

SECOND + SLOAN

REDEVELOPMENT PLAN

THE TOWNSHIP OF SOUTH ORANGE VILLAGE, NJ



UNLOCKING POTENTIAL
IN PLACES YOU LOVE
60 Union Street, #1N
Newark, NJ 07105

Adoption Date: April 26, 2021



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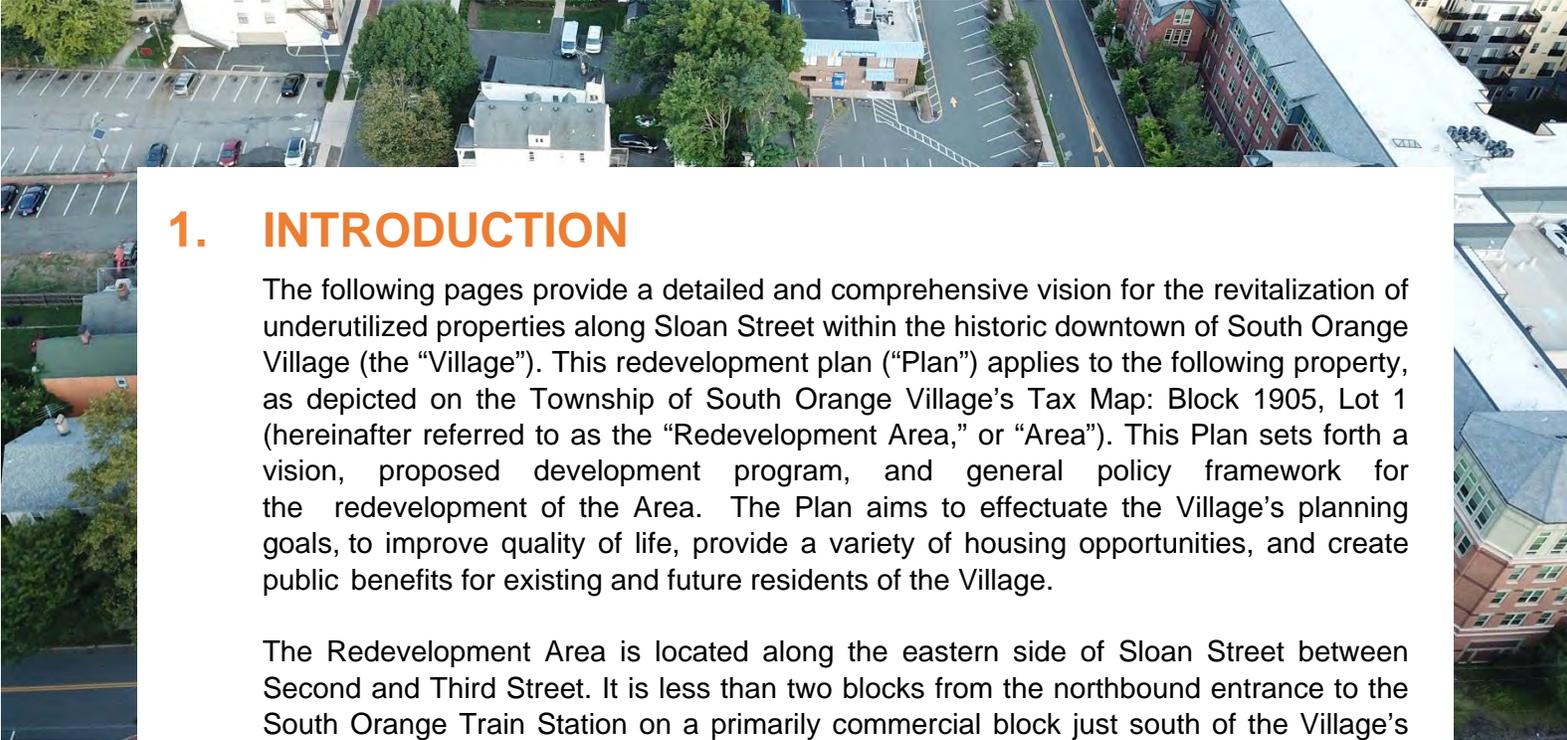
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1. INTRODUCTION

The following pages provide a detailed and comprehensive vision for the revitalization of underutilized properties along Sloan Street within the historic downtown of South Orange Village (the “Village”). This redevelopment plan (“Plan”) applies to the following property, as depicted on the Township of South Orange Village’s Tax Map: Block 1905, Lot 1 (hereinafter referred to as the “Redevelopment Area,” or “Area”). This Plan sets forth a vision, proposed development program, and general policy framework for the redevelopment of the Area. The Plan aims to effectuate the Village’s planning goals, to improve quality of life, provide a variety of housing opportunities, and create public benefits for existing and future residents of the Village.

The Redevelopment Area is located along the eastern side of Sloan Street between Second and Third Street. It is less than two blocks from the northbound entrance to the South Orange Train Station on a primarily commercial block just south of the Village’s downtown core. Partially because of this convenient and visible location, strategic redevelopment of the Area is essential to the Village’s ability to accomplish its planning goals.

The Township of South Orange Village has determined that the use of the redevelopment powers granted to municipalities under the Local Redevelopment and Housing Law (“LRHL”) (N.J.S.A. 40A:12A-1, et. seq.) would be the most effective approach to revitalize the parcels contained in the Central Business District Redevelopment Area: Sloan Street. Block 1905, Lot 1 is within the existing Central Business District Redevelopment Area which was first established by resolution in early 1996. The original Central Business District Redevelopment Plan was adopted on November 25, 1996 via Ordinance #96-43, and has been updated several times since, with the most recent version being Central Business District Redevelopment Plan dated May 19, 2014. This Redevelopment Plan can be found in Appendix A.

Redevelopment Plan Objective

This Plan is intended to provide a regulatory framework for a unique redevelopment opportunity within the Village’s bustling Central Business District. With particular attention to site planning, building design, and public improvements, this Plan serves to increase the diversity of residential options to members of the greater South Orange community. The Area’s prominent location within walking distance of major Village assets places additional emphasis on the need for high-quality design of any proposed structures and the continued enhancement of the downtown’s public realm. As such, this Plan will permit a 5-story building with up to 41 residential units and 2,000 SF of ground floor community use space along with several other bulk requirements and design standards. The site design should prioritize components that cater to an attractive and enjoyable pedestrian experience.

Due to the Redevelopment Area’s importance to the social and economic condition of South Orange Village, this Plan places a premium on context-sensitive provisions that create benefits for the daily life of the community. Prior to crafting this Plan, the Village embarked on several meetings with stakeholders, including two Development Review Committee meetings, collaboration with local arts organizations, and coordination with South Orange Village Center Alliance, which gave residents and Village stakeholders an opportunity to voice potential concerns, provide design feedback, and help shape the overall character of potential redevelopment.



Figure 1: Map of Redevelopment Area

In accordance with the LRHL [N.J.S.A. 40A:12A-7(a)], this Plan establishes the following proposed requirements for the Redevelopment Area:

- A. Development Goals
- B. Land Uses
- C. Bulk Standards
- D. Design Criteria

The provisions set forth in this Plan shall overlay the zoning standards for the designated properties to apply more specific regulation and standards for this particular proposed vision. The Board of Trustees, acting as the Redevelopment Entity, shall make the final determination as to the consistency of a redevelopment project with this Redevelopment Plan.

2. LOCAL REDEVELOPMENT + HOUSING LAW

The Village determined that the use of the redevelopment powers granted to municipalities under the LRHL would be the most effective approach to revitalize the parcels contained in the Redevelopment Area.

This Area was determined to be an “area in need of redevelopment” by Resolution #301-95, dated December 4, 1995. On November 25, 1996, the Central Business District Redevelopment Plan, prepared by Heyer Gruel & Associates, was adopted by the Governing Body under Ordinance #96-43. There have been several amendments to the CBD Redevelopment Plan by Heyer Gruel & Associates, including an amendment on July 12, 1999 under Ordinance #99-20, September 23, 2002 under Ordinance #20-2002, October 15, 2008 under Ordinance #08-20, January 27, 2014 under Ordinance #2013-20, May 19, 2014 under Ordinance #2014-03, and July 14, 2014 under Ordinance #2014-14. The latest CBD Redevelopment Plan can be found in Appendix A.

The Township of South Orange Village does not intend to acquire any property within the Redevelopment Area for the purposes of executing this Plan.

For more information, refer to Local Redevelopment and Housing Law Regulations + Policy of N.J.S.A. 40A:12A-7.

3. RELATION TO OTHER PLANS

Pursuant to the LRHL, “all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan” (N.J.S.A 40A:12A-7(d)). This Plan is significantly consistent with and intended to effectuate the Village’s 1979 Comprehensive Master Plan and is also consistent with the following plans, as detailed in Appendix C. During the writing of this plan, the Village’s Comprehensive Master Plan was undergoing a complete update and is slated for adoption in Spring/Summer 2021. The recommendations and changes within this update were also consulted in the preparation of this redevelopment plan.

