHEREAS, on June 13, 2005, the Trustees adopted Ordinance #05-13 adopting an amendment to the Original Redevelopment Plan (the "**Amended Church Street Redevelopment Plan**)"; and

WHEREAS, on June 28, 2021, the Trustees adopted Ordinance #2021-15 adopting a second amendment to the Original Redevelopment Plan (the "**Second Amended Church Street Redevelopment Plan**)"; and

WHEREAS, on February 26, 2024, the Trustees adopted Resolution #2024-078 authorizing its planning consultant, Topology NJ LLC ("Topology"), to prepare an amendment to the Second Amended Church Street Redevelopment Plan (the "**Third Amended Church Street Redevelopment Plan**)"; and

WHEREAS, pursuant to the Redevelopment Law, through introduction of this Ordinance, the Trustees refer the Third Amended Church Street Redevelopment Plan to the Village Planning Board for review and request its recommendations relating to the Third Amended Church Street Redevelopment Plan prior to final adoption; and

WHEREAS, after consulting with its professionals, the Trustees have determined that the Third Amended Church Street Redevelopment Plan is in the best interests of the Village and will best facilitate redevelopment within the Redevelopment Area and desire to adopt and implement the Third Amended Church Street Redevelopment Plan in the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of South Orange Village, in the County of Essex, New Jersey as follows:

Section 1. The aforementioned recitals are incorporated herein as though set forth at length.

Section 2. Pursuant to the Redevelopment Law, through introduction of this Ordinance, the Trustees hereby refer the Third Amended Church Street Redevelopment Plan to the Village Planning Board for review and requesting its recommendations relating to the Third Amended Church Street Redevelopment Plan's consistency with the Village Master Plan within 45 days after referral.

Section 3. The Third Amended Church Street Redevelopment Plan as filed in the Office of the Village Clerk, and attached hereto as Exhibit A, is hereby approved. The Third Amended Church Street Redevelopment Plan supersedes the underlying zoning and prior version of the Church Street Redevelopment Plan.

Section 4. The zoning map of the Village is hereby amended to incorporate the provisions of the Third Amended Church Street Redevelopment Plan.

Section 5. In case any one or more of the provisions of this Ordinance or the Third Amended Church Street Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance or the Third Amended Church Street Redevelopment Plan, and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 6. This Ordinance shall take effect as provided by law.

Adopted: May 28, 2024

ATTEST:

Ojetti E. Davis, Village Clerk

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