

**Redevelopment Plan
Block 9, Lots 11.01, 11.02, 11.03, 32, & 36
and Block 7, Lot 22
Township of West Orange, New Jersey**



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1. REDEVELOPMENT PLAN BACKGROUND

1.1 INTRODUCTION

This Redevelopment Area, hereinafter referred to as the “Central Avenue Redevelopment Area,” comprises six lots (collectively the “Subject Parcels”), located in the Township of West Orange (the “Township”), Essex County, New Jersey, as shown in **Figure 2, USGS Topographic Map** and **Figure 3, Aerial Photograph of Project Site**. The subject parcels are located on the following block and lots:

- A. Block 9, Lots 11.01, 11.02, 11.03, 32, & 36
- B. Block 7, Lot 22

The Central Avenue Redevelopment Area is situated adjacent to the Harvard Press Redevelopment Area to its east. Harvard Press was designated as an Area in Need of Redevelopment due to being an abandoned industrial area subjected to a Brownfields remediation program due to environmental contamination. Furthermore, both a portion of the Central Avenue Redevelopment Area (Block 9, Lots 32 and 36) and the Harvard Press Redevelopment Area are part of the Central Valley Brownfield Development Area (the “CVBDA”) under the Office of Brownfield Reuse Brownfield Development Area Program. The CVBDA was established on December 5, 2005.

The Township recognizes that the Central Avenue Redevelopment Area parcels suffer from one or more of the following conditions: substandard and dilapidated conditions, vacancy for at least 10 years, environmental contamination, use in conflict with modern land use standards and practice, and a lack of proper utilization. The Township supports its redevelopment pursuant to the criteria referenced in this Redevelopment Plan.

This document is intended to provide a coordinated Redevelopment Plan for the Central Avenue Redevelopment Area that will facilitate the redevelopment of the Subject Parcels in a manner consistent with Township objectives while maximizing development flexibility given the existing environmental constraints.

On October 5, 2016, the Township of West Orange Planning Board (the “Planning Board”) adopted Resolution Number 16-03, Appendix A, which set forth a recommendation to the Township Council that the Subject Parcels be designated as a Condemnation Area in Need of Redevelopment. The recommendations are based upon the findings outlined in the “Area in Need of Redevelopment Study” dated July 11, 2016, prepared by the authors of this Plan, on behalf of the Township Planning Board, to determine whether the Subject Parcels meet the statutory criteria to be designated as an Area in Need of Redevelopment. Based upon the Planning Board’s recommendation, on October 26, 2016, the Township Council adopted Resolution Number 228-16, Appendix B, which designated the Subject Parcels as a Condemnation Area in Need of Redevelopment.

The Township Council authorized the preparation of this Redevelopment Plan through the adoption of Resolution Number, 120-16 on May 3, 2016, Appendix C. Pursuant to the Local Redevelopment and Housing Law, a redevelopment plan may be adopted (N.J.S.A. 40A:12A-7) and implemented (N.J.S.A. 40A:12A-15). This Redevelopment Plan specifically replaces and supersedes any and all previous zoning that governs this Redevelopment Area.

1.2 REDEVELOPMENT AREA BOUNDARIES

The Central Avenue Redevelopment Area is comprised of six parcels having an area of approximately 2.5 acres, identified on the Township Tax Maps as shown in **Figures 1A & 1B, Tax Map**. Each lot is identified below, including its street address and property owner, as follows:

-
- A. Block 9, Lot 11.01 – 25 Mitchell Street, German & Graciela Montesdeoca
 - B. Block 9, Lot 11.02 – 29 Mitchell Street, Anthony Dennis
 - C. Block 9, Lot 11.03 – 27 Mitchell Street, James Deza
 - D. Block 9, Lot 32 – 8-10 Central Avenue, 8 Central Ave Properties, LLC (the “Biddleman Site”)
 - E. Block 9, Lot 36 – 18 Central Avenue, Selecto-Flash, Inc. (the “Selecto-Flash Site”).*
 - F. Block 7, Lot 22 – 4 Tompkins Street, Selecto-Flash, Inc. (the “Selecto-Flash Lot”).*
- * Township of West Orange (owner pending)

The parcels listed above include a range of residential, commercial, industrial, and vacant properties

The topography of the Redevelopment Area is relatively flat, as confirmed on the USGS Topographic Map as shown in **Figure 2, USGS Topographic Map**. The Redevelopment Area is delineated in **Figure 3, Aerial Photograph of Project Site**.

