

**SOUTH ORANGE VILLAGE**  
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## **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