

SOUTH ORANGE VILLAGE
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RESOLUTION #2021-270

September 27, 2021

RESOLUTION IN ACCORDANCE WITH SECTION 9.5 OF THE LACKAWANNA + VALLEY REDEVELOPMENT PLAN APPROVING AND AUTHORIZING STORAGE PLATFORM TO PROCEED BEFORE THE PLANNING BOARD OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE FOR SITE PLAN AND/OR SUBDIVISION APPROVAL

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

WHEREAS, pursuant to Ordinance 2021-11, introduced on March 31, 2021, and duly adopted on April 26, 2021, the Township of South Orange Village Board of Trustees adopted a redevelopment plan titled the "Lackawanna + Valley Redevelopment Plan" (the "Redevelopment Plan"), a copy of which is available with the Village Clerk; and

WHEREAS, the project approval process detailed in Section 9.5 of the Redevelopment Plan requires a redeveloper to submit all plans to the Board of Trustees for review and authorization as a condition precedent before proceeding with Planning Board for review of site plan and/or subdivision application; and

WHEREAS, Storage Platform LLC. wishes to develop all or a portion of the property at 311, 313, 315 and 317 Valley Street and 1 and 15 Lackawanna Place, South Orange (the "Property"); and

WHEREAS, Storage Platform LLC. proposes to develop, finance and construct on the Property a project consisting of the demolition of the existing structures on the Property, remediation, and construction of a self-storage facility that rises three (3) stories on Valley Street and four (4) stories in the rear, with related on-site and off-site improvements, the project improvements, public improvements and certain Founder's Park Improvements (including but not limited to a Community Space) and other permitted uses pursuant to the Redevelopment Plan (the "Project"); and

WHEREAS, the Village and Storage Platform LLC entered into a redevelopment agreement dated July 2, 2021 designating Storage Platform LLC as redeveloper of the Property; and



WHEREAS, Storage Platform LLC has developed conceptual plans in cooperation with community, stakeholder and Board of Trustees input and comment; and

WHEREAS, on September 27, 2021, Storage Platform LLC appeared before the Township of South Orange Village Board of Trustees to present concept, site and development plans for the Property as required by Section 9.5 of the Redevelopment Plan and now wishes to proceed before the Planning Board for site plan and/or subdivision review and approval; and

WHEREAS, the Township of South Orange Village Board of Trustees finds that the Project, as presented to the Board of Trustees on September 27, 2021, adequately addresses the goals and objectives of the Redevelopment Plan and wishes to approve and authorize the Project to proceed before the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Township of South Orange Village, as required by Section 9.5 of the Lackawanna + Valley Redevelopment Plan, hereby approves and authorizes Storage Platform LLC to proceed before the Planning Board for Project site plan and/or subdivision approval consistent with or in substantially the same form and content as the presentation made to the Township of South Orange Village Board of Trustees on September 27, 2021 subject to the Planning Board's ability to grant certain reliefs under, without limitation, Section 9.6 of the Redevelopment Plan.

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to transmit this Resolution to the Planning Board of the Township of South Orange upon adoption.

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 is a true and correct copy of the Resolution adopted by the Board of Trustees at their regular meeting held on Monday, September 27, 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