The Subject Parcels are located in the I Industry District and the R-M Multi-family Residences District as shown on **Figure 4, Zoning Map**. Block 9, Lots 11.01, 11.02, 11.03, 32 and 36 are located within the I Industry District and Block 7, Lot 22 is located within the R-M Multi-family Residences District. Residential uses are not a permitted use in the I Industry District, under Chapter 25 of the West Orange Zoning Regulations; however, three of the lots located in the I Industry District, Block 9, Lots 11.01, 11.02, and 11.03, are developed with residential uses as well as the southwestern portion of Block 9 along Mitchell Street. Furthermore, the R-M Multi-family Residences District includes the vacant site of Block 7, Lot 22, which is within the Redevelopment Area. To the west of the Redevelopment Area is the B-1 Retail Business District. This Redevelopment Plan establishes a new zoning that replaces and supersedes the previous zoning including residential uses among the permitted uses within the Redevelopment Area.

A review of New Jersey Department of Environmental Protection (the “NJDEP”) database reveals that the Selecto-Flash Site is a known contaminated site. Additionally, the Biddleman Site was previously subjected to the Industrial Site Recovery Act (the “ISRA”) until the case was withdrawn on May 15, 2006. However, the soil and groundwater contamination at the Biddleman Site appear to remain above the applicable NJDEP standards. Contamination consists of petroleum hydrocarbons associated with a heating oil underground storage tank (“UST”) and chlorinated volatile organic compounds (“VOCs”) associated with spills on site and an aboveground storage tank (“AST”) dating back to 1988. An ISRA General Information Notice (“GIN”) was submitted in 2005.

An initial Receptor Evaluation (“RE”) was due 1 year after discharge was discovered or remediation initiated. Based on the presence of chlorinated VOCs in the groundwater, a well search was to be completed 90 days following the discovery of groundwater contamination. Based on contaminated groundwater, a vapor intrusion (“VI”) investigation may be required considering old groundwater data exceeds the current VI Groundwater Screening Levels. According to NJDEP Dataminer, there was an obligation to acquire a Licensed Site Remediation Professional (“LSRP”) due November 4, 2009 and a LSRP Retention Form was to be completed 45 days after discharge or initiation of remediation. Based upon the information reviewed, it appears that an LSRP was not retained.

As existing documentation indicates that groundwater and soil contamination still exist on this property, NJDEP requires that a preliminary assessment and/or site investigation report be prepared for this property and that the site be fully remediated in accordance with the findings and recommendations of those reports. An **Environmental Constraints Map** is included as **Figure 5**.

1.3 REDEVELOPMENT GOALS AND OBJECTIVES

Through the adoption of this Redevelopment Plan, the Mayor, Township Council and Planning Board intend to achieve certain objectives for this Redevelopment Area as described below:

- A. To promote the environmental remediation of all properties in the CVBDA.
- B. To provide for the coordinated and orderly development of vacant Brownfield sites in a manner consistent with the Township Master Plan and the adjacent Harvard Press Redevelopment Plan, and State Development and Redevelopment Plan.
- C. To promote the revitalization of vacant and underutilized Brownfield sites and surrounding properties with opportunities for mixed-use development.
- D. To promote economic development opportunities that will generate private sector investment, produce new jobs, increase tax rates, and expand income levels.
- E. To promote redevelopment that is compatible with the unique characteristics of the site including its location, passenger rail access, and a growing arts and cultural community.
- F. To improve the physical condition of the area by encouraging infrastructure improvements, including off-street parking, and providing for new development that will enhance the function of the area.
- G. To ensure high-quality redevelopment which minimizes nuisance impacts through appropriate buffering/screening, noise control, creative site plan layout, and access management.
- H. To ensure compliance with all applicable NJDEP and other governmental agency requirements and permits for Brownfields redevelopment.

