

**TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY**  
**CENTRAL BUSINESS DISTRICT**  
**REDEVELOPMENT PLAN**

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**INTRODUCTION**

One of the key planning initiatives of the Township of South Orange Village has been the revitalization of the Central Business District (CBD). The Village has determined that one of the most effective planning and implementation strategies is the use of redevelopment process in accordance with state statute. Since certain properties in the downtown were declared an "Area in need of Redevelopment" in the mid to late 1990s, the CBD has experienced significant change. The Village is seeing the results of its revitalization efforts and the implementation of its vision of the area.

The CBD Redevelopment Plan was originally adopted in 1996 with subsequent amendments to the Plan in 1999, 2002, 2008 and 2010.

**Area and Site Description**

The CBD Redevelopment Area includes properties in 12 blocks of the Central Business District and adjacent areas. As shown on the aerial map, the area is located near the geographic center of the Village and contains a traditional mix of uses for a downtown including retail sales and services, restaurants, financial institutions, mixed use buildings, offices, public uses, surface parking lots and the South Orange train station. It should be noted that the Third & Valley Street District as shown on the Districts map is governed by the Third & Valley Streets Redevelopment Plan which was adopted in January 2013.

Since the CBD area was designated a redevelopment area in the mid 1990's, significant revitalization has occurred both through public and private efforts:

- *Streetscape Improvements*  
Public improvements are an important element of the Village revitalization efforts. Streetscape improvements have been completed along South Orange Avenue and along portions of Valley Street, Vose Avenue and Scotland Road. These improvements have assisted in creating a more aesthetically pleasing CBD which is pedestrian and shopper friendly. This, in turn, has reinforced the marketing efforts and redevelopment activities in the CBD Redevelopment Area.

Streetscape improvements included:

- Reducing South Orange Avenue from a four-lane roadway to a three-lane road with a dedicated turning lane
- Installing pavers at pedestrian crosswalks
- Expanding sidewalk areas at key locations
- Realigning parking
- Installing street trees, landscaped areas, new lighting and street furniture

- *South Orange Performing Arts Center (SOPAC)*  
The approximately 35,000 square foot four level Performing Arts Center is adjacent to the Train Station. It contains 5 movie theatres, a performance theatre and a multipurpose room for community events.
- *Upgrade of South Orange Train Station and associated commuter parking.*  
The Train Station Redevelopment Plan for the South Orange train station dated July 1994 was the first step in the overall revitalization efforts of the Village CBD. The Plan addressed the major station improvements

proposed by New Jersey Transit and the upgrade of the existing storefronts for commercial use. Subsequent to the adoption of the Redevelopment Plan, major renovations to the existing storefronts occurred and new commercial retail uses were established. These improvements were the first visible evidence of the revitalization efforts of the Village.

- *Enhancements to the Greenway*
- *Private development*
  - Development of Eden Gourmet and The Above Restaurant at the former ShopRite site
  - Development of The Avenue on Vose Avenue
  - Development of Gaslight Commons, a 200 unit residential development on Third Street
  - Approval of a mixed use retail/residential development on the former Beifus site
  - Approval of a mixed use retail, commercial and residential development including a public parking structure on the Village owned Third and Valley Streets site

## STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
  - The master plans of contiguous municipalities;
  - The master plan of the County in which the municipality is located; and
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

## OBJECTIVES

One of the primary goals of the Village of South Orange is the maintenance and upgrading of commercial uses and structures within the Village Central Business District as well as construction of infill mixed use development. The comprehensive revitalization of the Village CBD is specifically identified in the 1991 Village Land Use Plan Element, the 2000 and 2011 Reexamination Reports as a land use objective, the 2007 Smart Growth Plan and the 2009 Downtown Vision Plan.