- Local Master Plan
- Local Master Plan Reexamination Report
- 2009 Vision Plan
- Essex County Master Plan
- Adjacent County Master Plan
- Adjacent Communities’ Master Plans
- NJ State Plans
- NJ Smart Growth Principles
- NJ State Strategic Plan



4. EXISTING CONDITIONS

4.1. Redevelopment Area Map

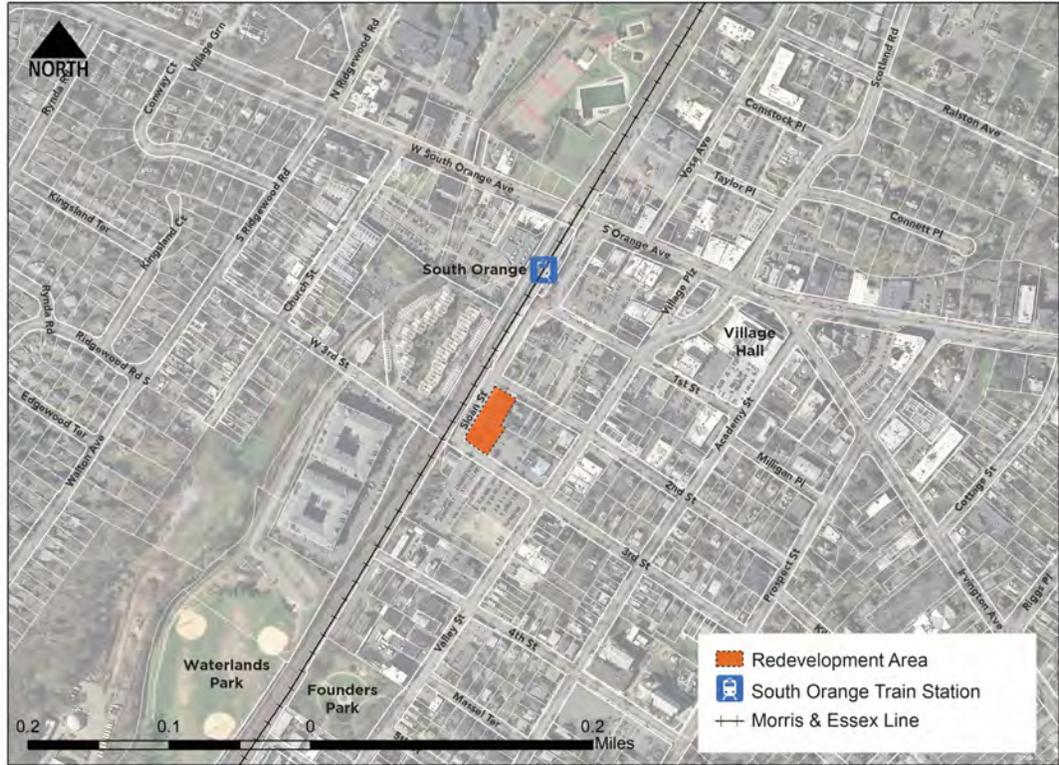


Figure 2: Map of Redevelopment Area + Surrounding Environment

4.2. Site Overview

The Sloan Street Redevelopment Area is only comprised of one property located at 8 Second Street, which forms the western border of Block 1905, parallel to the New Jersey Transit commuter train line. The parcel is a corner lot with three frontages: Second Street, Third Street, and Sloan Street.

Per Topographic Survey prepared by Michael T. Lanzafama (LS License No. 30084) of Casey & Keller Inc., dated November 28, 2018, the parcel data is:

- Block 1905, Lot 1
- Street Address: 8 Second Street
- Area: 22,039 square feet (0.506 acres)
- Owner: 8 Second Street, LLC



Figure 3: Map of Redevelopment Area

Within the lot is a one-story Wells Fargo bank building with an associated drive-through, two surface parking lots, and concrete walkways. The building and main parking lot can be accessed via ingress/egress along Sloan Street. The drive-through and secondary parking lot can be accessed via ingress only along Third Street and egress only along Second Street. The Area has a high percentage of improved coverage and small sections of green space.

The adjacent parcel, 14 Second Street, received Planning Board approval in 2018 to construct an 8-unit, 4-story building, which, at the time of this redevelopment plan is under construction, as depicted in the image below taken in 2020.



Figure 4: Aerial Image of Area

Property Restrictions

Easements: According to the topographic survey prepared by Michael T. Lanzafama of Casey & Keller Inc., dated November 28, 2018, there are no known easements within the Redevelopment Area.

Contamination: According to the New Jersey Department of Environmental Protection, there are no known contaminants on the site.

Slope: There is no significant slope within the Redevelopment Area.

4.3. Neighborhood Context

The Redevelopment Area is part of the South Orange Central Business District. Downtown South Orange is an active, bustling community within the Village and is relatively close to surrounding communities, with nearby Maplewood and Orange about two miles away. This combination of centrality, commercial, and civic life create an active, livable community that continues to be a model for other municipalities within New Jersey.

The site is located adjacent to the Third and Valley Redevelopment Project and the Village's emergency services headquarters. As a result of its convenient location and proximity to quality amenities, the Central Business District has seen significant redevelopment in recent years, such as the residential development of

3rd & Valley, a 215-unit redevelopment completed in 2016 and located across the street from the Redevelopment Area.

Neighborhood Connectivity



Figure 5: Map of Redevelopment Area + Transportation Context

As noted, the Redevelopment Area is located in the Village’s downtown. The Area is a unique corner lot which has frontage along Sloan Street, Second Street, and Third Street. All three associated streets are municipally-owned right-of-ways and handle two-way traffic. Sloan Street runs parallel to both the Rahway River and the NJ Transit line. Sloan Street is a north-south thoroughfare and connects to Third Street and South Orange Avenue (County Route 510). Second Street and Third Street are both east-west thoroughfares and connect to Sloan Street and Valley Street (County Route 638).

The Redevelopment Area is just over 1/10 of a mile from the train station, which equates to an approximate 4-minute walk. The South Orange Train Station is a significant transit asset for the Village and nearby residents, with approximately 4,200 boarding’s on an average weekday on the Morris and Essex Line. The train provides convenient eastbound service to major employment centers in Newark and Midtown Manhattan, with travel times of 20 minutes and 35 minutes, respectively. Westbound service, with major New Jersey destinations like Summit, Chatham, and Morristown, is equally convenient, with more than four trains per hour leaving South Orange during peak morning and evening hours.

Mountain Station, also on the Morris and Essex Line is located near the northern border of the municipality, approximately 1.2 miles from the Redevelopment Area. Mountain Station averages approximately 300 passengers per weekday.

Additionally, South Orange Village operates a bus jitney system consisting of four routes with stops in eight neighborhoods throughout the Village including several with connections to transit. The Village is also serviced by two NJ Transit bus lines: the 92- and the 107-bus lines. The 92-bus line provides connections to Newark’s light rail system and Branch Brook Park. The 107-bus line provides a connection from West Orange through the Village, to New York’s Port Authority Bus Terminal. Directly across from the Area along Sloan Street is a NJ Transit bus stop with shelter, serving the two aforementioned bus lines. The Redevelopment Area is also serviced by SHUfly, the Seton Hall shuttle service. The SHUfly route runs along the entirety of Third Street and connects to Valley Street and South Orange Avenue.

4.4. Zoning Analysis

This Sloan Street Redevelopment Area that has frontage along Sloan Street, Second Street, and Third Street falls within the existing “CB” Central Business Redevelopment District. The following sections list land uses and specifications permitted in this zoning district.

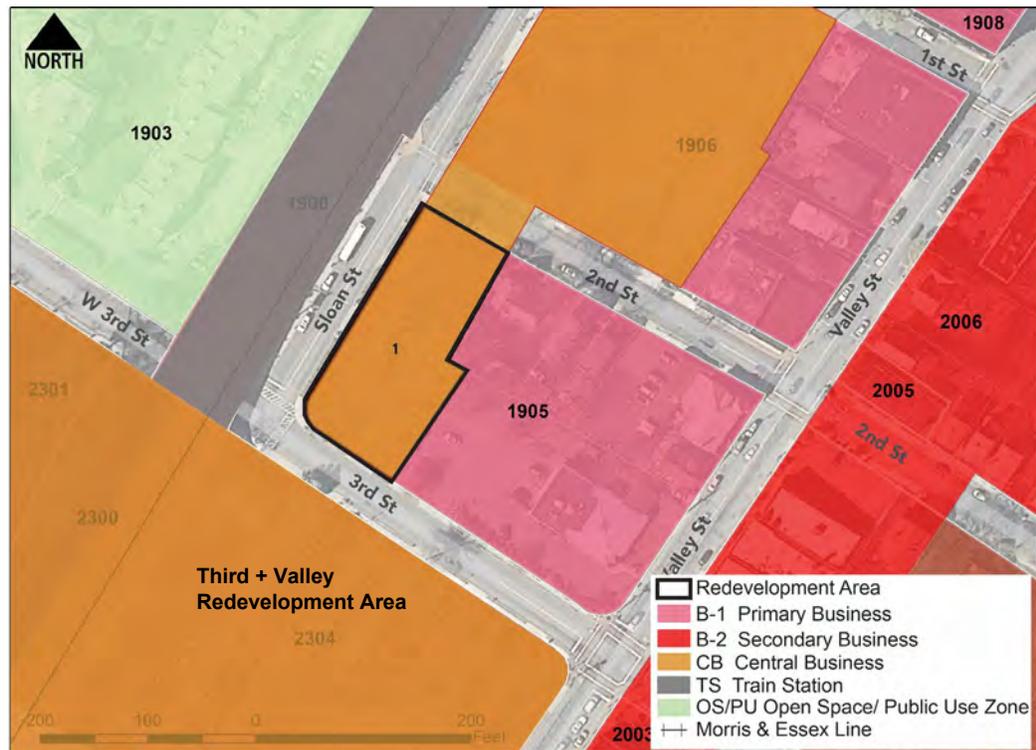


Figure 6: Map of Existing Zoning in vicinity of the Redevelopment Area

Principal Permitted Uses in the Central Business District:

- 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. Outdoor dining is permitted if a license is issued by the Township Public uses
- Public uses
- Indoor theaters
- Hotel
- Essential services
- Childcare centers
- 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 CBD Districts Map.)
- Parking lots or parking decks owned by a public and/or governmental entity
- Residential units above the first floor
- Cultural and educational facilities and other places of public assembly above the first floor
- Private Recreation facilities above the first floor
- Lodges and fraternal organizations, above the first floor
- Vocational Schools and Studios, above the first floor

Accessory Uses in the Central Business District:

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

Bulk Standards:

- The following table lists the bulk standards for the CB District:

Bulk Requirements	CB District
Min. Lot Area	6,000 SF
Min. Lot Width	50' (Interior) 75' (Corner)
Min. Front Yard Setback	0'

Min. Side Yard Setback	0 ⁽¹⁾
Min. Rear Yard Setback	25 ⁽²⁾
Max. Lot Coverage	90%
Max. Building Height	48'
Min. Parking Spaces	<i>Defers to Village Ordinance</i>
Residential Unit Standards	Max. of 10% of units shall be studios Min. of 20% of units shall be 2 or more bedrooms Min. of 400 SF for each unit
<p>(1) 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.</p> <p>(2) If rear yard abuts a residential zone, a minimum five-foot-high fence shall be erected to screen the business use.</p>	



5. PUBLIC PURPOSES + GOALS

5.1. Land Use

- A. Permit uses that contribute to the historic community commercial and neighborhood fabric.
- B. Provide diverse and affordable housing opportunities for the Village within walking distance of the train station.
- C. Employ appropriate bulk standards for the size and location of the site to encourage suitable and sustainable development.
- D. Maximize land uses by replacing surface parking lots with mixed use development.

5.2. High Quality Architecture

- A. Encourage the development of iconic architecture that promotes neighborhood pride.
- B. Promote creative uses that encourage walkability and enhance the downtown Village experience.
- C. Require minimum ground level transparency requirements to architecturally activate the human-scale experience.
- D. Enhance the visual characteristics of the Train Station area and improve safety for pedestrians, bicyclists, and motor vehicles alike with improved lighting and streetscapes.