1.4 PUBLIC UTILITIES AND INFRASTRUCTURE

The Central Avenue Redevelopment Area is served by the full spectrum of infrastructure necessary to support redevelopment including public water, storm sewers and sanitary sewers as well as private utility gas, electric and telephone service. It is anticipated that future utility improvements will be limited to connections and rehabilitation of any substandard utility segments located on-site. There will also be a need for site remediation associated with the past industrial use based upon future environmental investigation. If so, the installation, operation and maintenance of infrastructure for site remediation shall be factored into future redevelopment activity planned within the designated redevelopment area. The following utility improvement(s) shall be required as part of any designated redevelopment (the “Redeveloper”):

- A. The Redeveloper shall prepare a utility infrastructure plan for review and approval by the Township Engineer, New Jersey American Water (“NJAW”) and other agencies with jurisdiction. All drainage improvements shall comply with NJAW and NJDEP stormwater management rules and regulations.
- B. All sanitary sewer and storm water flows shall be directed as determined by NJAW and the Township Engineer.
- C. All utilities and cabling systems required to serve the redevelopment area shall be installed underground unless a particular utility component or system is required to be above ground by law. In that case, utility installations that are required to be aboveground shall be exempt from the minimum and maximum building height requirements. However, any required above ground utility installations shall be screened from view.

As the Central Avenue Redevelopment Area is currently serviced by public water, sewer, electric and gas utilities, the intent of the Redevelopment Plan is to re-use these existing service connections, and upgrade as required. All associated permit and connection fees will be paid by the Redeveloper as required.

2. DEVELOPMENT REGULATIONS

2.1 GENERAL REGULATIONS

2.1.1 Overview

Section 2, the Development Regulations, fulfills the requirement of N.J.S.A. 40A:12A-7a(2) to identify the land uses and building requirements of the Redevelopment Plan.

2.1.2 Definitions

The use and understanding of terms shall be consistent with the definitions listed at 40A:12A-3 of the Local Redevelopment and Housing Law, 40:55D-3 to 40:55D-7 of the Municipal Land Use Law and Section 25-4 of the Township Zoning Code.

2.1.3 Word Usage

- A. Words used in the present tense include the singular number as well as the plural.
- B. The word “lot” includes the word “plot.”
- C. The phrase “used” includes “arranged,” “designed,” “intended,” “constructed,” “altered,” “maintained,” “occupied,” “converted,” “rented,” “leased,” or “intended to be used.”
- D. The term “such as,” where used herein, shall be considered as introducing a typical or illustrative rather than an entirely exclusive or inclusive designation of permitted or prohibited uses, activities, establishments or structures.
- E. “Shall” and “will” are mandatory.
- F. “May” and “should” are permissive.
- G. The word “person” includes an individual, corporation, partnership or any other legal entity.
- H. Either gender shall include the other.
- I. The word “includes” or “including” shall not limit the term to the specified example; but is intended to extend its meaning to all other instances of like kind and character.
- J. Any word or term not defined or referenced herein in Section 2 of this Redevelopment Plan shall be used with a meaning of standard usage as defined in Webster’s New International Dictionary of the English Language, unabridged and latest edition.
- K. Whenever a term is used in this Section which is not defined, but which term is defined in the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), such term is intended to have the meaning as defined in the Municipal Land Use Law.
- L. The term “neighborhood commercial,” where used herein, shall be considered as a commercial area, usually located on an arterial or collector street, providing convenience goods and services for residents of the surrounding area.

2.2 LAND USE REGULATIONS

The Central Avenue Redevelopment Area permits the following uses:

Permitted Uses:

- A. Parking, either off-street surface parking or parking garages, subject to regulations outlined in this plan, for the use of parcels located in another redevelopment area abutting this redevelopment area that are developed or to be developed for multi-family residential use.
- B. Public open space.

- C. Multi-family Residential uses, including affordable housing units. The ground (first) floor of a multi-family building may include residential, commercial, and or parking. Development must be in accordance with Township and State requirements as they pertain to development in flood zones to the extent applicable.
- D. Neighborhood Commercial uses, either stand alone or as part of a mixed-use development including multi-family residential use, having frontage on Central Avenue.
- E. Pocket park and/or other public amenity uses limited to Block 7, Lot 22.
- F. Warehouse, limited to parcels having frontage only on Central Avenue.
- G. Public Self-Storage Facility. In addition to other uses that may be permitted, Block 9, Lot 36 may be developed with up to 100,000 square feet for a public self-storage facility located above one level of parking. Said parking need not be enclosed or provided with a façade matching the building. Height, impervious coverage, building coverage, and other development standards shall be determined based on the engineering of the site to accommodate up to a 100,000 square feet public self-storage facility without the need for variances, exceptions, or waivers. Said height will not exceed the maximum height permitted for properties with street frontage on Central Avenue, nor shall the building exceed the maximum height permitted for properties having frontage on other streets in this redevelopment area. In addition to other uses permitted on Lot 22 in Block 7, this lot may be used in conjunction with or accessory to the development of Block 9, Lot 36 as provided herein.

