

Evaluation of Existing Conditions

Draft

EVALUATION OF CURRENT AND FUTURE CONDITIONS

Current, Historic and Projected Population Growth

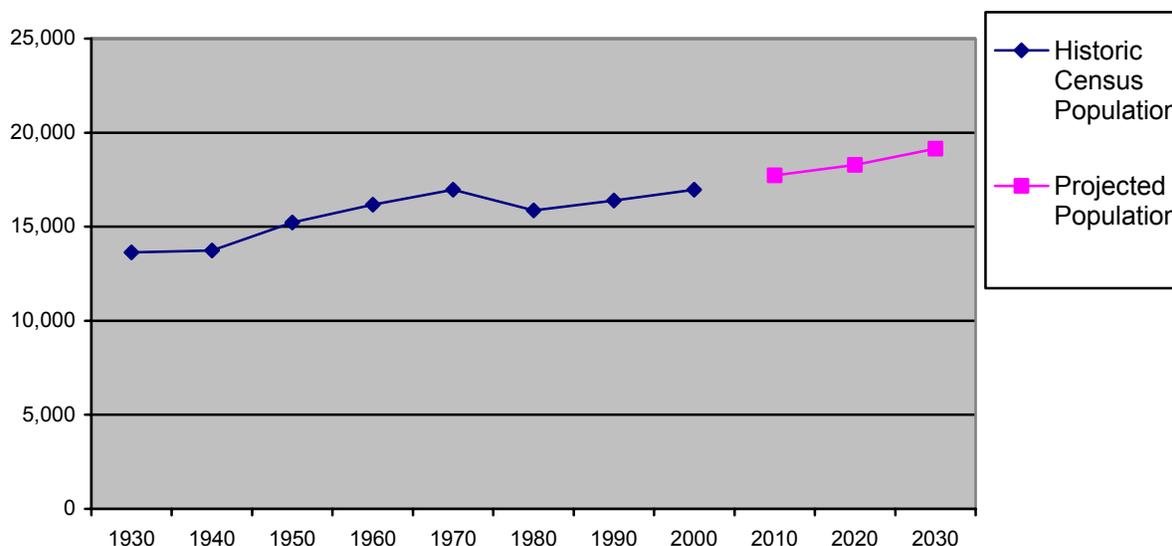
According to the 2000 Census, South Orange's population was 16,964. The North Jersey Transportation Planning Authority estimates the Village's 2005 population at 17,340.

The Village of South Orange, as a substantially developed community, has had a relatively steady population over the last several decades. The Village has experienced modest population and housing growth over the last 40 years (less than 7% growth in each decade since 1960). Between 1950 and 2000, the Village's population grew by only 11% (from 15,230 in 1950 to 16,964 persons in 2000). In fact, after a rather sizeable decrease in population during the 1970's (1,107 persons or 6.5% of the population), the Village's population in 2000 was just nearing its population high of 16,971 persons in the 1970 census.

The North Jersey Transportation Planning Authority (NJTPA) has published population projections which indicate that South Orange will continue to experience modest population growth over the next several decades. As shown in the table below, population growth is expected to occur in the 3% to 4% range per decade through 2030, consistent with population growth rates during the last two decades.

South Orange Population Change – Historic and Projected			
Year	Population	Change	
		Number	Percent
1930	13,630		
1940	13,742	112	0.8%
1950	15,230	1,488	10.8%
1960	16,175	945	6.2%
1970	16,971	796	4.9%
1980	15,864	-1,107	-6.5%
1990	16,390	526	3.3%
2000	16,964	574	3.5%
2010	17,720	756	4.4%
2020	18,280	560	3.2%
2030	19,140	860	4.7%

Source: US Census 2000 and NJTPA



Over the next ten years in particular, NJTPA estimates that the population in South Orange will increase to 17,870 by the year 2015, compared to NJTPA's estimated year 2005 Village population of 17,340. This is an overall increase of 530 (3.1%) residents, with a corresponding increase of 220 additional households.