In furtherance of the overall goal of revitalization of the CBD, the following objectives are specifically related to the Redevelopment Plan. These objectives relate to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

- To capitalize on the area's proximity to the train station and the economic opportunities it presents.
- To improve the utilization of land which can be more effectively "redeveloped" for community benefit.
- To promote economic development and broaden the Village's tax base.
- To maximize the leveraging of public and private funding to accomplish redevelopment of the area.
- To improve business opportunities through promotion of new economic activities.
- To provide additional retail uses and services for residents.
- To improve property values within the Redevelopment Area.
- To create a stronger linkage among all sections of the Redevelopment Area and surrounding neighborhoods.
- To enhance the existing image of the CBD.
- To improve opportunities for pedestrian movement and connections so that a more pedestrian oriented atmosphere is created.
- To encourage the use of space above the first floor for office and residential uses.
- To reinforce the interrelationship between Seton Hall University students and faculty and the Village CBD.
- To improve the visual streetscape of the CBD, through facade upgrade, signage, landscaping, street furniture, paving, lighting, pedestrian linkages and parking improvements.
- To preserve the architectural and historic integrity of the firehouse.
- To address the future parking needs of the Village, both shoppers and commuters.
- To promote roadway improvements which will provide safe and efficient flow of vehicular traffic and enhance the viability of the CBD.
- To minimize, to the extent possible, gaps in the streetscape.
- To reinforce the CBD and the adjacent area as a Transit Village.
- To encourage development to meet sustainable/green standards.

## **RELATIONSHIP OF PLAN TO VILLAGE LAND DEVELOPMENT REGULATIONS**

The Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes the use, bulk, and design standard provisions of the Village Land Development Regulations.

Any deviation from permitted use standards which would result in a "d" variance shall be addressed as an amendment to the Plan. Neither the Planning Board nor the Board of Adjustment shall have authority to allow deviations which would result in a "d" variance. The Planning Board shall have power to grant relief from other bulk and dimensional requirements of this Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the N.J.S.A. 40:55D-70c.

All exceptions or waivers from design standards from the requirements for site plan or subdivision approval may also be granted by the Planning Board except for "d" variances.

All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan.

Final adoption of this Redevelopment Plan by the Village Board of Trustees shall be considered an amendment to the Village Zoning Ordinance and Official Zoning Map.

## LAND USE PLAN

### CENTRAL BUSINESS DISTRICT

*Objective:* The objective of the District is to revitalize the CBD and enhance the economic vitality of the area by providing a variety of opportunities for commercial and residential uses in a vibrant pedestrian-oriented environment.

#### *Principal Permitted Uses*

- Retail sales and service but excluding sale of building materials, motor vehicles, boats and swimming pools
- Banks, commercial and savings excluding drive through facilities
- Offices, including professional offices, above the first floor. Sites/buildings that do not front on South Orange Avenue may have offices on the first floor (see Office Overlay as identified on the Districts Map)
- Restaurants, Cafes, Taverns, retail markets. Outdoor dining is permitted if a license is issued by the Township
- Public uses
- Residential units above the first floor
- Indoor theaters
- Cultural and educational facilities and other places of public assembly above the first floor
- Hotels
- Essential services
- Child care centers
- Private Recreation facilities above the first floor
- Lodges and fraternal organizations, above the first floor
- Vocational Schools and Studios, above the first floor
- Parking lots or parking decks owned by a public and/or governmental entity

- Wellness Centers above the first floor
- Wellness Centers. Sites/buildings that do not front on South Orange Avenue may have wellness centers on the first floor. (See office overlay as identified on the Districts Map.)

Drive-thru uses are prohibited.

#### *Accessory Uses*

- Uses and structures customary, incidental and accessory to the principal use such as off-street parking, structured parking and signs.

#### *Bulk Standards*

- Minimum lot area: 6,000 square feet
- Minimum width (interior): 50 feet
- Minimum width (corner): 75 feet
- Minimum yard requirements:
  - Front: 0
  - Side: 0<sup>1</sup>
  - Rear: 25 feet<sup>2</sup>
- Maximum building height: 48 feet except for lots which front on Valley Street and Taylor Place, where the maximum height shall be 36 feet.
- Maximum lot coverage: 90 percent
- Parking: The provisions of Section 92-201 and 92-203 shall apply except for residential uses whereby the Residential Site Improvement Standards shall be used; however, the Planning Board may grant waivers, exceptions and agreements to exceed, where deemed appropriate. Shared parking among mixed uses shall be encouraged and may be factored in for purposes of calculations, where appropriate.