5.3. Green Infrastructure + Sustainable Design

- A. Construct sustainable buildings that are durable and energy efficient.
- B. Incorporate street trees, bioswales, and other green infrastructure elements into planned building and landscaping designs to reduce runoff and improve local water quality.
- C. Integrate reflective roof materials on top of the principal structure to compensate for excessive building coverage and to reduce the urban heat island effect.
- D. Support the implementation of Energy Star features, materials and systems that reduce the environmental impact of new development.
- E. Support the New Jersey electric vehicle legislation and statewide goals by requiring electric vehicle charging stations within site development.
- F. Minimize light pollution by requiring downward facing fixtures, LED bulbs, and reduction of non-essential lights overnight.
- G. Encourage new sustainable design features to enhance the development and influence future projects.

5.4. Community Improvements

- A. Create opportunities for artists to create, showcase, and celebrate their work with the community.
- B. Improve the visual character and the physical safety of the transit hub and related corridors through landscaping, architectural, and streetscaping design elements.
- C. Coordinate design for streetscape elements that utilize similar plantings, visual cues, and sidewalks to create a uniform and attractive public realm.

5.5. Economic Development in Transit District

- A. Support ongoing redevelopment and reinvestment within the Township of South Orange Village through the accommodation of unique uses within the Downtown and Train Station area.
- B. Increase the number of people and foot traffic within the Village downtown to provide a critical mass to maintain and grow retail, businesses, events, and specialized programs throughout the downtown.
- C. Facilitate all modes of transportation within the surrounding corridors to provide a critical mass to maintain and grow retail, businesses, events, and specialized programs throughout the corridor.

5.6. Blight Elimination

- A. Safeguard the health, safety, and welfare of the residents of the Township of South Orange Village through the repositioning of underutilized property that can contribute to the economic wellbeing of the Village.



6. USE + BULK STANDARDS

6.1. Permitted Uses:

A. Principal Uses

- Multi-Family Residential (Above the Ground Floor)
- Community uses such as artist incubator space, community meeting spaces, community development offices.
- Offices including professional offices and showrooms, real estate offices, creative studio, co-working space, and related uses as determined by the Board.
- Retail food establishment limited to any coffee shop, short-order café, luncheonette, grill, tearoom, sandwich shop, soda fountain, ice cream parlor, catering kitchen, retail bakery, or delicatessen, or convenience store less than 2,000 SF.
- Retail sales and service less than 2,000 SF. *(but excluding sale of building materials, motor vehicles, boats and swimming pools)*
(See Appendix D for Definitions)

B. Accessory Uses

- Lobby, Residential (Below the Second Floor)
- On-Site private parking
- Residential amenity space which may include outdoor active or passive recreation, gathering spaces such as patios, lounges or rooftop decks, exercise facilities, co-working spaces, and lobbies
- Accessory buildings and structures normally incidental and subordinate to the principal use, including property maintenance sheds, patios, gazebos, fences, walls, and utilities.
- Ground mounted mechanical equipment and utilities
- Refuse area
- Automated teller machines
- Any other uses determined to be customary or incidental to permitted principal uses, as determined by the Board

C. Prohibited Uses

- Any use not specifically permitted shall be considered prohibited.

6.2. Density + Building Requirements:

A. Dwelling Units (maximum): 81 du/ac

- i. Minimum of 20% of units shall conform with the Village's Affordable Housing Ordinance.
- ii. None of the required Affordable Housing component may be located off-site.

- iii. Affordable units shall not be concentrated to one residential floor or have separate entrances from the market rate units.
- iv. A unit reserved for building operations staff shall not be counted as part of overall density.
- B. Lot Area (minimum): 20,000 square feet (0.46 acres)
- C. Lot Width (minimum): 75', measured along Third Street
- D. Impervious Coverage (maximum): 98%
- E. Building Coverage (maximum): 94%
- F. Setbacks: For the purposes of this Redevelopment Plan, the following designations apply to frontages and sides. The Redeveloper shall be responsible for obtaining approval from applicable county, regional, and state agencies for any public improvements, public access or building projections above the right of way line.

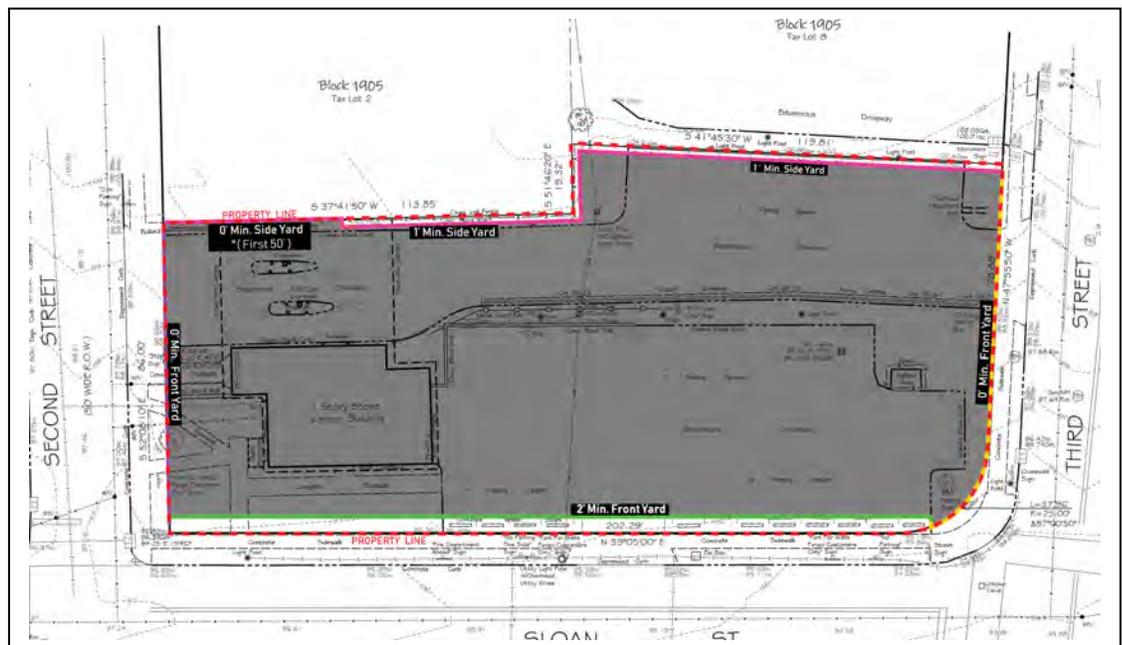


Figure 7: Setback Diagram

- i. Front Yard Setback (Sloan Street):
 - o The building shall be setback a minimum of 2' from the property line.
 - o Canopies and cornices up to 4' extension shall be excluded from the setback requirements.
- ii. Front Yard Setback (Second Street):
 - o The building shall be setback a minimum of 0' from the property line.
 - o Canopies and cornices up to 4' extension shall be excluded from the setback requirements.
- iii. Front Yard Setback (Third Street):
 - o The building shall be setback a minimum of 0' from the property line.

- Canopies and cornices up to 4' extension shall be excluded from the setback requirements.
 - The Third Street setback shall apply to the property corner until the point indicated on the image above.
 - iv. Side Yard Setback (to Block 1905, Lot 2 and Lot 8)
 - The building shall be setback a minimum of 1' from the property line.
 - If determined necessary by the approving authority, up to 50' of the side wall may have a setback less than 1'.
- G. Building Height Requirements:
 - i. Building Height (maximum): Five (5) stories and 65'-0"
 - ii. Parapets, vertical bulkheads, mechanical equipment and related appurtenances that are less than 5' above the maximum height, are fully screened, and are setback 10' from the building edge are exempt from height requirements.
 - iii. Parapet may be no higher than 5'.
- H. Floor-to-Floor Height Requirements:
 - i. Ground Floor Height (minimum): 11'
 - ii. Upper Floor Height (minimum): 10'
- I. Building Projections:
 - i. Upper floor residential units may have private balcony areas not exceeding 100 square feet each that project into the required front and side yard setbacks no more than 4'.
 - ii. Architectural porticos, balconies, appurtenances, overhangs, and other similar elements may project beyond the face of the building up to 4', but not more than 2' over property line.
 - iii. Ground floor projections for an entrance canopy may extend further from than 4' from the building, provided a minimum of 6' wide portion of the sidewalk remains clear of any overhangs, projections, or canopies.
 - iv. Any projections over property line are subject to approval by Board of Trustees.
- J. Community Use / Artist Incubator Space
 - i. Artist Incubator Space/Community Space (minimum): 1,900 SF and shall be located on the ground floor along the Sloan Street frontage.
 - ii. At minimum, there should be two oversized or overhead entrances to engage the streetscape.
 - iii. The Sloan Street frontage shall provide a display space along the community space, with an interior not less than 18" deep. This may contain an interactive component such as electronic displays/monitors and shall have access to electricity.

K. Rooftop Deck Requirements

- i. The rooftop amenity deck shall be for building tenants only.
- ii. The rooftop deck shall not be used between 12:00 am and 6:00 am, and all lights shall be turned off during these hours.
- iii. Sound systems shall not be installed on the rooftop deck, and a sign containing Village noise ordinance requirements and deck rules shall be posted on the deck.

L. Parking Requirements:

- i. Residential Off-Street Parking Spaces (minimum): 1.1 spaces per 1 residential unit, with this configuration:
 - o A minimum of 50% of all parking spaces must be standard parking spaces with minimum dimensions of 8' wide and 18' long for standard parking spaces and 8' wide and 22' long for parallel parking spaces.
 - o Up to 25% of the total parking spaces provided may be compact parking spaces with dimensions of 8' wide and 16' long for standard parking spaces and 8' wide and 20' long for parallel parking spaces.
 - o Up to 30% of the total parking spaces provided may be tandem parking spaces with dimensions of 8' wide and 18' long. Tandem parking on the ground floor may be provided when spaces in the pair of spaces are for the same residential unit.
 - o All parking areas shall meet Americans with Disabilities Act (ADA) standards and/or NJ Barrier Free Subcode, as applicable.
 - o Strategy for move-ins, deliveries, short-term parking, guest parking, and shared/flex spaces should be presented as part of any site plan application.
 - o Wayfinding signage for all parking and loading must be provided on-site, and presented as part of any site plan application.
- ii. Community Use Off-Street Parking Spaces (minimum): 0 spaces
 - o See Section 6.3.E for bicycle parking requirements.
- iii. Required parking can be satisfied off-site within 500' of the Area or via a payment in lieu, subject to the Terms of a Redevelopment Agreement.
- iv. Any changes to on-street parking are subject to approval from the Board of Trustees. Existing on-street parking and/or loading must be replaced at a minimum of one-for-one.
- v. One 20' to 30' curb cut for entrance/exit of structured parking may be provided along the Second Street frontage. There shall be no driveway/curb cuts on Sloan Street.
- vi. Drive Aisle (minimum): 22' wide
- vii. There shall be enough room for the queuing of at least one automobile while the garage door opens or a rapid garage door system that allows vehicles to enter in less than 15 seconds must be provided.