The vast majority of the Village's land area is located within its single-family residential zoning districts – the RA zones. The vast majority of these zoning districts have been subdivided and developed (see "Existing Land Use" map). In addition to there being few remaining vacant lots, there are also exist relatively few oversized and subdividable lots within these zoning districts. As a result, it is anticipated that relatively little additional development will occur over the next ten years within the Village's RA zones. The same is true for RB zones.

As a substantially developed community with virtually no undeveloped land, the vast majority of future residential development within the Village is anticipated to occur as part of redevelopment projects planned in and around the Central Business District. This was reflected in the Village's recently adopted Housing Element and Fair Share Plan which included a detailed analysis of projected future growth using the methodology required by the Council on Affordable Housing. Based upon historical trends as well as actual approved and anticipated development projects, the Housing Plan analysis projected an overall net residential growth of 246 units between the years 2004 and 2014, which is quite consistent with NJTPA's projected increase of 220 households over the next ten years. Most of this projected population growth is expected to result from approved redevelopment projects in and around the downtown area (153 units), with another 64 units resulting from development of the quarry project completed. Outside of these projects, it is anticipated that residential development will continue to occur at the rates already experienced over the past several years within the Village and anticipates that the vast majority of any residential development would occur through the redevelopment of currently developed sites.

Anticipated Growth in Employment and Non-Residential Development

The North Jersey Transportation Planning Authority (NJTPA) estimates that employment within South Orange will increase by 100 jobs (or 1.9%) between the years 2005 and 2015. This rate is consistent with projected employment growth in the County as a whole during the same time period (i.e., 2.2%), although lower than projected population growth in the Village.

Based upon historical trends as well as actual approved and anticipated development projects, the analysis in the Housing Plan projected an overall net increase of 128 jobs between the years 2004 and 2014, which is consistent with NJTPA's projected increase of 100 jobs over the next ten years.

North Jersey Transportation Planning Authority South Orange - Employment Projections						
					<i># Change</i>	<i>% Change</i>
	2000	2005	2010	2015	2005-2015	2005-2015
Jobs	5,370	5,380	5,390	5,480	100	1.9%

The Village's business districts are predominately developed. There exists very little, if any, undeveloped or substantially under-developed land existing within the Village not already committed to planned development. Thus, it is anticipated that the vast majority of future non-residential development that may occur will occur through the redevelopment of currently developed sites. There are a number of redevelopment projects that include a non-residential component currently in process in and around the Village's Central Business District. All of these projects consist of the redevelopment of currently- or previously-developed sites. Outside of these projects, it is anticipated that non-residential development will continue to occur at the rates already experienced over the past several years within the Village.

Existing Land Use

An analysis of existing land use and development is a key step in any community-wide planning process. An appraisal of the community's existing development establishes the necessary framework for intelligently guiding future growth and planning for the appropriate utilization of land. Existing land use within the Village is reflected on the "Existing Land Use" map.

As indicated in the table below, and as reflected on the "Existing Land Use" map, the vast majority of the Village is developed. In fact, less than 1% of the Village land area, outside of road and railroad rights-of-way, consists of vacant land. The vast majority of the Village's land area is committed to some kind of residential use. Residential land uses occupy 1,082 acres within the Village (about 80%), with the vast majority (77%) being occupied by single-family residential development. Commercial and mixed-use development (i.e., commercial with residential) occupies approximately 40 acres within the Village (about 3%), with the majority of such development being located along the South Orange Avenue, Valley Street and Irvington Avenue corridors. Public and quasi-public uses (consisting of schools, public uses, parks and recreation, places of worship and

quasi-public institutions) occupy, all together, 223 acres within the Village (about 17%). While there is concentration of such uses in the central portion of the Village, certain uses such as schools and places of worship are generally scattered throughout the Village.