- Residential Standards
  - A maximum of 10% of the units shall be studios
  - A minimum of 20% of the units shall include 2 or more bedrooms
  - Each unit shall contain a minimum of 400 square feet.

<sup>1</sup> If doors or windows are provided on a side wall, at least 10 feet is required or where abutting a residential zone, then a side yard of one foot for every two feet of building height of the principal structure is required. No such side yard shall be less than 10 feet.

<sup>2</sup> If rear yard abuts a residential zone, a minimum five foot high fence shall be erected to screen the business use.

*Wellness Center Standards*

- It shall be a hospital sponsored “center”
- It shall not include surgery centers or labs
- It shall have a parking standard of 4 spaces per 1,000 square feet of gross floor area.

*Affordable Housing Requirement*

All development of a residential nature shall be governed by Article XXXVIIA (Affordable Housing Regulations).

## CENTRAL BUSINESS DISTRICT – 1

*Objective:* The objective of the District is to create a mixed use development which will contain a supermarket, retail space, residential apartments and structured parking to serve the onsite uses.

### *Principal Permitted Uses*

- Retail sales and service but excluding sale of building materials, motor vehicles, boats and swimming pools
- Banks, commercial and savings excluding drive through facilities
- Offices, including professional offices, above the first floor. Sites/buildings that do not front on South Orange Avenue may have offices on the first floor (see Office Overlay as identified on the Districts Map)
- Restaurants, cafes, taverns, and retail markets. Outdoor dining is permitted if a license is issued by the Township.
- Public uses
- Residential units above the first floor
- Indoor theaters
- Cultural educational facilities and other places of public assembly above the first floor
- Parking lots or parking decks owned by a public and/or governmental entity
- Hotels
- Essential services
- Child care centers
- Private Recreation facilities above the first floor
- Lodges and fraternal organizations above the first floor
- Wellness Centers above the first floor

- Wellness Centers. Sites/buildings that do not front on South Orange Avenue may have wellness centers on the first floor (See Office Overlay as identified on the Districts Map)

Drive thru uses are prohibited

### *Accessory Uses*

- Uses customary, incidental and accessory to the principal use such as off-street parking, structured parking and signs.

### *Bulk Standards*

- Minimum Lot Area: 40,000 square feet
- Minimum Lot Width: 200 feet
- Minimum yards:
  - Front: 0
  - Side: 0<sup>1</sup>
  - Rear: 0
- Maximum Building Height: 58 feet/5 stories<sup>2</sup>
- Maximum Lot Coverage: 100%
- Parking: The provisions of Section 92-201 and 92-203 shall apply except for residential uses whereby the Residential Site Improvement Standards shall be used; however, the Board may grant waivers, exceptions and agreements to exceed, where deemed appropriate. Shared parking among mixed uses shall be encouraged and may be factored in for purposes of calculations, where appropriate.
- Lots 4, 5 and 6 shall comply with the minimum lot area and minimum lot width standards of the CB District.
- Residential Standards
  - A maximum of 10% of the units shall be studios
  - A minimum of 20% of the units shall include 2 or more bedrooms

- Each unit shall contain a minimum of 400 square feet.

<sup>1</sup>If doors or windows are provided on side wall, at least 10 feet is required or where abutting a residential zone, then a side yard of one foot for every two feet of building height of the principal structure is required. No such side yard shall be less than 10 feet.

<sup>2</sup>Architectural features not containing livable floor space such as spires, cupolas, domes, belfries, parapets, weathervanes or cornices shall be exempt from the minimum building height, except that such features shall in no case exceed the actual height of the building they are on by more than 20 feet.

*Wellness Center Standards*

- It shall be a hospital sponsored "center"
- It shall not include surgery centers or labs
- It shall have a parking standard of 4 spaces per 1,000 square feet of gross floor area.