M. Loading Space Requirements:

- i. Minimum Requirement: One loading space shall be provided. Loading spaces shall be a minimum of 11' wide and 40' long.
- ii. One 10' curb cut for entrance/exit of loading area may be provided along the Third Street frontage.
- iii. Loading spaces shall be hatched off/marked and provide signage for easy distinction from a parking space.

N. Electric Vehicle Charging Stations (EVCS)

- i. 5% of all residential parking spaces shall accommodate electric vehicle charging stations. A minimum of 50% of EVCS shall be installed at the time of construction. The Applicant shall present an implementation strategy for future EVCS, including the location of electrical infrastructure that will support future EVCS.
- ii. The site plan shall locate all parking spaces that will accommodate EVCS, as well as provide details of all equipment, utilities, and implementation notes.
- iii. EVCS shall be designed/installed as follows:
 - o All EVCS shall be Level 2 or greater.
 - o EV parking spaces shall provide protective bollards or parking stoppers to ensure protection of charging station equipment.
 - o Up to 50% of the electric vehicle parking spaces may be compact spaces.
 - o Adequate lighting shall be provided for each charging station and comply with all lighting standards within this Redevelopment Plan.
 - o EV charging stations shall be either wall mounted or "pedestal" style.
 - o EV charging station parking spaces shall be striped or colored differently than regular parking spaces so motorists can easily distinguish between the two.
 - o All EVCS are recommended to have some "smart" capability so motorists can check online prior to driving if an EVCS is available.
- iv. EVCS shall contain signs and markings as follows:
 - o Signs to direct motorists to EVCS
 - o Identification of voltage and amperage levels
 - o Time limits, fees, hours of operation
 - o Safety information and contact information for equipment malfunctions
 - o Signage stating "this charging station is reserved for charging purposes only" or something of similar context.

O. Bicycle Parking

- i. Indoor parking spaces shall be provided in a weather protected, secure area for the building's residential tenants at a ratio of 0.75 spaces per unit. Such spaces may be provided within the individual tenant parking spaces, in a secure designated space within the indoor parking garage, or within a designated storage room/system within each unit measuring a minimum of 3' W, 3' H, 6' D.

- ii. A total of 6 outdoor parking spaces shall be provided for the community use space.
- iii. Site plans shall show the proposed location of bicycle parking/storage facilities on the site and on the building floor plan design. A construction detail of the bicycle rack or other storage facilities shall be provided.
- iv. Requirements for Community Use Bicycle Parking
 - o All required community use bicycle parking must be convenient and accessible to a main building entrance and street access and may be within the building or within 100' of community space entrance.
 - o Bicycle parking shall be sited in a highly visible location such as within view of passers-by, retail activity, office windows, attendant/security officer or other personnel to discourage theft and vandalism and promote awareness of existence and availability.
 - o Bicycle parking shall not block pedestrian paths on a sidewalk or within the site. A minimum of 5'-0" of unobstructed passage when parking is required on public sidewalks.
 - o Size and style of bicycle rack shall be approved by the South Orange Village Planning Board.
 - o Bicycle racks must be securely attached to concrete footings and made to withstand severe weather and permanent exposure to the elements.
 - o All bicycle racks shall be located at least 2' in all directions from a wall, door, landscaping, or other obstruction that would render use of the racks difficult or impractical and shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.

P. Accessory Structure Requirements:

- i. Height for fences and walls, including retaining walls, stairwells, utility screening, etc. (maximum): 6'
- ii. Height for all other accessory uses such as sheds, gazebos, etc. (maximum): 10'
- iii. Side Yard Setback (minimum): 3'

Q. Signage Requirements:

- i. Residential canopy signs shall be permitted within the Area, and must comply with Village Ordinance except that the canopy sign size at building entrances which contain only numbers or property address may be up to 18 SF. All other canopies must comply with Village Ordinance.
- ii. Maximum letter height for wall-mounted signs must be less than 32" tall.
- iii. Window displays as part of the community use shall not include commercial branding.
- iv. Wayfinding signage must be provided in any site plan application for review and approval.
- v. Unless otherwise specified here, all signage shall comply with the Article 185-XXIII of the Village's Land Development Ordinance at the time of execution of the redevelopment agreement.

7. DESIGN STANDARDS

7.1. Building Design

- A. Frontage Transparency
 - i. Fenestration for ground-floor shall provide a clear view into the interior in order to create an active streetscape and provide for the safety of the establishment. Windows shall not be blocked with temporary signs, interior partition walls, product displays, or other sightline obstructions.
 - ii. This shall be calculated as an average of the three front facades (Sloan Street, Second Street, and Third Street).
 - iii. Ground-Floor Transparency (minimum): 40%
 - iv. Upper-Floor Transparency (minimum): 30%
- B. No blank walls shall be permitted along rear or side façades. Articulation or depth in the form of material changes, shadow windows, or brickwork shall be used to break up an otherwise flat wall.
- C. No unfinished cement block shall be permitted on any exterior façade.
- D. Fire escapes and secondary points of egress are to be internal.
- E. Folding window walls or other opportunities for flexible frontages are encouraged.

7.2. Sustainable Design

- A. All residential units shall be Energy Star qualified and the building shall have Energy Star qualified appliances.
- B. The redeveloper shall incorporate at least three of the following sustainable design features within the development:
 - i. Green wall(s)
 - ii. Rain garden(s) or bioswale(s)
 - iii. Electric vehicle charging stations or infrastructure above and beyond the minimum requirement
 - iv. Roofs with light colored, reflective material
 - v. Solar panels
 - vi. Climate proofed entrance ways
 - vii. Double paned, weatherproof windows
 - viii. Low flow plumbing fixtures or WaterSense labelled fixtures
 - ix. Energy Star qualified, high performance HVAC system that provides air conditioning, heat, air circulation, and can dilute indoor air pollution

7.3. Lighting

- A. All pedestrian sidewalks and building entrances shall provide a minimum footcandle level of 2 footcandles and a maximum of 5 footcandles, excluding ATM security lighting. This may be provided by wall-mounted fixtures, pole fixtures, or a combination of the two.
- B. Light spillage into the cartway is subject to approval by the Village/Board Engineer.
- C. Accent lighting and rooftop deck lighting may not exceed 2 footcandles and 3,000°K. The maximum mounting height for rooftop deck lights shall be 10' above floor, and a screen wall shall be provided along the side façade to prevent spillage and impacts to off-site residential uses.
- D. Lighting on the side façade should be limited only to fixtures required for safety and security at doors, loading areas, etc.
- E. Mounting height shall be no taller than 14'.
- F. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky.
- G. Lighting is to be LED lamps providing “warm-white” light with maximum color temperature of <3,000°K.
- H. All lighting shall be directed away from all adjacent lots.
- I. Accent and rooftop deck lighting must have light levels reduced past 10:00 pm and shall be off between the hours of 12:00 am and 6:00 am. Lights for pedestrian sidewalks and building entrances may remain on overnight, and all other exterior and common area lighting visible from off-site shall be capable of control by timer, have dimmers, or multiple switches to permit control of lighting levels as applicable.
- J. Light fixtures must complement building architecture in form and color.
- K. Lighting at corners and crosswalks should provide a minimum of 3 footcandles and may include bollards or in-pavement fixtures.

7.4. Streetscape

- A. ADA Accessibility
 - i. All publicly accessible space shall be ADA compliant and encourage enjoyment for individuals of all abilities.
- B. Qualified Designer
 - i. A licensed landscape architect approved by the Village, with a specialty and demonstrated experience in streetscape projects focused on human-centered design, shall pre-prepare streetscape submissions to the Planning Board. Streetscape submissions prepared by non-qualified professionals will be deemed incomplete. Design should include considerations for sustainability, aesthetics, placemaking, safety and accessibility.
- C. Façade Design
 - i. Streetscape and building façades shall be designed to indicate a clear sense of entry to the building. The path from the street to the building entrance should be clear and welcoming. Best efforts shall be made to

coordinate plaza areas with the architectural composition and vernacular of the adjacent façade.

D. Sidewalks

- i. ADA compliant tactile pavers shall be used to define the edge of any service drive or driveways.
- ii. Tactile pavers shall be installed to the same standards required by ADA at the base of public sidewalk curb ramps and should indicate to pedestrians that they are entering the driveway.
- iii. Sidewalks shall be no less than 9' in width, with no less than 6' of unobstructed space for pedestrian passage and no less than 6' of space open to the sky without vertical incursion from canopies or similar building features.
- iv. Sidewalks are required along the redevelopers street frontage.
- v. The existing crosswalk should be improved to include best practices for pedestrian safety and design. Examples images can be found below:



Source: Arterial Design Studio



Source: lightguardsystems.com



Source: chapmanculturalcenter.org

7.5. Street Furniture

- A. Any street furniture provided, including but not limited to benches, trash receptacles, and tables, shall be located such that a minimum of 6' of unobstructed sidewalk remains for the safe passage of pedestrians.
- B. At least one trash receptacle and one recycling receptacle shall be provided in the streetscape.
- C. Outdoor public seating should be provided along pedestrian pathways and near shade trees where feasible. Seating should encourage and enable small group communal activities. Redeveloper shall propose a palate of furniture, fixtures, and finishes for seating that are modern, human-oriented and imaginative.

7.6. Landscaping

- A. Street Trees
 - i. Pollution resistant street shade trees are to be planted along all street frontages, at an average interval of 25' on center. Tree grouping or clustering is encouraged.
 - ii. Any deviations for quantity, caliper, or spacing are subject to the approval of the Board but should be offset with additional planters or landscape features.
 - iii. Trees shall be a minimum of 3.5" caliper measured at 8" above the grade.
 - iv. Tree irrigation bags must be installed and maintained for at least 6 months after planting.
- B. Locations that are not reasonably feasible due to lack of sun exposure, conflicts with utilities, or other contextual challenges may replace the requirement to provide street trees with alternative plantings or streetscape design.
- C. The utilization of downspout planters capable of capturing stormwater runoff from the building's roof top are encouraged.
- D. Rain gardens and bioswales are encouraged to the greatest extent practicable, and should be provided in tree pits.