Existing Land Use		
<i>Land Use</i>	<i>Acres</i>	<i>Percent</i>
Single-Family Residential	1,033	77%
Two-Family Residential	27	2%
Three- or Four-Family Residential	4	less than 1%
Apartments/ Condominiums	19	1%
Mixed-Use (Commercial and Residential)	4	less than 1%
Commercial	36	3%
Industrial	1	less than 1%
School Property	85	6%
Public Property	25	2%
Public Parks and Recreation	81	6%
Private Open Space and Recreation	11	less than 1%
Place of Worship/Quasi-Public Organization	21	2%
Vacant	5	less than 1%

Population and Household Composition

Although the population of South Orange has remained relatively stable over the years, Census data indicates several noteworthy shifts in the age composition of the Village. Analysis of age group characteristics provides insight in the actual changes in population.

<i>Population by Age South Orange, 1990 and 2000</i>						
<i>Population</i>	<i>1990</i>		<i>2000</i>		<i>Change, 1990 to 2000</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Under 5	825	5.0%	988	5.8%	163	19.8%
5 to 14	1,760	10.7%	2,168	12.8%	408	23.2%
15 to 24	3,854	23.5%	3,585	21.1%	-269	-7.0%
25 to 34	2,134	13.0%	1,808	10.7%	-326	-15.3%
35 to 44	2,499	15.2%	2,618	15.4%	119	4.8%
45 to 54	1,753	10.7%	2,411	14.2%	658	37.5%
55 to 64	1,443	8.8%	1,362	8.0%	-81	-5.6%
65 and over	2,122	12.9%	2,024	11.9%	-98	-4.6%
Total	16,390	100%	16,964	100%	574	3.5%

The age composition of South Orange has shifted somewhat since 1990. Between 1990 and 2000, South Orange experienced a significant decline (15.3%) in the 25 to 34 age cohort and a moderate decline in the 15 to 24 year cohort. The Village experienced significant increases in the 45 to 54 year (37.5%) and 5 to 14 year

(23.2%) cohorts. This comparison is helpful in determining impacts these changes may have on housing needs, as well as community facilities and services for the municipality. The median age of residents in South Orange increased slightly from 33.4 in 1990 to 34.7 in 2000.

From 1990 to 2000, South Orange experienced significant changes in its racial composition, as shown in the table below. The white population decreased by 18.4%, from 12,560 to 10,248, while the black/African-American population increased from 3,064 to 5,309, an increase of over 73%. Further, the Hispanic/Latino population increased by 56%, from 539 in 1990 to 837 in 2000.

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Population, Household and Income/Employment Characteristics
South Orange, 1990 and 2000

	1990		2000	
	Number	Percent	Number	Percent
<u>Population</u>	16,390	-	16,964	-
<u>Race</u>				
White	12,560	76.6%	10,248	60.4%
Black or African American	3,064	18.7%	5,309	31.3%
Asian or Pacific Islander	560	3.4%	665	3.9%
Other	206	1.2%	282	1.7%
Two or more races	NA	-	460	2.7%
Hispanic or Latino (of any race)	536	3.3%	837	4.9%
<u>Households</u>				
Total households	5,178	-	5,522	-
Married couple households	3,077	59.4%	3,049	55.2%
Female householder, no husband present	508	9.8%	553	10.0%
Single-person household	1,195	23.1%	1,393	25.2%
<u>Income/Employment</u>				
Median family income	\$78,338	-	\$107,641	-
Per capita income	\$30,465	-	\$41,035	-
Population in poverty	425	2.6%	791	5.3%
Unemployment rate		2.5%	-	1.8%

Married couple units made up approximately 55% of households in 2000, while single female householders made up 10%. Approximately one quarter of households consisted of persons living alone.

The median family income for 1999 in South Orange was \$107,641, far above the state median of \$65,370. Per capita income in 1999 was \$41,035, and the poverty rate in South Orange was 5.3%, well below the

state's rate of 8.5%. According to the New Jersey Department of Labor Workforce and Development, the unemployment rate in South Orange fell from 2.5% in 1990 to 1.8% in 2000.