Accessory Uses: All customary accessory uses associated with the above permitted uses.

The following bulk requirements pertain to the permitted mixed-use multi-family residential, neighborhood commercial, and warehouse uses:

Item	Permitted
Mixed-Use Residential and Neighborhood Commercial	
Maximum Number of Residential Units Per Acre	70
Maximum Building Height	55 feet, subject to additional regulations in plan
Maximum Number of Stories	5, including parking facilities
Minimum Residential Unit Size	750 sf
Minimum Amount of Non-Buildable Area, including Open Space, Pedestrian Areas (excluding hard surface sidewalks), and Landscaped Areas	20 percent
Maximum Building Coverage	70 percent
Minimum Front Yard Setback	Central Avenue: 7 feet, from the public right-of-way Other street frontages: 12 feet, from public right of way.
Minimum Side Yard Setback	4 feet, from adjoining property boundary, except that parking area may be built within the side yard
Minimum Rear Yard Setback	10 feet
Minimum Number of Parking Spaces: Residential	One parking space per residential unit.
Warehouse	
Maximum Building Height	40 feet
Minimum Lot Area	10,000 sf

Minimum Lot Width	No minimum
Minimum Front Yard	None required
Minimum Side Front Yard-Corner Lot	None required
Minimum Side Yards	None required but 6 feet when provided. 10 feet adjacent to residential lot line.
Minimum Rear Yard	30 feet
Maximum Building Coverage	60%
Maximum Lot Coverage	75%
Minimum Spacing Between Buildings	25 feet

2.2.1 Township Zoning Code

The requirements of Chapter 25, Land Use Regulations of the Township of West Orange Municipal Code shall control except as specifically altered or otherwise modified by the subject Redevelopment Plan.

2.3 ADDITIONAL REGULATIONS AND STANDARDS

The following requirements must be satisfied in conjunction with any new development within the Central Avenue Redevelopment Area:

2.3.1 Usage

All uses are subject to the performance standards of Section 25-7.1 of the Township Municipal Code.

2.3.2 General Parking Area Regulations

- A. Any proposed parking area shall be built subject to an approved parking plan, as approved by the Planning Board.
- B. Shared Parking: Applicants proposing to use shared parking as a means of satisfying off-street parking requirements shall submit a shared parking analysis to the Board that clearly demonstrates the feasibility of shared parking. The shared parking analysis address, at a minimum, the size and type of the proposed development, the anticipated rate of parking turnover, the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces, and the times at which anticipated peak parking and traffic loads for all uses will occur.
- C. Any Redeveloper must work in cooperation with the Township to provide additional parking opportunities to serve the surrounding neighborhood. This can include the identification and development of additional off-street parking or through a financial contribution by a redeveloper to the Township to further the Township’s parking objectives in the vicinity of any redevelopment project constructed as permitted herein.
- D. Any proposed parking area shall provide adequate lighting, ventilation, and security.
- E. Any proposed parking garage shall have a maximum height of two levels above grade. Accessory structures on the highest level of a parking garage shall not exceed 10 feet in height above the parking surface on the highest level of the parking garage. Setbacks for a parking garage structure shall be the same as for a principal building.
- F. Any proposed parking structure that is part of any permitted use, except for public self-storage facility, shall have the same façade as the building façade to the maximum extent practicable.

- G. Parking lot design shall consider pedestrian circulation. Pedestrian crosswalks shall be provided and linked to the wider pedestrian network. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents.
- H. Parking lots shall meet New Jersey Americans with Disabilities Act requirements for handicapped parking.
- I. Parking lots shall be built to provide shade and visual relief, subject to site plan review and approval.
- J. Parking lots having two or more drive aisles shall provide sufficient drive aisle width to permit the safe circulation of vehicles.
- K. Parking lots for all uses, including warehouse uses, shall be paved, contain parking space striping, appropriate wayfinding signage, and related improvements to ensure the safe and efficient operation of the parking area.
- L. The Redeveloper shall design any proposed improvements to comply with applicable flood hazard area regulatory requirements and shall demonstrate that the proposed improvements will operate safely during design storm events.