7.7. Utilities

- A. All utility equipment shall follow the following requirements:
 - i. Location: Ground-mounted utilities and pole-mounted utilities are only permitted in the side yard of the Area.
 - ii. Screening: All ground-mounted or rooftop utility equipment must be screened from view with either landscaping, fencing, or architectural strategies such as parapets. Any screening should be complementary to the colors and materials of the façade and minimize visual impacts.
 - iii. All utility meters are strongly encouraged to be located within the building and not visible from public view; however, in the event that the Utility Company decides otherwise, a different location shall be permitted but exterior meters shall be located and screened to minimize visual impact.

- iv. All ground-mounted utilities (including transformers) will be internal, underground, or within the side yard. The Developer shall make good faith efforts to obtain preliminary approval by Utility Company for transformer location prior to execution of Redeveloper Agreement.
 - v. Water infrastructure will include backflow valves, individual metering and pressure regulator/reducer valves.
- B. Rooftop Utility Requirements:
- i. Rooftop appurtenances, such as but not limited to, HVAC equipment, elevator housing, exhaust pipes, water meters and other mechanical equipment are to be fully screened from view as measured from 5'-5" above grade at the property line(s) parallel to the far side of the adjacent right-of-way.
 - ii. Utilities Height Above Roof (maximum): 5'
 - iii. Setbacks (minimum): 10' from all building edges
 - iv. Vertical bulkheads, mechanical equipment and related appurtenances may be exempt from the total building height if under 5' tall, setback 10' from the building edge, and properly screened.

7.8. Public Health Recommendations:

This Plan was written during the COVID-19 pandemic which raises concerns regarding public health and the spread of viral disease. The following recommendations should be considered and/or implemented for public health safety:

- A. Hand sanitizing stations should be located at all main entrances/exits, bathrooms, and public spaces.
- B. Wayfinding signage and markings should be located throughout the buildings and public spaces for easy access and circulation.
- C. The site should be designed with flexibility so that walking paths, tables, and seating areas can be spread out for social distancing purposes.

7.9. Affordability

Unless stated otherwise in this plan, pursuant to N.J.S.A 40A:12A-7(b) and the New Jersey Fair Housing Act (N.J.S.A 52:27D-301 et. Seq.), this Redevelopment Plan incorporates the affordable housing requirements set forth in the Village's Housing Element and Fair Share Plan, which was adopted January 2020. Other requirements in accordance with the Uniform Housing Affordability Controls ("UHAC") and Article 185 Part 15 of the Village's Land Development Ordinance shall apply.

8. ADMINISTRATION

8.1. Validity of Plan

If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan shall be deemed by a court of competent jurisdiction to be invalid, such part(s) shall be severed and the invalidity thereby shall not affect, impair, or invalidate the remainder of the Plan.

8.2. Computations

When a numerical calculation of zoning standards for a particular Lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

8.3. Other Actions by the Village in Furtherance of the Plan

Other actions may be taken by the Village in its sole discretion, to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for redevelopment. The costs for such actions shall be borne by the designated redeveloper(s).

8.4. Village Designation – Redevelopment Agreement

- A. Usage of the word “developer”: Anytime the word “developer” is utilized in this Redevelopment Plan, the same shall mean the redeveloper or redeveloper(s) that are to be designated by the Village in accordance with this Redevelopment Plan.
- B. Standing before Planning Board: Only redevelopers designated by the Village by resolution of the Village of South Orange Township Board of Trustees may proceed to implement the redevelopment projects set forth in this Redevelopment Plan before the Planning Board. In order to assure that the vision of this Redevelopment Plan will be successfully implemented in an effective, comprehensive, and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Board of Trustees, acting as the Redevelopment Entity, will select the redeveloper(s) in all areas governed by this Redevelopment Plan. Any party not specifically designated as the “redeveloper” as set forth above shall not have the standing to proceed before the Planning Board for site plan approval.
- C. Procedural Standards for Redeveloper Applications: All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by the Board of Trustees. The procedural standards described here will guide redeveloper selection. The Board of Trustees, acting as the Redevelopment Entity may, at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of

one or more parcels. The selection process will likely include the submission of some or all of the following materials:

- i. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
- ii. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment includes but is not limited to: type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.
- iii. Additional submission materials may be requested by the Village as deemed appropriate to the particular project sites.

8.5. Approval Process

- A. Planning Board Application Process: All development applications shall be submitted to the Township of South Orange Village Planning Board through the site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Board of Trustees as a redeveloper(s) and a Redevelopment Agreement has not been fully executed.

The Planning Board shall review and approve all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redeveloper Agreement(s). This site plan package may, at the discretion of the Planning Board, include, but is not limited to, the documents listed below. The Planning Board may request additional reasonable analyses and information as is required to make a decision. All submissions shall meet design standards enumerated in this Redevelopment Plan and indicate any deviations from this Redevelopment Plan.

- i. Boundary survey of the property including easements, water bodies, parcel numbers, street names, route numbers, adjacent properties, and other landmarks.
- ii. The location, size, height, floors, and use of all proposed and existing buildings.
- iii. The location, size, and type of all parking spaces, loading areas, and sidewalks.
- iv. A landscaping plan.
- v. The location of any outside storage of equipment, supplies, materials, or vehicles.

- vi. The height, location, type, lighting, and square footage of proposed signage.
- vii. The location, type, and size of all entrances to the site or rights-of-ways located on or adjacent to the site.
- viii. The location, type, and size of any primary drainfields or reserved drainfields.
- ix. The location, size, and type of any trash disposal facilities.
- x. Outside lights, streetlights, or other lighting mechanisms.
- xi. Existing and proposed finished contours at two-foot intervals.
- xii. The location of any buffers, including berms, trees, and fencing used to minimize the visual, sound, lighting, or any other negative impacts of the project.
- xiii. The location of all utility lines.
- xiv. The location of any conservation easements dedicated open space, recreational facilities, or similar areas.
- xv. The location of any emergency service facilities, such as fire suppression lines, hydrants, or other facilities.
- xvi. The location of any permanent stormwater management structures or devices.
- xvii. The location and type of soils, water features, and wetlands.
- xviii. A schematic drawing, artist rendition, or elevation drawing of the site and any buildings located on the site.
- xix. The location and size of any monuments, statues, or similar features.
- xx. The location of any rights-of-way, adjacent or nearby road improvements, and uses of adjacent properties.
- xxi. An Erosion and Sediment Control Plan that meets the regulatory requirements.
- xxii. Any local, county, state, or federal permits required for development of the site.
- xxiii. A traffic impact statement consistent with the Redevelopment Plan

B. Site Plan + Subdivision Review: Prior to commencement of construction, site plans for the construction of improvements within the Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.), shall be submitted by the applicants for review and approval by the Planning Board of the Township of South Orange Village so that compliance with this Plan can be determined.

Any subdivision of lots and parcels of land within the Area shall be in accordance with the requirements of this Plan and the subdivision ordinance of the Village. No construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This

pertains to revisions or additions prior to, during, and after completion of the improvements.

In addition to the above-mentioned items, the following items shall be submitted as part of a site plan application:

- i. All leases, licenses, or agreements securing parking requirements.
- ii. Technical loading and unloading study including but not limited to a list of expected deliveries, analysis of loading space required for each delivery, and the ability to specify the delivery time of each delivery.
- iii. Copy of applications or conceptual designs that have been or will be submitted to NJDOT or the County.
- iv. Streetscape/landscape design package including name of designer and design drawings.
- v. When proposing the use of ground mounted electrical transformers within the confines of the Area, a narrative explanation shall be provided that identifies other possible locations and feasibility considerations of each site and provides an explanation for the reasonable infeasibility of alternative sites.
- vi. When proposing accessory roof decks, a report including design drawings and operations shall be provided.

C. Deviations: The Planning Board may grant deviations from the regulations contained within this Plan where, by reason for exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12. a. and b. Notwithstanding the above, any changes to the uses permitted in this Redevelopment Area shall be permitted only by means of an amendment of the Plan by the Board of Trustees, and only upon a finding that such deviation be would be consistent with and the furtherance of the goals and objectives of this Plan.

D. Approvals by Other Agencies: The redeveloper shall be required to provide the Village with copies of all permit applications made to federal, state, and county agencies upon filing such applications, as will be required by the Redevelopment Agreement to be executed between the redeveloper and the Village.

8.6. Severability

The provisions of this Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Plan and implementing Ordinance shall remain in full force and effect.

8.7. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

8.8. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be effected or executed by the Village or by a developer or any of their successors or assignees, whereby land within the Area is restricted by the Village, or the developer, upon the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land in perpetuity, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Area on the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender.

8.9. Redevelopment Actions

The Village shall have such powers and duties as set forth in the LRHL and as may be conferred by this Plan.

8.10. Relocation Requirements

Implementation of this Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Village will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

8.11. Escrows

At a minimum, the redevelopment agreement shall provide that the redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the Village and the professional consultants retained by the Village to negotiate the redevelopment agreement, undertake any studies in connection with the project, review the proposed redevelopment project and advise the Village on any and all

aspects of the redevelopment process and as otherwise set forth in the redevelopment agreement.

8.12. Infrastructure

The redeveloper, at the redeveloper's cost and expense, shall provide all reasonably necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades to traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project or required due to the impacts of the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on- and off-site traffic controls and road improvements for the project or required due to the impacts of the project.

8.13. Procedures for Amending the Plan

This Plan may be amended from time to time upon compliance with the requirements of state law. A request for same may be submitted to the Board of Trustees. The Village reserves the right to amend this plan. The Village, at its sole discretion, may require an escrow deposit in accordance with Section 8.11 above from the party requesting the amendments, so that the Village may prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals as may be required by the Village.

8.14. Redevelopment Plan Duration

The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of 50 years from the date of adoption of this Redevelopment Plan by the Township of South Orange Village Board of Trustees.

8.15. Certificates of Completion

Upon issuance of a certificate of occupancy for any project included under this plan, the developer shall submit for a Certificate of Completion.

8.16. Land Use Map Amendments

The adoption of this Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township of South Orange Village Land Use Map to ensure consistency between the two documents.