*Affordable Housing Requirement*

All development of a residential nature shall be governed by Article XXXVIIA (Affordable Housing Regulations).

## CENTRAL BUSINESS DISTRICT – 2

*Objective:* The objective of the District is to redevelop the site for mixed use development which will include retail, residential apartments and structured parking for on-site uses. The design of the site should be particularly sensitive to the adjacent Village recreation facilities and open space areas.

### *Principal Permitted Uses*

- Retail sales and service but excluding sale of building materials, motor vehicles, boats and swimming pools
- Banks, commercial and savings excluding drive through facilities
- Offices, including professional offices above the first floor
- Restaurants, cafes, taverns and retail markets. Outdoor dining is permitted if a license is issued by the township.
- Public uses
- Residential units above the first floor
- Indoor theaters
- Cultural and educational facilities and other places of public assembly
- Parking lots or parking decks owned by a public and/or governmental entity
- Hotels
- Essential services
- Child care facilities
- Private recreation facilities
- Lodges and fraternal organizations above first floor
- Wellness Centers above the first floor

Drive thru uses are prohibited

### *Accessory Uses*

- Uses customary, incidental and accessory to the principal use such as off-street parking, structured parking and signs.

### *Bulk Standards*

- Minimum Lot Area: 40,000 square feet
- Minimum Lot Width: 200 feet
- Minimum yards:
  - Front: 0
  - Adjacent to Village Property: 10 feet which shall be landscaped/fenced to minimize impact on adjacent Village property
  - Adjacent to railroad right-of-way: 0
- Maximum Building Height: 60 feet/5 stories<sup>2</sup>
- Maximum Lot Coverage: 90%
- Maximum Residential Density: 45 dwelling units per acre
- Parking: The provisions of Section 92-201 and 92-203 shall apply except for residential uses whereby the Residential Site Improvement Standards shall be used; however, the Board may grant waivers, exceptions and agreements to exceed, where deemed appropriate. Shared parking among mixed uses shall be encouraged and may be factored in for purposes of calculations, where appropriate.
- Structured Parking, Maximum Height: 2 levels.
- Residential Standards
  - A maximum of 10% of the units shall be studios
  - A minimum of 20% of the units shall be 2 bedrooms or more
  - Each unit shall contain a minimum of 400 square feet.

<sup>1</sup>If doors or windows are provided on side wall, at least 10 feet is required or where abutting a residential zone, then a side yard

of one foot for every two feet of building height of the principal structure is required. No such side yard shall be less than 10 feet.

<sup>2</sup>Architectural features not containing livable floor space such as spires, cupolas, domes, belfries, parapets, weathervanes or cornices shall be exempt from the minimum building height, except that such features shall in no case exceed the actual height of the building they are on by more than 20 feet.

*Wellness Center Standards*

- It shall be a hospital sponsored “center”
- It shall not include surgery centers or labs
- It shall have a parking standard of 4 spaces per 1,000 square feet of gross floor area.

*Affordable Housing Requirement*

All development of a residential shall be governed by Article XXXVIIA (Affordable Housing Regulations).

## PLANNED RESIDENTIAL DEVELOPMENT

*Objective:* The objective of the district is to establish an area which permits high density multi-family housing which is located in close proximity to the South Orange train station, thereby minimizing the need for off-street parking and creating incentives for the use of mass transit. Further, the proximity of the housing to the CBD will provide services to the residents and promote additional daytime and nighttime activity in the CBD.

### *Principal Permitted Uses*

- Townhouses
- Multi-family apartments
- Essential services
- Family day care

### *Permitted Accessory Uses*

- Uses customary, incidental and accessory to the principal use such as signs and off-street parking, including subterranean parking and/or parking located beneath a principal structure.

### *Conditional Uses*

- Professional offices in residences as referenced in Section 92-215 of the Village Land Development Ordinance.