Housing Characteristics

As shown in the table below, the total number of housing units in South Orange increased moderately from 5,488 units in 1990 to 5,671 units in 2000, an increase of 183 units (or about 3% - consistent with population growth). In 2000, the vast majority of units (97.4%) were occupied and the majority of occupied units (72.1%) were owner-occupied. While the number of owner-occupied units increased slightly between 1990 and 2000, the number of renter-occupied units increased more significantly from 1,294 units in 1990 (25% of occupied units) up to 1,540 units (27.9% of occupied units) in 2000. This increase likely suggests two factors: (1) a significant proportion of the units built between 1990 and 2000 may have consisted of rental units; and/or (2) a significant proportion of vacant units at the time 1990 Census may have consisted of rental units which became during the 1990s.

Despite the modest growth, the housing stock within South Orange is still relatively old with over half of all housing units being built prior to 1940. Eighty-two percent (82%) of the Village's housing stock was built prior to 1960.

Housing Characteristics				
South Orange, 1990 and 2000				
	1990		2000	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<u>Housing</u>				
Total Housing Units	5,488	100%	5,671	100%
Occupied housing units	5,178	94.4%	5,522	97.4%
Owner-occupied	3,884	75.0%	3,982	72.1%
Renter-occupied	1,294	25.0%	1,540	27.9%
Vacant units	310	5.6%	149	2.6%
Number of units built from 1990-2000	NA	-	250	-

Like most suburban communities, a majority of the housing stock in South Orange consists of single-family detached housing. As shown in the table below, there were 3,841 single-family detached homes representing 67.7% of the Village's housing stock at the time of the 2000 Census. Another 1.8% consisted of single-family

detached units. The Village, however, has a relatively diverse housing stock with almost one-third of its housing stock consisting of units within two-family or multi-family structure. For example, units within large multi-family structures (i.e., containing 10 or more units) comprised 21.7% (1,199 units) of the total in 2000.

<i>Housing Type</i> South Orange, 2000		
<i>Units in Structure</i>	<i>Number</i>	<i>Percent</i>
1, detached	3,841	67.7%
1, attached	104	1.8%
2	292	5.1%
3 or 4	131	2.3%
5 to 9	91	1.6%
10 to 49	888	15.7%
50 or more	311	5.5%

Transit

The Village is well-served by public transportation, including commuter rail, bus and jitney services. Two train stations along the Morris & Essex Line, the main South Orange station and Mountain Station, are located within the Village. South Orange is served by Midtown Direct commuter service, which was implemented in 1996. Previously, commuters traveling to Manhattan had to transfer to the PATH train in Hoboken. Midtown Direct service now allows commuters to travel directly to Manhattan. From South Orange, commuters can reach New York's Pennsylvania Station in about 30 minutes. There are 63 departures on weekdays to New York.

Bus service consists of three routes. Route 92 is a one provides local service with 41 daily departures from the train station to Newark. Route 107 provides service into the Port Authority in New York City offering 29 daily departures and departing from Sloan and Third Streets. Route 31, operated by CoachUSA, provides service to Newark, Livingston Mall, Maplewood, and the UMDNJ Hospital.

The South Orange Parking Authority operates the Village's Jitney Commuter Bus Service. Two jitney routes are provided: one serving the Montrose and Tuxedo Park areas and the other serving Newstead and North Wyoming areas. The jitney provides commuter shuttle service from designated stops to the South Orange Train Station (Sloan Street) with arrivals coordinated with train departures during the AM and PM commuting periods. The locations of jitney stops are shown on the "Transit and Circulation" map.

Approximately 54% of all resident workers in South Orange drove to work alone in 2000, down significantly from 63% in 1990. Conversely, the amount of workers taking public transportation increased significantly from 13.9% in 1990 to 21.2% in 2000 (which is over twice the state average of 9.6% level in 2000). This

represents an increase of 54% (or 652 residents) over the 1990 figure. Approximately 17% use the train and 3% take the train. The percentage of workers who walked to work both in 1990 and 2000 was just over 10% percent, which is over three times the state level of 3.1%. The high percentage of workers walking to work in South Orange is likely attributable to the convenience of mass transit as well as employment opportunities within the Village, including Seton Hall University. Overall, mean travel time to work in 2000 was just over 30 minutes.