8.17. Additional Superseding Provisions

The standards contained within this Redevelopment Plan shall supersede any conflicting standards contained within the Land Development Ordinance (LDO) of the Village or other applicable Village codes or ordinances.

- A. Terms + Definitions: Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in the Zoning Ordinance of the Village.
- B. Other Applicable Design + Performance Standards: Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Land Development Ordinance of the Village.

8.18. Other Provisions

This Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, improved public utilities, recreation and community facilities, and other public improvements. This Plan has laid out various programs and strategies requiring implementation in order to carry out the objectives set forth herein.

- A. This Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- B. The diagrams, images and other graphic representations provided in this Plan are intended to provide a framework for interpretation of the written standards and regulations contained herein. Nothing in this Redevelopment Plan shall preclude the partial redevelopment of a Block depicted in such diagrams, images, or other graphic representations, provided that such subdivision or re-subdivision and partial redevelopment of a Block is fully in conformance with the written standards and regulations contained herein.



**9. APPENDIX A: CBD REDEVELOPMENT PLAN
(MAY 19, 2014)**

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

Prepared by Heyer Gruel & Associates

Adopted May 19, 2014 Ordinance #2014-03



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: 0¹
 - Rear: 25 feet²
- 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.

¹ 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.

² 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: 0¹
 - Rear: 0
- Maximum Building Height: 58 feet/5 stories²
- 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.

¹If 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.

²Architectural 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 stories²
- 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.

¹If 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.

²Architectural 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 feet¹

- 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.

¹If 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.

An aerial photograph of a city street scene. In the foreground, there is a parking lot with several cars. The middle ground shows a row of multi-story brick buildings with gabled roofs. To the right, a train is visible on a track, and further right, there are more modern buildings and a street with cars. The background shows a dense urban area with various buildings and trees.

10. APPENDIX B: RESOLUTION DESIGNATING AN AREA IN NEED OF REDEVELOPMENT

CERTIFIED COPY

TOWNSHIP OF SOUTH ORANGE VILLAGE

RESOLUTION APPROVING THE PLANNING BOARD'S
DECEMBER 4, 1995 RESOLUTION REGARDING
MUNICIPAL PROPERTIES IN NEED OF REDEVELOPMENT

WHEREAS, the Board of Trustees of the Township of South Orange Village, pursuant to N.J.S.A. 40A:12A-6(a), requested that the South Orange Planning Board undertake an investigation to determine whether the municipal lots set forth on the schedule entitled Redevelopment Area attached to Resolution #66-95, which was passed on February 27, 1995, are in need of redevelopment; and

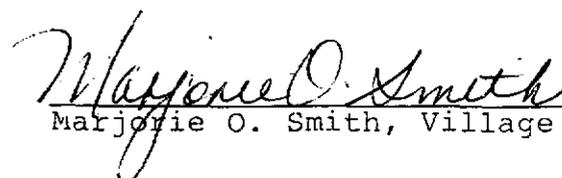
WHEREAS, pursuant to N.J.S.A. 40A:12A-6(b), the South Orange Planning Board held public hearings on October 10, 1995 and November 6, 1995 to determine if the aforementioned properties are in need of redevelopment; and

WHEREAS, the South Orange Planning Board, pursuant to N.J.S.A. 40A:12A-6(b)(5), has recommended that the Board of Trustees of the Township of South Orange Village determine that the lots listed in the first Be It Resolved Clause of the Planning Board's December 4, 1995 Resolution, attached hereto, be determined by the Board of Trustees to be an area in need of redevelopment;

WHEREAS, the Board of Trustees hereby concludes, for the reasons set forth in Attachment 2, that within the area described on Exhibit A attached hereto the conditions described in N.J.S.A.40A:12A-5 (a) - (e) are found; now, therefore

BE IT RESOLVED, by the Board of Trustees of the Township of South Orange Village, that the lots listed on the Exhibit to this Resolution are hereby determined to be an area in need of redevelopment.

I, Marjorie O. Smith, Village Clerk of the Township of South Orange Village, in the County of Essex, New Jersey, do hereby certify that this is a true and correct copy of a resolution adopted by the Board of Trustees of the Township of South Orange Village at a Regular Meeting held on Monday, December 18, 1995.


Marjorie O. Smith, Village Clerk

PLANNING BOARD OF THE VILLAGE OF SOUTH ORANGE

RESOLUTION

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides for the preliminary investigation by the planning board of any potential redevelopment area within a municipality upon request of the governing body; and

WHEREAS, The Board of Trustees has requested the Planning Board to prepare a map of, undertake a preliminary investigation of and decide whether the municipal lots set forth on the schedule entitled REDEVELOPMENT AREA attached are in need of redevelopment, which area generally consists of an area in or near the central business area of the Village consisting of the following four parcels:

Block 1902, Lots 14, 15, 23, 27-30, 32-37, generally bounded by Church Street on the west, South Orange Avenue on the North, the NJ Transit railroad tracks on the east, the Village Mews Condominiums, Sickley Lumber and a residence on Church Street on the south.

Block 1904, Lots 6-9, Block 1909, Lots 1-3, 8 and 9 and Block 1006, Lots 1, 2, 13 and 14 generally bounded by lot 10 in Block 1904 and Village recreation property on the west, South Orange Avenue on the south, an alleyway and parking lot on the east varying between approximately 120 and 200 feet west of Scotland Road and Taylor Place, the post office and Cammeron Field on the north.

Block 1906, Lots 1-4, 11-14, Block 1905, Lot 1 and Block 2304, Lots 3-9, generally bounded by the NJ Transit railroad tracks and Sloan Street on the west, First Street on the north, a jagged line on the east running parallel to and west of Valley Street varying between zero and 250 feet and a straight line on the south running parallel and north of Fourth Street a distance of approximately 150 feet.

Block 2301, Lot 58 generally bounded by the entrance drive to the Village Waterlands Park on the west, Third Street on the north, the NJ Transit railroad tracks on the east and a line on the south running parallel and south of Third street a distance of approximately 400 feet; and

WHEREAS, the Planning Board prepared such map, undertook such investigation of the Redevelopment area and looked at following properties adjacent to or in the vicinity of the Redevelopment area : Block 1902, Lots 16-22, 24, 25, 26, (alley between 26 and 32), 31; Block 1909, Lots 4, 5 and 6; Block 1904, Lots 10-13 and Block 1006, Lots 9-12; and

WHEREAS, the Board conducted public hearings as part of the investigation on October 10 and November 6, 1995 after adequate written and published notice as required by law; and

WHEREAS, the Board decided that the following lots are recommended to the Board of Trustees as in need of redevelopment:

Block 1006, Lots 1, 2 13 and 14, which lots are bound by Vose Avenue, Taylor Place,

the municipal parking lot fronting on the southerly side of Taylor Place and the rear of properties on South Orange Avenue between Vose Avenue and the alleyway between lots 8 and 9;

Block 1909, Lots 1-3, 8 and 9, which lots are bound by South Orange Avenue and the rear of lots 4-6 on South Orange Avenue on the south, the post office on the north, Vose Avenue on the east and the railroad tracks on the west;

Block 1902, Lots 14, 15, 23, 27-30, 32-37, which lots are bound by South Orange Avenue on the north, Church Street on the west, Block 1903 on the south and the railroad tracks on the east;

Block 1906, Lots 1-4, 11-14, Block 1905, Lot 1 and Block 2304, Lots 3-9, which lots are bound by First Street on the North, Sloan Street and the railroad tracks on the west, the rear of Block 2304, lots 10-12 on Fourth Street and the northerly side of lot 2 on the westerly side of Valley Street on the south and Valley Street, the rear of Block 1905, Lot 8 fronting on Valley Street, the west side Block 1905, Lot 2 fronting on Second Street, the rears of Block 1906, Lots 7-10 fronting on Valley Street and the west side of Block 1906, Lot 5 fronting on First Street; and

WHEREAS, the Board decided that the following lots not within the area the Board of Trustees requested the Board to investigate are in need of redevelopment and recommend that the Trustees request the Board to reaffirm its investigation and recommend back to the Trustees that such lots are in need of redevelopment:

Block 1902, Lots 16-22, 24, 25, 26, (alley between 26 and 32), 31

Block 1909, Lots 4-6

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Village of South Orange:

1. The Board recommends to the Trustees that the following lots are in need of redevelopment:

Block 1006, Lots 1, 2, 13 and 14, which lots are bound by Vose Avenue, Taylor Place, the municipal parking lot fronting on the southerly side of Taylor Place and the rear of properties on South Orange Avenue between Vose Avenue and the alleyway between lots 8 and 9;

Block 1909, Lots 1-3, 8 and 9, which lots are bound by South Orange Avenue and the rear of lots 4-6 on South Orange Avenue on the south, the post office on the north, Vose Avenue on the east and the railroad tracks on the west;

Block 1902, Lots 14, 15, 23, 27-30, 32-37, which lots are bound by South Orange

Avenue on the north, Church Street on the west, Block 1903 on the south and the railroad tracks on the east;

Block 1906, Lots 1-4, 11-14, Block 1905, Lot 1 and Block 2304, Lots 3-9, which lots are bound by First Street on the North, Sloan Street and the railroad tracks on the west, the rear of Block 2304, lots 10-12 on Fourth Street and the northerly side of lot 2 on the westerly side of Valley Street on the south and Valley Street, the rear of Block 1905, Lot 8 fronting on Valley Street, the west side Block 1905, Lot 2 fronting on Second Street, the rears of Block 1906, Lots 7-10 fronting on Valley Street and the west side of Block 1906, Lot 5 fronting on First Street;

2 The Board recommends to the Trustees that they request the Board to conduct an investigation and recommend back to the Trustees whether the following lots are in need of redevelopment:

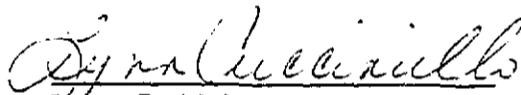
Block 1902, Lots 16-22, 24, 25, 26, (alley between 26 and 32), 31

Block 1909, Lots 4-6

3. This resolution shall serve as the report of the Board under the Local Redevelopment and Housing law and shall be immediately delivered by the Secretary to the Board of Trustees.

IN WITNESS WHEREOF, the Board has caused this resolution to be executed by its Chairman and Secretary on the 4th day of December 1995.