### *Bulk Standards*

- Minimum lot area: 4.5 acres
- Minimum front yard setback: 65 feet
- Minimum side yard setback: 15 feet
- Minimum rear yard setback: 40 feet
- Maximum total lot coverage: 80 percent
- Maximum building coverage: 42 percent
- Maximum building height: 5 stories, up to 58 feet<sup>1</sup>

- Maximum residential density: 43 dwelling units per acre
- A landscaped strip of at least 5 feet shall be provided along the entire perimeter of any property, except for necessary opening for vehicular and/or pedestrian access.
- There shall be a minimum distance of 50 feet between multiple residential buildings on a single property.
- On-site recreational facilities, including playgrounds, swimming pools, etc. shall not be less than 15 feet from any property line and shall be screened by either fencing, landscaping or both from adjoining properties.
- Off-street parking: In accordance with the Residential Site Improvement Standards (RSIS); however, the Board may grant waivers, exceptions and agreements to exceed, where deemed appropriate.

<sup>1</sup>If doors or windows are provided on side wall, at least 10 feet is required or where abutting a residential zone, then a side yard of one foot for every two feet of building height of the principal structure is required. No such side yard shall be less than 10 feet.

### *Affordable Housing Requirement*

All development shall be governed by Article XXXVIIA (Affordable Housing Regulations).

## DESIGN STANDARDS

These design standards shall be applied with the relevant use and bulk requirements defined in this Redevelopment Plan. The design standards are intended to reinforce the physical, visual and spatial characteristics of the Redevelopment Area. Any development which occurs in the Redevelopment Area should be considered in the context of the overall area. Standards are intended to apply to renovations of existing buildings, infill construction and to new buildings on vacant land.

### *General*

- New buildings shall relate to existing context and be consistent in scale. Balance shall be achieved so that the new development will not overwhelm or be dwarfed by neighboring buildings.
  - New buildings shall relate to public streets and plazas, both functionally and visually. The primary orientation of a building shall not be towards a parking lot or parking structure.
  - The appearance of all sides of buildings is important. It may be desirable to develop alternative entries. Therefore, guidelines for the fronts of buildings shall also apply to other sides.
  - The type, shape, pitch, texture and color of roof surfaces visible from the street shall be architecturally compatible with the building style, material, colors and details. Roof forms should be similar to those predominantly found on adjacent buildings. New rooftop elements (e.g. HVAC, antennas) shall be screened from the public right-of-way.
  - All pedestrian entryways and/or lobbies shall be prominent, well-lit and separate from service entrances.
- In residential development, outside storage of materials and personal belongings of residents shall be prohibited. Accessory storage space shall be provided for each dwelling unit.
  - All storage of refuse and recyclable materials shall be maintained within the confines of an enclosed building or structure and shall be reasonably accessible for vehicular collection on the site.
  - Any new development plan shall not openly conflict with the dominant design features of its physical context. Continuity can be achieved through consideration of elements of facade composition (such as fenestration, cornice or soffit line, floor to floor elevation, etc.) through the use of related materials, by maintaining roof pitch, by continuing a line of street trees, decorative lamp posts and so forth.

### *Architectural Standards*

- The exterior walls of buildings shall not have large blank or featureless expanses. All sides of buildings must be of a consistent scale and proportion. The exterior walls shall be articulated in order to mitigate their width and height, relative to those of the surrounding buildings.
- Rooftop planters, fences below the height of the parapets or railings, canvas terrace awnings, and outdoor furniture are permitted;
- If covered, stoops and porches shall be covered by a high quality roofing material, such as metal, slate, concrete or clay tile and shall not be screened or otherwise enclosed;
- Trim elements and visible window framing shall be painted or sealed.