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 Housing and Transportation Characteristics

 South Orange, 1990 and 2000

	1990		2000	
	Number	Percent	Number	Percent
<u>Transportation</u>				
Workers 16 years and over	8,716	100%	8,805	100%
Car, truck, or van	6,158	70.6%	5,348	60.7%
Drove alone	5,502	63.1%	4,723	53.6%
Carpooled	656	7.5%	625	7.1%
Public Transportation (bus, subway, railroad)	1,213	13.9%	1,865	21.2%
Walked	880	10.1%	935	10.6%
Other means	41	0.5%	56	0.6%
Worked at home	424	4.9%	601	6.8%
Mean travel time to work	NA		30.3 minutes	

As evidenced by the Census data noted above, the location and convenience of the well used South Orange train station has affected commuting habits in South Orange, where the percentage of residents who walk to work as well as the percentage of residents who use public transportation are both well above state levels. The table below provides average weekday boardings in South Orange for the past seven years, and indicates steady increases in ridership consistent with the Census information above. Average weekday boardings increased by 56% (or 1,046 passengers) from 1999 to 2005. These increases are generally attributed to the start of Midtown Direct commuter service, implemented in 1996, which allows commuters to travel directly to Manhattan in about 30 minutes.

South Orange Station Ridership Passenger Boardings 1999-2005	
Year	Average Weekday Boardings
1999	1,860
2000	1,990
2001	2,404
2002	2,355

South Orange Station Ridership Passenger Boardings 1999-2005	
Year	Average Weekday Boardings
2003	2,504
2004	2,549
2005	2,906
Source: NJ Transit	

Vehicular Circulation

The "Transit and Circulation" map shows the Village's roadway network, including the NJ Department of Transportation's functional classification of roadways within the Village. As shown on the "Transit and Circulation" map, the major roadways through the Village are:

- *South Orange Avenue* (County Route 510) – Urban Principal Arterial; Jurisdiction of Essex County.
- *Valley Street and Scotland Road* (County Route 638) – Urban Minor Arterial; Jurisdiction of Essex County.
- *Irvington Avenue* (County Route 665) – Urban Minor Arterial; Jurisdiction of Essex County.
- *Centre Street* – Urban Minor Arterial; Local jurisdiction.
- *Wyoming Avenue* (County Route 577) – Urban Minor Arterial; Jurisdiction of Essex County.
- *Ridgewood Road North* – Urban Minor Arterial; Local jurisdiction.
- *Ridgewood Road South* – Urban Collector; Local jurisdiction.
- *Walton Street* – Urban Collector; Local jurisdiction.
- *Academy Street* – Urban Collector; Local jurisdiction.
- *Prospect Street* – Urban Collector; Local jurisdiction.
- *Tillou Road* – Urban Collector; Local jurisdiction.

All other roads are classified as local streets.

Open Space, Parks and Recreation

The table below provides an inventory of the Village's park, recreation and open space lands, including their size and location, as well as the facilities/activities offered at each. The "Parks and Recreation" map shows the locations of these facilities within the Village.