2.3.3 Residential Building and Site Design Standards

Buildings shall be designed to be attractive and aesthetically pleasing, as the West Orange Planning Board may deem appropriate, and using the following standards, some of which are applicable to the Mixed Use Business Residential (MUBR) zone.

- A. Buildings shall have a defined base and cap. The base may align with the sill level of the first floor, the foundation edge, or the ground with foundation plantings. The cap of the building includes the building cornice, parapet or eaves at the top of the building wall. The roof may be of a “flat design”, but shall have decorative treatments such as “dormers” or false windows to add dimension and elegance to the building. A total “flat surface” type structure shall be avoided. Long, blank wall expanses are discouraged.
- B. Fire escapes are not permitted on the front facade (wall) of a building.
- C. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications devices shall be screened from public view, by using walls, roof elements, penthouse-type screening devices or landscaping, designed to be architecturally compatible with the building’s style, materials, colors and details.
- D. Principal buildings having frontage on streets other than Central Avenue shall limit the building height to a maximum of 35 feet within 100 feet of those street frontages. Floors above the first floor shall be recessed back an additional five feet from the top of front façade of the first floor.
- E. Buildings where a portion of the structure is set back within four feet of the adjoining property boundary line shall have the stories above the first story recessed, or terraced, to provide an attractive side yard. The use of terraces and faux window treatments is encouraged to provide a unique architectural feel.
- F. Building(s) are encouraged to have an attractive and easily identifiable entry with a canopy or awning of an appropriate dimension as approved by the Planning Board.
- G. Buildings shall have quality brick, stone, or other materials so as to appear unique; promoting an “elegant, charming, quaint, or village-like” sense of place.
- H. Internally illuminated signs, particularly “lightbox” signs, are prohibited in the entire Central Avenue Redevelopment Area.
- I. Signs shall not obscure architectural elements such as clerestory windows nor span across structural bays or columns. Signs shall be subordinate to the building’s facade, not overwhelming, but rather in keeping with the building design.
- J. Buildings, including parking areas, shall be well illuminated, with the windows of residences screened from direct or harsh lighting. Building and sign illumination by bare floodlight, blinking or flashing bulbs is prohibited.

- K. Awnings are permitted, provided they add to the aesthetics of the building, as solely determined by the Planning Board.
- L. Way finding signage is permitted and shall be consistent with other streetscape elements.
- M. Decorative lighting fixtures shall be used on the building and along the street edge and within the private parking areas and walkways to establish a consistent lighting design theme. This requirement shall include building accent lighting.
- N. “Washing” the entire building facade in light is prohibited.

2.3.4 Landscaping

- A. A buffer strip at least five feet wide shall be located along any side or rear property line contiguous to a residential use. A buffer strip shall be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting a use in a residential zone.
- B. All land areas not covered with buildings, parking, or other impervious surfaces shall be landscaped with suitable materials. Landscaping shall consist of trees, shrubs, ground cover, perennials, and annuals individually or in combination and may include inanimate materials such as rocks, water, sculpture, art, walls fences, and paving materials. The landscape plan and all planting shall be subject to Planning Board review and approval.
- C. The landscape plan and all plantings shall complement the building(s) and accentuate important features. Plants shall be chosen for year-round interest including color, flowers, bark interest or branching patterns. Hardy native plants shall be used where possible.
- D. Existing healthy and mature trees shall be retained and incorporated into the landscape plan where possible.
- E. The use of planters, window flower boxes and hanging baskets is encouraged to provide seasonal color.

2.3.5 Sidewalks and Pedestrian Pathways

- A. Sidewalks shall be wide enough to handle pedestrians and, together with the area within the front or rear yard setback, be sufficient to accommodate benches, planters and street tree lights where appropriate. Sidewalks along the perimeter of a residential building shall be a minimum of four feet (4') wide. Sidewalks shall have a similar design and material content as walkways.
- B. Pedestrian walkways, located within a residential project shall be raised and curbed along buildings and within parking areas where suitable. Scored or decorative concrete, having a limited number of raised areas, shall be the preferred material. All walkways and paved areas not within the public right of way shall use appropriately colored pavers, at the option of the redeveloper. All specific designs shall be subject to Planning Board approval.
- C. Barrier-free walkway systems and entrances to buildings shall be provided to allow pedestrian access to buildings, or uses, from parking lots and public sidewalks.