- The use of real materials, rather than imitations such as brick veneer, is encouraged.
- Vinyl siding, plastic roof tiles, thin brick veneer or EIFS (Exterior Insulation Finish Systems) is discouraged.
- Materials used near sidewalks and adjacent to the entrance shall be durable and compatible with other building materials.
- Air conditioning units should not be placed into windows or any other openings visible from the street. Units located in non-window openings may be permitted if they are screened with a grille within the building wall.
- Foundation exposure shall be limited to a maximum of 36 inches above grade.
- At first floor retail, financial, and food-related uses, at least 60% of their surface area shall be glazed, and the visible light transmittance of that glazing shall be at least 70%.
- The maximum height of the sill above the sidewalk shall be 3 feet for retail, financial and food related uses.
- Openings for windows and windowpanes shall have a vertical dimension greater than or equal to the horizontal dimension.
- Windowsills shall project a minimum of 2 inches from the building face.
- All lintels shall extend a minimum of 4 inches beyond the edge of the opening.
- Doors, except garage doors, shall be or appear to be constructed of planks or raised panels (not flush with applied trim.)
- Where applicable, dormers shall light habitable spaces, shall be placed flush with or a minimum of 3 feet from side building walls, and shall have shed roofs with a

minimum slope of 3:12 or hipped with a slope to match the principal roof.

- All hipped or gabled roofs ends shall have eaves.
- Eaves shall be continuous, unless overhanging a balcony or porch.

*Parking and Circulation*

- All 90 degree parking spaces shall be a minimum of 9 feet in width by 18 feet in depth where aisle widths are less than 24 feet in width.
- Aisles shall be a minimum of 22 feet in width.
- Ninety degree parking spaces may be 8 feet, 6 inches in width by 18 feet in depth if the aisle width is a minimum of 24 feet in width.
- A maximum of 25 percent of required parking spaces may be compact spaces measuring eight (8) feet in width by sixteen (16) feet in depth if the aisle width is a minimum of 24 feet in width.
- Parking stalls in the public right of way shall not count towards required parking.
- The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, walkways, and pedestrian entrances.
- Off-street parking and loading areas shall be coordinated with the public street system serving the Area in order to avoid conflicts with through-traffic, obstruction to pedestrian walks and vehicular thoroughfares.
- Off-street parking shall not be located between any principal building and the front street line of the lot. On corner lots, off-street parking shall not be located

between a principal building and the side street line where another location is practical.

- A minimum of ten percent of any surface parking facility shall be landscaped and shall include one shade tree for every twenty parking spaces. The perimeter of the parking area shall be landscaped. Large concentrations of surface parking shall be avoided.
- Loading docks and bays shall be placed in the back or side of buildings and shall not be visible to the average pedestrian. Loading areas shall be suitably buffered and screened to minimize impacts of noise, lighting, glare and visibility.
- Ground level street frontage of parking structures shall be occupied by permitted commercial or residential uses.
- Vehicular access to parking structures shall be designed so as not to negatively impact upon major pedestrian routes.
- Parking structure signage shall be consistent with signage standards for permitted commercial and residential uses in the District.

#### *Green/Sustainable Standard*

- Green Sustainable building, design and stormwater technology shall be incorporated into the development, to the extent feasible.

#### *Signage*

- Signage shall be in accordance with the Township of South Orange Land Development Ordinance (Chapter 92).

#### *Streetscape/Landscaping Standards*

- Poles at intersections shall be coordinated with street lights and traffic lights.
- Intersections shall contain handicapped accessible ramps.
- Intersections shall contain crosswalks, which will serve as an extension of the sidewalk.
- Setback areas are encouraged to be landscaped with a combination of flowering trees, shrubs, perennials and bulbs to create a garden space.
- Lawn and turf areas are discouraged in all front yards. More sustainable and less maintenance intensive groundcovers are encouraged.
- Maximum free standing light fixture height shall not exceed 20 feet in height.
- Building lights shall be compatible with the fixtures of the street lights.
- Floodlights shall not be directed toward the street.
- Permissible lighting types include LED, CFL, incandescent, halogen and natural gas lighting. Sodium vapor fixtures shall be prohibited.
- Where not addressed in this Plan, the Streetscape and Lighting Standards in Article 92 of the Township Land Development Ordinance shall apply.
- Street trees, curbing, sidewalks, street lights, street furniture and crosswalks shall be provided and coordinated with the existing CBD Streetscape.

- Bicycle racks and storage shall be provided in accordance with Section 92-201 of the Land Development Ordinance.