Park	Size (acres)	Location	Facilities/Activities	Condition <i>(from Rec./Open Space Plan)</i>
Meadowland Park	11.9	Mead Street (North Side)	- 4 Softball/Little League Diamonds - 8 Lighted Tennis Courts - Soccer and Field Sports - Jogging	Good
Cameron Field	8.44	Mead Street (South Side)	- Regulation Baseball Diamond - Playground Equipment - 7 Lighted Tennis Courts - Field Sports - Jogging and Walking - South Orange Community Pool	Good
Floods Hill	14	Meadowbrook Lane	- Winter Sledding - Soccer and Other Field Sports - Kite Flying - Jogging/ Walking - Passive Recreation	Good; Declining tree inventory at site needs attention
Duck Pond	8.56	Mead Street (South Side)	- Winter Ice Skating - Bocce - Horseshoes - Passive Recreation	Good; Modest repairs to skate house needed
Grove Park	8.09	South Orange Ave. at Grove Rd	- Playground - Jogging - Passive Recreation	Very Good
Waterlands Park	10.27	Third Street	- Lighted Facilities including 3 Softball Diamonds - Soccer & Football Fields - Jogging - Playgrounds - Wooded Area	Good, but needs improvement to natural area
New Waterlands Park	9.82	Between W. Parker Ave. in Maplewood and boundary between South Orange and Maplewood	- Wooded Area - Chyzowych Soccer Field	Fair, needs turf improvements and controls put in place to limit invasive plant growth
Farrell Field	2.2	Walton Ave	- 2 Tennis Courts - Playground - Half Court Basketball - Baseball Diamond	Good
Memorial Park	2.3	Valley Street	- Playground - Passive Recreation	Fair, Overgrown and outdated
Third Street Playground	4.71	Third Street	- Playground - Half Court Basketball	Poor
Carter Playground	0.39	College Place	- Playground	Good, but underutilized
Newstead Neighborhood Park	1.8	Crest Drive	- Playground and Park	New, good
Baird Community Center	1.2	Mead Street	- Classrooms - Tennis - Basketball - Theater - Art Gallery	Good, but needs preventative maintenance

Park	Size (acres)	Location	Facilities/Activities	Condition <i>(from Rec./Open Space Plan)</i>
			<ul style="list-style-type: none"> - Multi-Purpose Room - Meeting Rooms - Pre-School - Platform Tennis 	
Village Square (Spiotta)	0.23	South Orange Ave.	<ul style="list-style-type: none"> - Sitting Area - Musical play instruments - Performing Space - Lawn 	New, good
Clark Street River Area		Clark Street		Unimproved Grassy Area
<i>Total</i>	<i>81.5</i>			

Source: "Recreation and Open Space Plan and Recreation Element of the Land Use Master Plan", Township of South Orange, December 6, 2004

School District Projections

As of 2004, the South Orange-Maplewood School District had a total enrollment of 6,300 students. In 2004, approximately 66% of students were from Maplewood and approximately 34% were from South Orange. The district's enrollment began declining in the mid 1980's, reaching its lowest point in 1988, with an enrollment of 4,577. Since then, enrollment has increased, with significant increases in the late 1990's. District enrollment has been fairly steady for the last several years. According to the district's 2004-2005 Annual Report, enrollment is expected to level off and, in fact, decline slightly through the 2009-2010 school year.

Infrastructure

The East Orange Water Company operates the Village's water system. The entirety of the Village is serviced by public water. The entirety of the Village is also serviced by public sewer. All sewers of the Village sanitary system are closed. They discharge into main trunks, owned and operated by the Joint Meeting Sewer System which handles sewage from twelve communities with a treatment plant in Elizabeth.

Historic Resources

The Village contains a number of historically significant buildings and districts. The table below consists of a listing of properties and historic districts in South Orange for which a formal action was taken by the State Historic Preservation Office. The listing itemizes the buildings and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). It also identifies resources that have received Certifications of Eligibility (COE) and/or opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion). According to the State Historic Preservation Office, all of the properties and historic districts listed in the table below meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association.

Historic Districts and Places in South Orange

Resources on National and State Register of Historic Places:

