

**SOUTH ORANGE VILLAGE**  
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## **ORDINANCE #2021-15**

**Introduction: May 24, 2021**

**Adoption: June 28, 2021**

### **AN ORDINANCE OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE ADOPTING THE AMENDED CHURCH STREET REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.**

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

**WHEREAS**, the Township of South Orange Village (the "Village") availed itself of such process and identified an area of Church Street as an area in need of redevelopment and, together with its professionals, developed a redevelopment plan to address the area; and

**WHEREAS**, on June 5, 2000, the Township of South Orange Village Planning Board (the "Planning Board") reviewed a redevelopment plan for Church Street area and recommended its adoption by the Board of Trustees of the Township of South Orange Village (the "Board of Trustees"); and

**WHEREAS**, on June 12, 2000, the Board of Trustees adopted Ordinance #00-14 entitled "Ordinance of the Village Board of Trustees of the Township of South Orange Village Adopting the Redevelopment Plan for Church Street Areas" (the "Church Street Redevelopment Plan"); and

**WHEREAS**, on May 10, 2004, the Board of Trustees adopted Resolution #97-04 requesting that the Planning Board investigate amending the Church Street Redevelopment Plan, specifically, the zoning requirement in Block 1901, Lots 16-29 within the Church Street Redevelopment Plan; and

**WHEREAS**, on June 7, 2004, the Planning Board, by lawful resolution, requested the Village Planner, Heyer, Gruel, & Associates, P.A., to study the proposed amendment to the zoning in the Church Street Redevelopment Plan and to proceed with preparing an amended plan; and

**WHEREAS**, on May 2, 2005, the Planning Board approved the proposed amendment to the Church Street Redevelopment Plan, specifically, rezoning the area on the east side of Church Street between West South Orange Avenue and



Third Street from R-22 to R-32; and recommended adoption of the amendment to the Board of Trustees; and

**WHEREAS**, on June 13, 2005, the Board of Trustees adopted Ordinance #05-13 entitled "Ordinance of the Village Board of Trustees of the Township of South Orange Village Adopting the Amended for Church Street Redevelopment Plan" (the "Amended Church Street Redevelopment Plan"); and

**WHEREAS**, on May 24, 2021, the Board of Trustees introduced the within Ordinance to authorize adoption of a second amendment to the Church Street Redevelopment Plan (the "Second Amended Church 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 Board of Trustees referred the attached Second Amended Church Street Redevelopment Plan to the Township of South Orange Village Planning Board for review at its meeting of June 7, 2021 and requesting its recommendations relating to the Second Amended Church Street Redevelopment Plan to the Board of Trustees prior to final adoption; and

**WHEREAS**, after consulting with its professionals, the Board of Trustees have determined that the Second Amended Church Street Redevelopment Plan is in the best interests of the Township of South Orange Village and will best facilitate the construction of affordable housing within the Church Street Redevelopment Area in the Township of South Orange Village; and

**WHEREAS**, a copy of the above-referenced Second Amended Church Street Redevelopment Plan is on file in the Office of the Village Clerk and is available there for public inspection during normal business hours;

**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:

**Section 1**

Through introduction of the within Ordinance and pursuant to N.J.S.A. 40A:12A-7(e), the Board of Trustees hereby refers the Second Amended Church Street Redevelopment Plan to the Township of South Orange Village Planning Board, for review at its meeting of June 7, 2021, requesting its recommendations within 45 days after referral, as required by Redevelopment Law, relating to the Amended Church Street Redevelopment Plan's consistency with the Village's Master Plan prior to final adoption.



## **Section 2**

1. Contingent upon receipt of the recommendations and/or comments of the Township of South Orange Village Planning Board, the Second Amended Church Street Redevelopment Plan, substantially in the form attached hereto, be and hereby is adopted pursuant to Redevelopment Law, N.J.S.A. 40A:12A-7.
2. This ordinance shall be part of the South Orange Land Development Ordinance as though codified and set forth fully herein.
3. A copy of this Ordinance and the Second Amended Church Street Redevelopment Plan shall be available for public inspection at the office of the Village Clerk during regular business hours.
4. The South Orange Zoning Map shall be amended to identify the Redevelopment Area and to reflect changes as appropriate.

## **Section 3**

### Severability

If any section, paragraph, subdivision, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause, or provision, and the remainder of this ordinance shall be deemed valid and effective.

## **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. All provisions of the Second Amended Church Street Redevelopment Plan shall supersede the applicable development regulations of the Village Code and, to the extent inconsistent with the amended plan, any prior versions of the Church Street Redevelopment Plan.

## **Section 5**

This ordinance shall take effect upon final passage and publications as required by law and, upon such passage, this ordinance shall be codified.

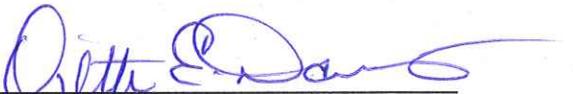


**Introduction – First Reading**

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown			X			
Coallier			X			
Haskins			X			
Hartshorn Hilton					X	
Jones		X	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 May 24, 2021.

  
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 Ojetti E. Davis  
 Acting Village Clerk

**Adoption – Second Reading**

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown						
Coallier			X			
Haskins			X			
Hartshorn Hilton					X	
Jones		X	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 adopted on second reading by the Board of Trustees at their meeting held on June 28, 2021.

A handwritten signature in blue ink, appearing to read "Ojetti E. Davis", is written over a horizontal line.

Ojetti E. Davis  
Acting Village Clerk

Adopted:

A handwritten signature in blue ink, appearing to read "Sheena C. Collum", is written over a horizontal line.

Sheena C. Collum

Attest:

A handwritten signature in blue ink, appearing to read "Ojetti E. Davis", is written over a horizontal line.

Ojetti E. Davis