*Additional Design Standards*

- Roof-vent penetrations shall be located at least 10 feet from any exterior building face, if possible.
- Every effort shall be made to make utilities as visually unobtrusive as possible. Meters and access panels shall be integrated with street and building design.
- Generators and transformers shall not be visible from street-facing facades.
- Security gates shall be permitted only if they are installed inside the commercial or non-residential premises. Solid doors are prohibited. A minimum of 65 percent of the gate area must be of see-through open design.
- Fire escapes shall not be permitted on the building's front facade.
- Chain link fencing shall be prohibited.
- Fences shall be made of aluminum or steel and may have stucco or masonry piers. Wood and chain link are not permitted as fencing materials.

## **RELOCATION**

The required amount of relocation necessary to fully implement the Redevelopment Plan is expected to be minimal given the nature of the parcels. However, should relocation be necessary, the Village of South Orange will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law. Such assistance will be provided through an appropriately designated office which will assist in any relocation of persons, businesses or entities. The local housing market including South Orange and the surrounding community contains an ample supply of comparable replacement housing to absorb any residents of South Orange who may be displaced by the redevelopment process. If relocation is not caused by the Redevelopment Plan, the Village is not responsible for relocation of people and businesses.

## **PROPERTY TO BE ACQUIRED**

This Redevelopment Plan authorizes the Village to exercise its condemnation powers on all properties in the Redevelopment Area to acquire property or to eliminate any restrictive covenants, easements or similar property interests which may undermine the implementation of the redevelopment project.

The Village plans, however, to continue working with affected property owners and businesses to promote private redevelopment of the parcels within the redevelopment area.

## RELATIONSHIP TO OTHER PLANS

### *2011 Reexamination Report*

The 2011 Reexamination Report recognizes the Central Business District Redevelopment Plan as the document that provides the planning principles, goals and regulatory standards for the Central Business District. A general planning objective continues to be the revitalization of the Central Business District. Several recommendations were made regarding the Central Business District Redevelopment Plan. These included an update to the permitted uses and strengthening of the design standards. This Redevelopment Plan is consistent with the goals and recommendations in the 2011 Reexamination Report.

### *2009 Downtown Vision Plan*

The Downtown Vision Plan identifies key development sites within the Central Business District and the Valley Street and Irvington Avenue business corridors and makes recommendations regarding their redevelopment opportunities.

This Redevelopment Plan is generally consistent with the 2009 Downtown Vision Plan.

### *2007 Smart Growth Plan*

The Township of South Orange Smart Growth Plan dated October 2007 serves as a long range guide for the downtown and the Village as a whole. The Smart Growth Plan recognizes the CBD redevelopment efforts and recommends that stronger design standards be incorporated into the CBD redevelopment plan. The Plan identifies the adequacy of parking in the CBD as an issue. The need for structured parking near the downtown area was raised during the public outreach process.

This Redevelopment Plan is substantially consistent with the 2007 Smart Growth Plan

### *Adjacent Municipalities*

The Village of South Orange is bordered by the Town of West Orange, the Cities of Orange, East Orange and Newark, and the Township of Maplewood. None of these communities directly abut the Redevelopment Area since the Redevelopment Area is located in the geographic center of the Village. Revitalization of the CBD as the primary goal of the Redevelopment Plan is consistent with the efforts of adjacent communities in revitalizing their CBD areas and will not have any impact on adjacent municipalities.

### *Essex County Master Plan*

The Essex County Master Plan recognized the existing Village CBD along South Orange Avenue and Valley Street. As a result, the County Plan designated the CBD as commercial. The County Plan is consistent with the Redevelopment Plan in that the continued viability and revitalization of an existing CBD is a mutual goal.

### *State Strategic Plan*

The Final Draft State Strategic Plan, dated November 2011, outlines goals and principles for targeting investment and growth in the State of New Jersey. This Redevelopment Plan is consistent with the stated goals and objectives of the State plan. Specifically, this Plan is exemplary of the guiding principle of 'spatial efficiency', which will help guide state decision making. "Spatial Efficiency: The State of NJ will place value on the economic, social and environmental benefits of investing in areas where infrastructure already exists in an effort to control

long-term costs of public services, re-invigorate existing communities, and protect important natural resources.”