2.3.6 Loading and Service Areas

Trash receptacles, dumpsters, enclosure areas, and utility boxes shall be placed in the side or rear of the building(s) situated to be visually unobtrusive. Service areas shall be in or next to ground level parking areas and shall be located behind buildings or designed to fit into the streetscape. Screening of trash and other service areas shall be subject to review and approval of the Planning Board.

2.3.7 Fences and Walls

Fences and walls in public areas shall be constructed to match the architectural detail of the principal structure. Fences and screen walls shall have a maximum height of four feet, except that fences and screen walls may have a maximum height of six feet when used to screen service area enclosures.

2.3.8 Outdoor Storage

The storage of any materials, products, debris, signs, or any bulk item on any property or premises is prohibited.

2.3.9 Traffic Plan

A traffic circulation plan shall be submitted by the applicant to the Planning Board for their review and approval.

2.3.10 Shared Parking Analysis

If shared parking is proposed by the applicant, a shared parking analysis shall be submitted by the applicant to the Planning Board for their review and approval.

2.3.11 Signage

The Redeveloper will adhere to all signage requirements as listed in Section 25-15 of the Township Zoning Code.

2.3.12 Affordable Housing

Affordable housing units may be provided in the redevelopment area within a residential or mixed-use building. To the extent that a Redevelopment Project creates a requirement for affordable housing units subject to applicable State regulations, the Redeveloper shall be responsible for satisfying any such affordable housing requirement.

2.3.13 Utilities

Utilities servicing the site shall be approved and operated in accordance with all applicable regulations.

2.4 DEVELOPMENT PLAN AND REVIEW

2.4.1 Staff Employment

The Township may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic, engineering, environmental, landscape architecture, legal, planning, and transportation consulting services. The Township, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

2.4.2 Site Plan Review Advisory Board

The Site Plan Review Advisory Board (“SPRAB”) shall assist the Township and the Planning Board with the review of applications requiring major site plan review. The SPRAB may review the technical merits of applications for development, including but not limited to, architectural design, engineering design, environmental protection, design of public infrastructure and amenities, site planning, design of the transportation system, conformance to law and other areas that are determined to lie within the expertise of the SPRAB.

2.4.3 Pre-Application Conference

The applicant shall be notified, in writing not less than seven days before, of the date on which the application shall be reviewed by the SPRAB. The applicant shall be invited to attend the review meeting, either alone or accompanied by an attorney and any other experts the applicant chooses. Recommendations shall be issued in writing, then filed with the Secretary of the proper Board and a copy shall be mailed to the applicant.

2.4.4 Application for Development

The Application for Development shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in Article 11 of Chapter 33 of the Township of West Orange Planning and Development Regulations and with the following additional submission requirements:

1. Design drawings for any portion of the facility to be constructed as part of the development application.
2. A copy of any protective covenants or deed restrictions applying or to be applied to the subject land, excepting concept plans.
3. Any existing or proposed easement or land dedicated or reserved for public use.
4. A list of all required regulatory approvals at the municipal, county, state, and federal level of government and their status.
5. All accompanying professional reports determined necessary for a comprehensive review: engineering and fiscal impact should be submitted as part of the site plan application if not available at SPRAB.

2.4.5 Public Hearing & Notice

Any action towards the certification of consistency of a redevelopment project within this Redevelopment Plan by the Township shall be taken at a public hearing of the Township that is open to the public. The Redeveloper shall provide notice to the public in the official newspaper of the Township at least 10 days prior to said hearing.

2.4.6 Planning Board Review

1. Site plan review shall be conducted by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application.
2. The Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except those standards and regulations specified in paragraph 3 below, in accordance with the provisions of N.J.S.A. 40:55D-60 and -70c.
3. No deviations shall be granted that result in any of the following effects or conditions:
 - a. To allow a use not specifically permitted within this Redevelopment Plan
 - b. Alteration of the location, street type, right-of-way and cartway width of any street, except for minor adjustments to meet good engineering practice as determined by the Township Engineer.
 - c. Deviation from contractual obligations of the Redeveloper to the Township.