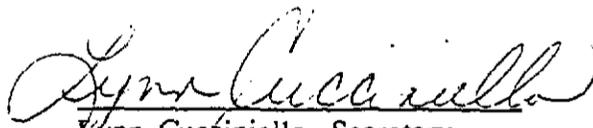
Angelo Bianchi, Chairman



Lynn Cucciniello, Secretary

The foregoing is a true copy of a resolution adopted by Board at its regular meeting of December 4, 1995 memorializing an oral resolution by the Board at its regular meeting of November 6, 1995 as reflected in the minutes of such meetings.

DATED: December 4, 1995



Lynn Cucciniello, Secretary

REDEVELOPMENT AREA

<u>BLOCK/LOT</u>	<u>ADDRESS</u>
1006/1	52 Taylor Place
1006/2	60 Taylor Place
1006/13	12 Vose Avenue
1006/14	14 Vose Avenue
1902/14	14 Church Street
1902/15	12 Church Street
1902/23	68 South Orange Avenue West
1902/27	9 Trenchard Place
1902/28	11 Trenchard Place
1902/29	2 South Orange Avenue West
1902/30	2-1 South Orange Avenue West
1902/32	16 South Orange Avenue West
1902/33	14 South Orange Avenue West
1902/34	10 South Orange Avenue West
1902/35	6-8 South Orange Avenue West
1902/36	2 South Orange Avenue West
1902/37	2 South Orange Avenue West
1904/6	1 South Orange Avenue West
1904/7	1 South Orange Avenue West
1904/8	9-11 South Orange Avenue West
1904/9	17 South Orange Avenue West
1905/1	8 Second Street
1906/1	7 Second Street
1906/2	62 Sloan Street
1906/3	52 Sloan Street
1906/4	18 First Street
1906/11	15 Second Street
1906/12	13 Second Street
1906/13	11 Second Street
1906/14	9 Second Street
1909/1	1 South Orange Avenue
1909/2	3-5 South Orange Avenue
1909/3	7-9 South Orange Avenue
1909/8	9-21 Vose Avenue
1909/9	25 South Orange Avenue
2301/58	28 West Third Street
2304/3	6-8 Third Street
2304/4	165 Valley Street
2304/5	153 Valley Street
2304/6	20 Third Street
2304/7	16 Third Street
2304/8	12 Third Street
2304/9	4 Third Street

ATTACHMENT 2

At its November 6, 1995 meeting, the Planning Board recommended that the Board of Trustees determine that the area comprised of the lots listed in the Planning Board's December 4, 1995 Resolution is in need of redevelopment pursuant to the terms of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

There is substantial evidence on which to find that the area is in need of redevelopment and meets the criteria as detailed in Section 5 of the Local Redevelopment and Housing Law, in particular, "c" criterion which states:

Land owned by the municipality, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

The following are specific examples of how the area meets the above criterion:

The Study Area contains four municipally owned lots which are currently used for commuter parking, the rescue squad facility, and the Village fire house at the corner of Sloan Street And First Street.

There is also evidence that the area meets the criteria as detailed in Section 5 of the Local Redevelopment and Housing Law, in particular, "d" criterion which states:

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

The following are specific examples of how the area meets the above criterion:

The Study Area contains buildings and lot improvements which are dilapidated (buildings on the lumber yard site, upper floor of supermarket buildings on Block 1909, lot 3, building and site on Block 2304, lot 4, warehouse on Block 2304, lot 6, buildings on Block 1902, lot 32), exhibit obsolescence (fire house, lumber yard site, supermarket site, and warehousing/industrial type structure which had been used for the manufacture of ice cream, house converted to office use on Block 1006, lot 13, gas station on Block 2304, lot 5), overcrowding (two buildings on Block 1006, lot 13), faulty arrangement or design (supermarket site, two-family houses in the business district on less than minimum sized lots, building on Block 1006, lot 2 with no direct street frontage), excessive land coverage (drive-in bank on Block 1905, lot 1) and obsolete layout (converted house on Block 1006, lot 13, supermarket site)

There is also evidence that the area meets the criteria as detailed in Section 5 of the Local Redevelopment and Housing Law, in particular, "e" criterion which states:

A growing lack or total lack of proper utilization of area caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

The following are specific examples of how the area meets the above criterion:

The Study Area is characterized by a growing or total lack of proper utilization considering the alternative uses which could be expected to be potentially extremely useful and valuable in this area which is strategically located within and adjacent to the Central Business District and to the South Orange train station. The Study Area has the potential of being useful and valuable in the revitalization efforts of the Community Business District and contributing to the public health, safety and welfare. Some of the underutilized lots are publically owned and used for surface parking. Others include the supermarket site and drive-in bank.

There is also evidence that the area contains lots which are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The following are specific examples of lots which are necessary for the effective redevelopment of the area of which they are a part:

Gas service station along South Orange Avenue on Block 1902, lot 22, houses in downtown area, drive-in bank.

EXHIBIT A

REDEVELOPMENT AREA

<u>BLOCK/LOT</u>	<u>ADDRESS</u>
1006/1	52 Taylor Place
1006/2	60 Taylor Place
1006/13	12 Vose Avenue
1006/14	14 Vose Avenue
1902/14	14 Church Street
1902/15	12 Church Street
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1902/27	9 Trenchard Place
1902/28	11 Trenchard Place
1902/29	2 South Orange Avenue West
1902/30	2-1 South Orange Avenue West
1902/32	16 South Orange Avenue West
1902/33	14 South Orange Avenue West
1902/34	10 South Orange Avenue West
1902/35	6-8 South Orange Avenue West
1902/36	2 South Orange Avenue West
1902/37	2 South Orange Avenue West
1905/1	8 Second Street
1906/1	7 Second Street
1906/2	62 Sloan Street
1906/3	52 Sloan Street
1906/4	18 First Street
1906/11	15 Second Street
1906/12	13 Second Street
1906/13	11 Second Street
1906/14	9 Second Street
1909/1	1 South Orange Avenue
1909/2	3-5 South Orange Avenue
1909/3	7-9 South Orange Avenue
1909/8	9-21 Vose Avenue
1909/9	25 South Orange Avenue
2304/3	6-8 Third Street
2304/4	165 Valley Street
2304/5	153 Valley Street
2304/6	20 Third Street
2304/7	16 Third Street
2304/8	12 Third Street
2304/9	4 Third Street

REDEVELOPMENT AREA

<u>BLOCK/LOT</u>	<u>ADDRESS</u>
1006/1	52 Taylor Place
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1902/37	2 South Orange Avenue West
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1904/7	1 South Orange Avenue West
1904/8	9-11 South Orange Avenue West
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2304/4	165 Valley Street
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2304/6	20 Third Street
2304/7	16 Third Street
2304/8	12 Third Street
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11. APPENDIX C: RELATION TO OTHER PLANS

11.1. Local Municipal Master Plan

Pursuant to the LRHL, “all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan” (N.J.S.A. 40A:12A-7(d)). This Redevelopment Plan is substantially consistent with, and has been designed to effectuate, the Township’s 1979 Comprehensive Master Plan. It should be noted that during the drafting of this Redevelopment Plan, the Village’s Master Plan was being updated. Throughout this process, the professionals working on the new plan were consulted for consistency and determined that this Redevelopment Plan would advance key provisions of the new plan.

11.2. Local Municipal Master Plan Reexamination Report

This Redevelopment Plan is consistent with and written to comply with the most current Master Plan Reexamination Report, adopted in September 2011. Specifically, the following goals and objectives of the 2011 Reexamination Report are in line with the type of development envisioned by this Plan:

- A. To reinforce the CBD and the adjacent area as a Transit Village, to capitalize upon access to public facilities and to reinforce the viability of the Central Business District.
- B. To improve the variety and quality of housing.
- C. To reduce dependence on automobiles, especially for short trips within the Village.

11.3. 2009 Vision Plan

The 2009 Vision Plan specifically addressed Sloan Street as part of the Village’s Downtown Core. The Plan is not a component of the Master Plan but serves as a general planning and vision document for the Village. This Redevelopment Plan is consistent with the goals established in this visioning document including:

- A. Diversifying the economic base;
- B. Create economic opportunities;
- C. Permit active ground-floor uses;
- D. Vary the intensity and type of development; and
- E. Provide housing opportunities.

11.4. Essex County Master Plan

This Plan is consistent with the goals and objectives of the County and implements key objectives throughout the plan. For example, the County Comprehensive Transportation Plan, adopted in June 2013, notes the importance of redevelopment on parcels that have been deemed underutilized, and transit-

oriented development, in particular, as the chief form of future development within the County. This Plan also contains appropriate on-site parking requirements and the provision of bicycle parking spaces.

11.5. Adjacent County + Municipalities' Master Plan

The Redevelopment Area is located near the geographic and commercial center of South Orange and will have negligible impacts on surrounding municipalities, as it is approximately 0.5 and 0.9 miles away from the municipal borders with Maplewood and the City of Newark, respectively. Also, the Redevelopment Area is not located in proximity to any county line and, therefore, has no impact on any neighboring county.

11.6. NJ State Plans

The Area is located within Planning Area 1 (PA-1). As documented in the State Development and Redevelopment Plan, the following intent has been documented for PA-1:

- A. Provide for much of the State's future redevelopment;
- B. Revitalize cities and towns;
- C. Promote growth in compact forms;
- D. Stabilize older suburbs;
- E. Redesign areas of sprawl; and
- F. Protect the character of existing stable communities.

This Redevelopment Plan will improve the condition of land along Second Street, Third Street, and Sloan Street, expand housing options to provide a balanced residential population, enhance public safety and pedestrian activity, and provide easy access to transportation opportunities.

11.7. NJ Smart Growth Principles

New Jersey Department of State has developed a definition of Smart Growth Areas and has identified areas within the state as such. This encourages a compact form of development and redevelopment in recognized Centers as stipulated in the State Development and Redevelopment Plan, including existing infrastructure that serves the economy, the community, and the environment. This Plan is a Smart Growth project and conforms to New Jersey's Smart Growth Principles, including:

- A. It provides for multiple land uses in a compact community design and contributes to the range of housing choices served by several transportation opportunities.
- B. The planned urban design creates a walkable neighborhood that offers upgrades to the current use for residents, commuters, and visitors, alike.
- C. This Plan continues to build on the Village's efforts to spark development and redevelopment in its downtown and direct growth to an area with existing infrastructure.
- D. This Plan promotes distinctive, attractive communities with a strong sense of place and encourages growth in existing communities.

- E. This Redevelopment Plan provides a framework for equitable, predictable, and efficient development decision making.
- F. The Redevelopment Plan expands upon a collaborative and transparent redevelopment process.

