

SOUTH ORANGE VILLAGE

ORDINANCE #2026-07

The above ordinance, summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of South Orange Village, County of Essex, State of New Jersey, on February 23, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the Governing Body to be held on March 9, 2026, at 7:00 p.m. at the Baird Community Center, 5 Mead Street, 3rd Floor Meeting Room, South Orange, NJ. This meeting will be conducted in a hybrid format, with virtual access available via the Zoom Audio/Video System. For instructions on how to access the meeting via the Zoom Audio/Video System, please monitor the Village's website at www.southorange.org, or please contact or visit the Village Clerk's Office either by telephone at (973) 378-7715, ext. 1, by email at clerksoffice@southorange.org or by visiting at 76 South Orange Avenue, 3rd Floor, South Orange, NJ. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Clerk's Office for the members of the general public who shall request the same. The Village Council may adjourn the public hearing of this Ordinance to a date after March 9, 2026, without any further notice. The following ordinance was introduced:

TITLE: AN ORDINANCE OF SOUTH ORANGE VILLAGE IN ESSEX COUNTY, NEW JERSEY AMENDING AND RESTATING VILLAGE CODE CHAPTER 185 TO REVISE IMPERVIOUS COVERAGE STANDARDS

WHEREAS, South Orange Village adopted a comprehensive Master Plan in November 2021, and

WHEREAS, Objective 3.1 of the Land Use + Community Form Element of the Master Plan recommends the Village "reduce non-conformities by amending zoning standards that do not reflect established neighborhood identities," where "narrowly tailored policies can be enacted to guard against specific concerns without unduly impacting entire districts;" and

WHEREAS, Strategy 2 of Objective 3.1 recommends amendments to bulk standards, such as impervious coverage, to accommodate "small lot" configurations, where such standards may be "conditional;" and

WHEREAS, Strategy 3 of Objective 3.1 further recommends performance-based opportunities be created for minor reductions in bulk standards to mitigate associated negative impacts, such as installing drywells and permeable pavers as part of enhanced stormwater management and sustainable design practices; and

WHEREAS, Strategy 3 of Objective 2.1 of the Quality of Life Element of the Master Plan recommends the Village "increase requirements in land use policies for stormwater management through incentives and heightened standards for impervious coverage;" and

WHEREAS, Strategy 1 of Objective 3.2 of the Land Use + Community Form Element of the Master Plan recommends the Village "Update the Land Development Ordinance to remove redundant and inconsistent regulations. The code should be organized and presented to maximize transparency and user-friendliness;" and

WHEREAS, the Land Development Ordinance contained in Chapter 185 contains various definitions and regulations providing for and regulating various sustainable design practices and conditional incentives for impervious coverage; and

WHEREAS, the Village finds that such regulations may be revised to improve ease-of-use for both applicants and land use officials, remove redundancies and inconsistencies, and otherwise better advance the Village's sustainability policies.

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

SECTION 1. Chapter 185, Part 1 – General Provisions, Article 185-1 – Short Title; Purpose; Definitions, Section 3 – Definitions; Word Usage is hereby amended and restated, in relevant part;

SECTION 2. Chapter 185, Part 7 – Improvements and Design Standards, Article 185-XVI – Improvements and Design Standards, Section 102 - Stormwater Control, Section II – Definitions is hereby amended and restated, in relevant part;

SECTION 3. Chapter 185, Part 13 – Zoning, Article 185-XXX - Zone Lot, Yard, and Bulk Regulations, Section 167 - Supplemental Height and Bulk Regulations, Subsection – 167(A) - Accessory Structures is hereby amended and restated, in relevant part;

SECTION 4. Repealer. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency;

SECTION 5. This ordinance shall take effect after referral to the Planning Board pursuant to N.J.S.A. 40:55D-64, notice and a hearing pursuant to N.J.S.A. 40-55D-62.1, and upon final passage and publication as required by law. The Village Clerk shall provide any and all notifications mandated by the Municipal Land Use Law, N.J.S.A. 40:49-2.1 and N.J.S.A. 40A:55-1 et seq;

SECTION 6. On passage this ordinance shall be codified.

Introduced: February 23, 2026

ATTEST:

Ojetti E. Davis, Village Clerk
South Orange Village