2.4.7 Escrow Fee

The Redeveloper seeking approvals pursuant to this Redevelopment Plan shall establish an escrow account with the Township from which any consultants necessary for the review of the redevelopment project shall be paid. Such escrow accounts shall be in accordance with N.J.S.A. 40:55d-53.2. The Township shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant.

2.4.8 Performance Guarantee

Where the construction or extension of any utility improvements or right-of-way improvements are required in conjunction with the Central Avenue Redevelopment Area, performance guarantees for these improvements shall be posted prior to the issuance of any building permits for the Central Avenue Redevelopment Area. Such performance guarantees shall be in accordance with the procedures N.J.S.A. 40:55D-53 except that the Township shall substitute for the governing body.

3. PLAN IMPLEMENTATION

3.1 PLAN IMPLEMENTATION

3.1.1 Acquisition and Relocation Plan

The Redevelopment Plan is for the properties known as Block 9, Lots 11.01, 11.02, 11.03, 32 and 36 and Block 7, Lot 22 which are owned by those listed in Section 1.2 of this Redevelopment Plan. Five of the six subject parcels are currently utilized by commercial tenants and Township residents. Therefore, there may be a need for relocation of residents and businesses within the redevelopment area. As a Condemnation Redevelopment Area, the Township and redevelopment entity have the power to take or acquire the property through condemnation in furtherance of the Redevelopment Plan. This Redevelopment Plan and amendments, revisions, or modifications thereof shall be in full force and effect for a period of 20 years from the date of approval of the last amendment to this Redevelopment Plan.

3.1.2 Construction Timeline

Construction is to be determined per the Redeveloper's agreement with the Redeveloper and the Township.

4. RELATIONSHIP TO OTHER PLANS

4.1 RELATIONSHIP TO OTHER PLANS

Pursuant to N.J.S.A. 40A:12A-7.a (5), a Redevelopment Plan shall include a discussion that examines:

Any significant relationship of the Redevelopment Plan to:

- (a) the master plans of contiguous municipalities,
- (b) the master plan of the county in which the Township is located, and
- (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L.1985, c. 398 (C.52:18A-196 et. seq.) (the "State Planning Act").

This section examines the relationship between this Redevelopment Plan and the Master Plans of contiguous municipalities, specifically the City of Orange, the City of Orange Central Valley Redevelopment Plan, and the State Plan, as defined herein. In each of these cases, this Redevelopment Plan is substantially consistent.

4.2 CONTIGUOUS MUNICIPALITIES

The Township of West Orange is a landlocked municipality bordered by several municipalities. For the purposes of this review, the Redevelopment Plan is closest to the City of Orange, which has adopted the Central Valley Redevelopment Plan adjacent to the municipal boundary. This redevelopment plan, the neighboring Harvard Press Redevelopment Plan adopted by the Township, and the City of Orange Master Plan and the Central Valley Redevelopment Plan all recommend the redevelopment of the CVBDA. This Redevelopment Plan is therefore substantially consistent with the master plan and redevelopment plans of contiguous municipalities.

4.3 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (the "State Plan") provides a flexible framework for smart growth with an emphasis on promoting new development in designated centers, protecting environmentally sensitive environs, encouraging Brownfield redevelopment and revitalizing the State's cities. This Redevelopment Plan is a smart growth initiative that encourages redevelopment of already developed areas, specifically those more vulnerable areas that have suffered economic displacement from the elimination of previous industry. This

Redevelopment Plan also advances the reuse of a vacant industrial Brownfield site and supports the Township's economic revitalization program. The State Plan incorporates multiple goals that are advanced by this Redevelopment Plan including:

1. Revitalize the State's Cities and Towns.
2. Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey.
3. Protect the Environment, Prevent and Clean Up Pollution.
4. Encourage Sound and Integrated Planning and Implementation Statewide.

It is also noted that the Township is in the Metropolitan Planning Area, PA1, under the State Plan, which describes the Area as follows, "Provides for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities." The Redevelopment Plan is consistent with the purpose of the Metropolitan Planning Area and State Plan, which designate the Township for growth.