11.8. NJ State Strategic Plan

The New Jersey State Planning Commission released its final draft of the State Strategic Plan on November 14, 2011. Compared to the State Development and Redevelopment Plan, the State Strategic Plan emphasizes a more “proactive, aggressive, and strategic approach to planning for the State’s future. An approach that aligns clear goals with sound decision making and coordination among government entities will better position New Jersey for growth opportunities and allow New Jersey to once again complete for and capitalize on growth opportunities.”

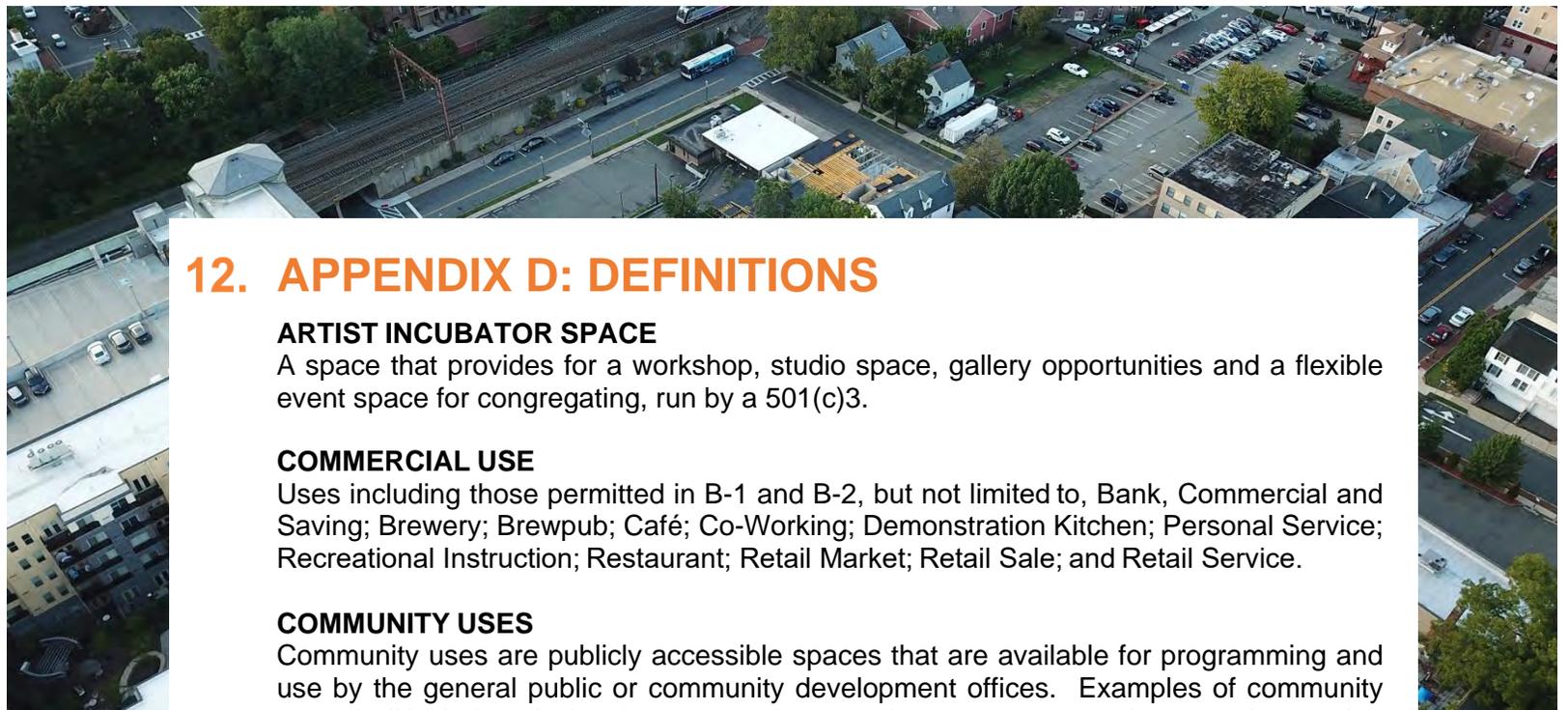
Central to the State Strategic Plan is its contemplation of development in Smart Growth locations and regional centers.

This Plan furthers the following objectives, goals, and findings of the State Strategic Plan:

- A. Capitalizes on the “desirability of Transit Hubs” by expanding housing options near major transit assets and provides the necessary design and building conditions for the concentration of jobs, retail, and public amenities.
- B. Creates a neighborhood orientation that is intended to serve residents, visitors, and commuters. The State Strategic Plan projects that housing and development with rich transit options are the preferred choices future residents will put at a premium.
- C. Strengthens Township of South Orange Village's Transit Village through a greater concentration of housing and commercial activity near its train station, which the State Strategic Plan identifies as a catalyst for private investment and a robust local economy.

This Plan effectuates the following “Garden State Values”:

- A. Concentrate Development and Mix Uses;
- B. Prioritize Redevelopment, Infill, and Existing Infrastructure;
- C. Increase Job and Business Opportunities in Priority Growth Investment Areas;
- D. Create High-Quality, Livable Places;
- E. Diversify Housing Opportunities; and
- F. Make Decisions with Regional Framework.



12. APPENDIX D: DEFINITIONS

ARTIST INCUBATOR SPACE

A space that provides for a workshop, studio space, gallery opportunities and a flexible event space for congregating, run by a 501(c)3.

COMMERCIAL USE

Uses including those permitted in B-1 and B-2, but not limited to, Bank, Commercial and Saving; Brewery; Brewpub; Café; Co-Working; Demonstration Kitchen; Personal Service; Recreational Instruction; Restaurant; Retail Market; Retail Sale; and Retail Service.

COMMUNITY USES

Community uses are publicly accessible spaces that are available for programming and use by the general public or community development offices. Examples of community uses shall include artist incubator space, community event space, and community meeting space.

CURB LINE

A line at the face of the curb nearest to the street or roadway that marks the transition from the roadway to a sidewalk, planting strip. In the absence of a curb, the curb line shall be edge of the street paving.

LOBBY, OFFICE

A room providing a space out of which one or more other rooms or corridors lead, typically one near the entrance of a building. The space may include, but is not limited to, a reception area, elevators and stairs.

PLANTING STRIP

The area directly adjacent and parallel to the curb line, between the curb and the sidewalk, made available for the location of public utilities, public signage and public amenities—including street trees, flower beds, seating, art, extended sidewalk, etc.

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 #2021-12

Introduction: March 31, 2021

Adoption:

AN ORDINANCE OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE ADOPTING THE SLOAN STREET REDEVELOPMENT PLAN FOR BLOCK 1905, LOT 1

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, as amended and supplemented (the "**Act**"), provides a process for municipalities to participate in the redevelopment and improvement of "areas in need of redevelopment"; and

WHEREAS, on December 18, 1995, by Resolution 301-95, in accordance with the provisions of the Act, the Board of Trustees (the "**Trustees**") of the Township of South Orange Village (the "**Village**") identified and designated, among other properties, Block 1905, Lot 1 on the Village's official tax map as an "area in need of redevelopment" (the "**Redevelopment Area**"); and

WHEREAS, on November 25, 1996 by Ordinance 96-43, the Trustees adopted a redevelopment plan entitled the "Central Business District Redevelopment Plan" for an area in the Village including the Redevelopment Area, which was amended in its entirety on September 23, 2002 by Ordinance 02-20, further amended on October 15, 2008 by Ordinance 08-20, January 27, 2014 by Ordinance #2013-20, May 19, 2014 by Ordinance #2014-03, and July 14, 2014 by Ordinance #2014-14 (the "**Redevelopment Plan**"); and

WHEREAS, in accordance with the Act, the Village requested the preparation of a redevelopment plan to include district controls including maintaining appropriate buffers, limiting the impacts on surrounding properties, and controlling the size, scale, location and aesthetic and architectural appearance maintain a harmonious relationship with the surrounding neighborhood; and

WHEREAS, a redevelopment plan has been prepared specifically for Block 1905, Lot 1, located at Sloan Street between Second and Third Street in the Village (the "**Sloan Street Redevelopment Plan**"), and the Trustees have reviewed and considered same; and

WHEREAS, on March 31, 2021, the Trustees introduced the within Ordinance to authorize adoption of the Sloan Street Redevelopment Plan; and



WHEREAS, pursuant to the Act, specifically N.J.S.A. 40A:12A-7(e), through introduction of the within Ordinance, the Village referred the Sloan Street Redevelopment Plan to the Village Planning Board, for review at its meeting of April 5, 2021 and requesting its recommendations relating to the Sloan Street Redevelopment Plan to the Trustees prior to final adoption; and

WHEREAS, after consulting with Planners, Redevelopment Counsel and Village staff as well as the Village Administrator, the Trustees have determined that the attached Sloan Street Redevelopment Plan is in the best interests of the Village and will best facilitate the appropriate redevelopment of Block 1905, Lot 1, located at Sloan Street between Second and Third Street in the Village; and

WHEREAS, incorporated into the Sloan Street Redevelopment Plan is a requirement for a Redevelopment Agreement, the full execution of which will be a prerequisite to the Planning Board's consideration of any development application for the site; and

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

1. Through introduction of the within Ordinance, the Village referred the Sloan Street Redevelopment Plan to the Village Planning Board, for review at its meeting of April 5, 2021, requesting its recommendations relating to the Sloan Street Redevelopment Plan's consistency with the Village's Master Plan prior to final adoption.
2. The standards set forth in the Sloan Street Redevelopment Plan shall be an overlay zone with respect to Block 1905, Lot 1, and shall compliment the South Orange Development and Zoning Ordinances.
3. This Ordinance shall be part of the South Orange Development Ordinance as though codified and set forth fully herein.
4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.
5. A copy of this Ordinance and the Sloan Street Redevelopment Plan shall be available for public inspection at the office of the Village Clerk during regular business hours.
6. This Ordinance shall take effect as provided by law.



Introduction – First Reading

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Coallier			X			
Hartshorn Hilton			X			
Jones	X		X			
Schnall			X			
Zuckerman		X	X			

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced on first reading by the Board of Trustees at their meeting held on March 31, 2021.

Ojetti E. Davis
Acting Village Clerk

Adoption – Second Reading

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Coallier			X			
Hartshorn Hilton			X			
Jones		X	X			
Schnall	X		X			
Zuckerman						X



CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Board of Trustees at their meeting held on April 26, 2021.

Ojetti E. Davis
Acting Village Clerk

Adopted:

Sheena C. Collum

Attest:

Ojetti E. Davis



(973) 370 - 3000

hello@topology.is



<http://topology.is>