- Montrose Park Historic District (ID#3147)
Roughly bounded by South Orange Avenue, Holland Road, the City of Orange boundary and the NJ Transit railroad right-of-way
 - SHPO Opinion: 12/30/1993
 - SR: 7/16/1997
 - NR: 8/29/1997 (NR Reference #: 97000978)
-
- Mountain Railroad Station (ID#1361)
449 Vose Avenue
 - SR: 3/17/1984
 - NR: 9/29/1984 (NR Reference #: 84002656)
-
- Eugene V. Kelly Carriage House (Father Vincent Monella Art Center (ID#1360)
Seton Hall University
 - SR: 8/29/1975
 - NR: 11/10/1975 (NR Reference #: 75001136)
-
- South Orange Fire Department (ID#41)
First and Sloan Avenues
 - SR: 1/28/1998
 - NR: 3/19/1998 (NR Reference #: 98000255)
-
- South Orange Railroad Station (ID#1362)
19 Sloan Street
 - SR: 3/17/1984
 - NR: 6/22/1984 (NR Reference #: 84002669)
-
- South Orange Village Hall (ID#1363)
Corner South Orange Avenue and Scotland Road
 - SR: 12/8/1975
 - NR: 5/28/1976 (NR Reference #: 76001152)
-
- Stone House by the Stone House Brook (ID#1364)
219 South Orange Avenue
 - SHPO Opinion: 5/23/1991
 - COE: 1/22/1991
 - SR: 10/4/1991
-

Historic Districts and Places in South Orange

- NR: 11/22/1991 (NR Reference #: 87001333)
-

Additional historic resources recognized by New Jersey's Historic Preservation Office:

- Prospect Street Historic District (ID#4)
Bounded by South Orange Avenue on the north, Tichenor Avenue on the east, Roland Avenue on the south and railroad track on the west
 - SHPO Opinion: 6/14/1990

- Old Main Delaware, Lackawanna and Western Railroad Historic District (ID#3525)
Morris and Essex Railroad Right-of-Way (NJ Transit Morristown Line) from Hudson, Hoboken City to Warren, Washington Township, and then along Warren Railroad to the Delaware River
 - SHPO Opinion: 9/24/1996

- Baird Community Center (ID#3146)
5 Mead Street
 - SHPO Opinion: 8/14/1992

- Chapel of the Immaculate Conception (ID#4121)
400 South Orange Avenue
 - COE: 3/4/2003

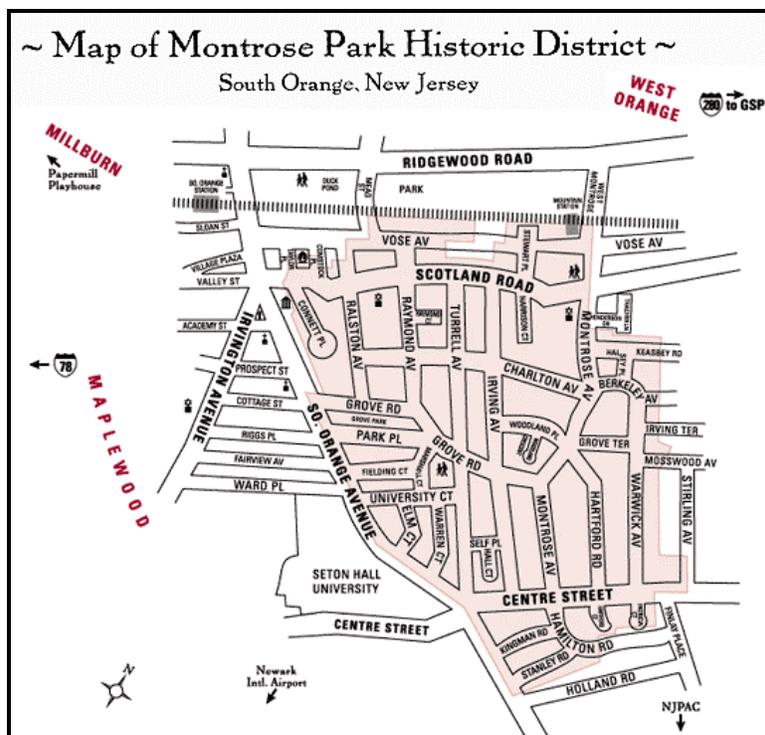
Source: NJDEP, Historic Preservation Office; Last Update 7/20/06

Notes:

- NR: This abbreviation indicates that a property is listed on the National Register of Historic Places.
- SR: This abbreviation indicates that a property is listed on the New Jersey Register of Historic Places (State Register).
- COE: A Certification of Eligibility is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs.
- SHPO Opinion: This is an opinion of eligibility issued by the State Historic Preservation Officer. It is in response to a federally funded activity that will have an effect on historic properties not listed on the National Register.

