

**SOUTH ORANGE VILLAGE**  
**Municipal Offices**  
76 South Orange Ave  
Suite 302  
South Orange  
Essex County  
New Jersey 07079

www.southorange.org  
P 973.378.7715  
F 973.763.0987



## **ORDINANCE #2025-17**

**Introduction: July 14, 2025**

**Adoption:**

**AN ORDINANCE AUTHORIZING THE SUBDIVISION OF BLOCK 2602, LOT 12 ON THE OFFICIAL TAX MAPS OF SOUTH ORANGE VILLAGE FOR, AMONG OTHER PURPOSES, THE PRIVATE SALE OF MUNICIPALLY-OWNED LAND TO NEW JERSEY AMERICAN WATER COMPANY, INC. (AS CONTEMPLATED AND PROVIDED FOR IN RESOLUTION 2025-041)**

**WHEREAS**, South Orange Village (the "Village") owns a 1.793 acre tax-exempt parcel located at 31 Crest Drive, South Orange, New Jersey 07079, known and designated as Lot 12 in Block 2602 on the official tax maps of the Village (the "Parcel"); and

**WHEREAS**, the Parcel's 1.793 acres presently serves three (3) distinct and separate uses as follows:

1. Approximately 1 acre serves as the location of a South Orange Water Utility above-ground water storage facility (commonly referred to as the "Crest Drive Standpipe");
2. Approximately 0.4 acres serves as the location of a Village emergency medical services facility (the "Crest Drive EMS Facility");
3. 0.31 acres is encumbered as a condition of prior Green Acres funding and is identified as dedicated recreational open space by the New Jersey Department of Environmental Protection-Green Acres program on its Recreational and Open Space Inventory database (the "Crest Drive Playground"); and

**WHEREAS**, the Village is selling the water utility and its assets to New Jersey American Water Company, Inc. and the Village Council desires to subdivide the three (3) uses into three (3) separate lots in accordance with Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq; and

**WHEREAS**, the drawing prepared by Schwanewede, Hals & Vince entitled Minor Subdivision Plot, Block 2602 – Lot 12, Job No. 9258-2599, attached hereto as Exhibit A, delineates the proposed subdivision as follows:

1. Proposed Lot 12.01 which shall be known as 31 Crest Drive: 0.349 Acres – Crest Drive Playground (dedicated recreational open space);
2. Proposed Lot 12.02 which shall be known as 33 Crest Drive: 0.494 Acres – Crest Drive EMS Facility (includes parking lot available for Crest Drive Playground users);
3. Proposed Lot 12.03 which shall be known as 35 Crest Drive: 0.95 Acres – Crest Drive Standpipe; and



**WHEREAS**, an application for Minor Subdivision approval is being filed with the South Orange Planning Board respectfully requesting public hearing at its August 8, 2025 meeting, after providing proper notice, in accordance with N.J.S.A. 40:55D-1, et seq; and

**WHEREAS**, before adoption by the Village Council, the proposed application for subdivision, together with all supporting documentation, including the subdivision plat prepared by Schwanewede, Hals & Vince, and any revisions thereto, shall be reviewed by the South Orange Village Planning Board as the approving authority and found to be in compliance with the Municipal Land Use Law, all applicable local zoning ordinances, and in conformance with the Master Plan for South Orange Village; and

**WHEREAS**, the Village Council shall review the Planning Board's resolution and any recommendations therein; and

**WHEREAS**, the Village finds the proposed subdivision to be in the best interest of the Village and that the proposed subdivision is necessary and as contemplated and provided for in Resolution 2025-041 duly adopted by this body on February 24, 2025.

**NOW THEREFORE, BE IT ORDAINED**, by the Village Council of South Orange Village, a municipal corporation of New Jersey located in Essex County thereof, as follows:

**SECTION 1.**

The Minor Subdivision of the municipally-owned parcel identified as Block 2602, Lot 12 on the Official Tax Map of South Orange Village as proposed and shown on the subdivision plat prepared by Schwanewede, Hals & Vince entitled Minor Subdivision Plot, Block 2602 – Lot 12, Job No. 9258-2599, attached hereto as Exhibit A, and any revisions thereto, is hereby approved.

**SECTION 2.**

The Village Council shall review and acknowledge the Resolution of the South Orange Planning Board approving the Minor Subdivision incorporating such conditions as shall be appropriate and contained in said Resolution.

**SECTION 3.**

The Village Council hereby recognizes and approves that proposed Lot 12.01 (31 Crest Drive) shall be encumbered as dedicated recreational open space as a condition of prior Green Acres funding and shall continue to be identified as such by the New Jersey Department of Environmental Protection-Green Acres program on its Recreational and



Open Space Inventory database and the Village Council explicitly recognizes and approves that the open space dedication shall be increased from 0.31 acres to 0.349 acres.

**SECTION 4.**

The Village Council reaffirms its approval of the sale of proposed Lot 12.03 to New Jersey American Water Company, Inc. as contemplated and provided for in Resolution 2025-041 duly adopted by this body on February 24, 2025.

**SECTION 5.**

The appropriate municipal officials, including the Mayor, Clerk, Tax Assessor and others as necessary, are hereby authorized to execute any and all documents necessary to effectuate this subdivision, including the signing of the subdivision plat, and the filing of said plat with the County Recording Officer within the required timeframe.

**SECTION 6.**

Repealer.

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 7.**

This ordinance shall take effect upon final passage and publication as required by law.

**SECTION 8.**

On passage this ordinance shall not be codified.

**Introduction – First Reading**

<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Brown			X			
Greenberg		X	X			
Haskins			X			
Jones						X
Lewis-Chang	X		X			
Schnall			X			



**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced on first reading by the Village Council at their meeting held on July 14, 2025.

*Ojetti Davis*  
\_\_\_\_\_  
Ojetti E. Davis  
Village Clerk

**Adoption – Second Reading**

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown						
Greenberg						
Haskins						
Jones						
Lewis-Chang						
Schnall						

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Village Council at their meeting held on August 18, 2025.

\_\_\_\_\_  
Ojetti E. Davis  
Village Clerk

Adopted:

Attest:

\_\_\_\_\_  
Sheena C. Collum  
Village Mayor

\_\_\_\_\_  
Ojetti E. Davis  
Village Clerk



**EXHIBIT A**