The State Strategic Plan also identifies Garden State Values, many of which are consistent with this Plan. For instance, Garden State Value #1 is to concentrate and mix uses, while Garden State Value #2 is to prioritize redevelopment and infill development around existing infrastructure.

The State Plan also notes that priority areas targeted for investment and growth should be those which create compact livable communities that will attract business and workers, and efficiently use infrastructure.

Although the specific areas to be targeted as priorities for investment and growth have yet to be named, this Plan fits the criteria that are recommended by the State Strategic Plan as an area to be targeted for strategic investment.

**AFFORDABLE HOUSING**

No affordable housing units are identified to be removed as part of the implementation of this Redevelopment Plan. This Redevelopment Plan requires an affordable housing set aside as detailed in the Township Land Development Ordinance.

## **ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS**

### *Duration of Redevelopment Plan*

The Redevelopment Plan shall remain in effect for 30 years from the date of adoption of this Plan by the Board of Trustees. After that period, the Zoning Ordinance will regulate the development of the site.

### *Amending the Redevelopment Plan*

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

## DEFINITIONS

- Child Care Centers - An establishment providing for the care, supervision and protection of children that is licensed by the State of New Jersey pursuant to P.L. 1983, c. 492 (N.J.S.A. 30:5B-1 et seq.).
- Banks, commercial and savings - – Establishments primarily accepting deposits, making commercial and consumer loans including mortgages and other real estate loans and investing in high grade securities and including vault storage.
- Public Uses - Public buildings and structures.
- Restaurants - An establishment where food and drink are prepared and/or served primarily within the principal building This may include sidewalk and rooftop dining where permitted and takeout service that does not include drive-through order and/or drive-through pickup.
- Retail sales - Establishments engaged in selling goods or merchandise to the general public for personal or household consumption.
- Retail services - Establishments engaged in providing services as opposed to products to the general public for personal and household use, including personal services; business services and miscellaneous repair services.
- Taverns - An establishment for the public whose primary business is the sale of alcohol for consumption within the principal building. Taverns include but are not limited to bars and nightclubs.
- Cafes - A beverage and food service establishment that focuses on serving breakfast and lunch oriented food products, non-alcoholic beverages such as coffee or tea, and offers a pedestrian friendly short term seating environment. Cafés are equally oriented for sit down as well as take-out services. Cafés may include areas for outdoor seating /sidewalk café'. Cafés may include onsite food prep/ baking as long as the onsite prep area does not exceed 1/3 of the floor area. Uses such as coffee shops and tea rooms will be considered Cafés.
- Retail markets - Includes bakeries, coffee shops, meat and fish markets, delicatessens, grocery stores, food markets and ice cream parlors which may have, as an accessory use, on-premises food consumption but not wait service.
- Private recreational facilities - – Recreation facilities operated by a private organization and open only to bona fide members and guests of such organization. Health Clubs and gyms are defined as private recreation facilities.
- Parking garages - A public or private parking facility.
- Essential services - The erection, construction, alteration or maintenance of underground, surface or overhead gas, electrical, steam or water transmission systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, light stanchions, telephone lines, hydrants and other similar equipment and accessories, reasonably necessary for the furnishing of adequate service to the zone or neighborhood where located by public utilities, municipal or other governmental agencies.
- Office- a room, group of rooms or building use for conducting the affairs of a business, profession, service, industry or government but where no retail sales of goods are offered and where no manufacturing assembling or fabricating takes place.

- Professional Office- A room or suite of rooms wherein the business of a physician, dentist, architect, engineer, or other professional person may be carried on.
- Wellness Center- A hospital sponsored establishment that provides services, facilities and education to promote health, healthcare, wellness, fitness and health maintenance. Such services and facilities include exercise and fitness facilities, fitness training and education, restorative health services, physical, speech and occupational therapy, cardiovascular wellness training and similar facilities and services to enhance health, fitness, wellness, and wellbeing. Such services, facilities and education to be provided by professional training, health, nutrition and medical personnel to the general public.