Montrose Park Historic District

Montrose Park is primarily a residential neighborhood, located in the northeast corner of the Village. As described by the Montrose Park Historic District Association, the Montrose Park Historic District contains an excellent collection of Victorian and period revival architecture, dating from 1870 to 1930, with some earlier exceptions. The most commonly represented styles include the Colonial Revival, with Georgian, Adam and Dutch Colonial influences the most dominant, followed by the Shingle Style. The following styles are also represented, in descending order of frequency: Tudor Revival, Queen Anne, Italian Renaissance Revival, Italianate, French Second Empire, Mission, Romanesque Revival, French eclectic, medievalizing, Art Deco and Gothic Revival.



Source: Montrose Park Historic District Association

According to the Montrose Park Historic District Association, there exist a total of 1,129 buildings within the boundaries of the Montrose Park Historic District. Of these 1,129 buildings, 708 are primary buildings and 421 are secondary (detached carriage houses, garages and miscellaneous outbuildings). Of the primary buildings, the Montrose Park Historic District Association indicates that 40 are key, 511 are contributing, and 157 are non-contributing structures. Of the secondary buildings, there are 39 contributing carriage houses, 310 contributing garages and outbuildings and 72 non-contributing garages or other outbuildings. Except for two synagogues and one school, most of the primary buildings are residential.

Historic Organizations

Two historic organizations exist within the Village: the South Orange Historical and Preservation Society and the Montrose Park Historic District Association. The mission of the South Orange Historical and Preservation Society's Mission is to preserve and present the history of the Village of South Orange. They are dedicated to the preservation of the historic architecture of the Village and to encourage development that reflects South Orange's traditional environment. The mission of the Montrose Park Historic District Association (MPHDA) is to promote, preserve, and beautify the Montrose Park Historic District, maintain its integrity and enhance the quality of life for its residents. It promotes public awareness and sensitivity to the history and architectural significance of the Montrose Park Historic District through house tours, lectures, beautification programs and other projects.

Recent historic restoration projects within the Village have included the restoration of the firehouse at Sloan and First Streets by the Village, the restoration of the South Orange Train Station by NJ Transit, and the construction of

a new roof for the Mountain Train Station by NJ Transit. Restoration of the firehouse involved exterior renovations including a new roof, new windows, millwork on windows and masonry restoration, which was partially funded which is by a \$440,675 grant from the New Jersey Historic Trust. A grant of \$154,000 from NJHT was awarded to the SOHPS Village by partnering with the Village to stabilize the deteriorating Old Stone House, located behind the police department off South Orange Avenue. On June 26, 2006 the South Orange Board of Trustees awarded a contract to repair and waterproof the roof, fix holes in floors and exterior walls, and improve window sealing. After stabilization and continued restoration, there are two possibilities for the building's future use: additional space for the police department and a proposed historic museum on the second floor. Built in the 1600s, the Old Stone House is thought to be the oldest structure in the Village and the second oldest in the State. While work to preserve the Old Stone House had started in 2006, the work was stopped due to the severe state of deterioration.

Environmental Conditions

Based on information obtained from the New Jersey Department of Environmental Protection (NJDEP), the "Environmental Considerations" map shows the location of floodplains, freshwater wetlands, water bodies and habitat areas within the Village. There exists one floodplain area along the Rahway River located within the Open Space/Public Use zoning district. The "Environmental Considerations" map also shows that the majority of the wetlands areas within the Village are located on public lands (primarily parklands) although a number of small wetlands areas are shown in the residential area in the westerly portion of town.

The "Steep Slopes" map shows the areas of steep slopes with the Village. Such areas are entirely located within the westerly portion of the Village within its lowest-density residential neighborhoods. The easterly portion of the Village is largely flat with development essentially unconstrained by slope issues.

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