4.4 TOWNSHIP OF WEST ORANGE MASTER PLAN

The Township of West Orange is currently engaged in several initiatives to promote the remediation and redevelopment of underutilized Brownfield sites. West Orange has an on-going partnership with State agencies to remediate vacant Brownfield properties and prepare sites for redevelopment. These include the implementation of a residential redevelopment plan for the adjacent Harvard Press Redevelopment Area and downtown Historic West Orange. This Redevelopment Plan is another prominent example of the Township's proactive approach to planning and reclamation of Brownfield sites. The subject Redevelopment Plan will facilitate this process and is consistent with the following Master Plan objectives and principles:

Objectives

- Guide appropriate long range development of lands within the Township in a manner which will promote the health, safety, and general welfare of present and future residents.
- Ensure compatibility with the development and general welfare of other jurisdictions.
- Encourage the preservation of neighborhoods and the environment.
- Provide sufficient space for balanced growth and development for residential, recreational, commercial/retail, industrial and open space uses in a manner that would provide balanced growth and development.
- Promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- Provide for the housing needs of senior citizens and low and moderate income households.
- Improve and maintain existing residential neighborhoods by encouraging rehabilitation of existing dwellings and new residential construction at suitable densities.
- Coordinate public and private procedures and activities that influence land development in the Township.
- Encourage economic development and redevelopment that is compatible with the suburban character of the Township with particular sensitivity to existing residential neighborhoods. As commercial and industrial facilities become obsolete and outdated, efforts should be made to rehabilitate and revitalize these areas prior to, or in lieu of, the development of existing open space.
- Utilize available Federal, State and County level funding sources to improve and revitalize the community.

Principles

- Encourage appropriate residential development, whether single family or cluster housing, in locations and densities that are consistent with existing zoning and development patterns and that can be properly served.
- Properly locate public, commercial/retail, industrial, residential and service uses at sites and locations which are suitable for their use environmentally, economically, and geographically, and can be adequately serviced by public infrastructure.
- Protect natural features and environmental resources including, but not limited to, floodplains, wetlands, woodlands, steep slopes, ridgelines, and areas valuable as scenic, historical, cultural, or recreational resources.
- Maintain the existing scale of the community by limiting the intensity of commercial/retail, industrial and residential development to assure compatibility with existing neighborhood character.

This Redevelopment Plan is consistent with the Land Use Plan of the West Orange Master Plan which designates the site for residential/mixed use. The Master Plan also states “they should consider expanding the Harvard Press Redevelopment Area to include nearby properties in order “to promote the comprehensive redevelopment for new uses that would contribute to West Orange’s tax base, while taking advantage of proximity to the Highland Avenue railroad station. Provision of additional parking to support development in this area is also encouraged.”” (Township of West Orange 2010 Master Plan Reexamination Report, p. 35).

4.5 PERMITTED REDEVELOPMENT ACTIONS

The following actions may be taken to effectuate the Redevelopment Plan and address the conditions that contribute to its underutilization and need for redevelopment:

- A. Undertake redevelopment projects and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c.79 (C.40A:12A-29).
- B. Provide infrastructure improvements necessary to support new development including but not limited to roadway, bulkhead, water and sewer service, drainage and environmental controls.
- C. Undertake site remediation in compliance with NJDEP and requirements.
- D. Demolish existing structures, rehabilitate existing structures and construct new structures in furtherance of this redevelopment plan.
- E. Provide financial incentives in support of redevelopment implementation including short-term and long-term tax incentives.
- F. Other actions that may be necessary for implementation of the redevelopment plan subject to authorization of the approving authority.

4.6 ADMINISTRATION OF THE REDEVELOPMENT PLAN

The following administrative provisions shall apply to the adopted Redevelopment Plan:

- A. To the extent that it conflicts with current zoning, this Redevelopment Plan shall replace and supersede any and all previous zoning that governs this area designated as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-7(c) of the Local Redevelopment and Housing Law.
- B. All development within the Central Avenue Redevelopment Area shall be consistent with the provisions of the Redevelopment Plan including but not limited to permitted uses, bulk requirements, and special development requirements set forth herein.
- C. The Redevelopment Plan shall be implemented consistent with the requirements of N.J.S.A. 40A:12A-8 of the Local Redevelopment and Housing Law for the effectuation of redevelopment plans.
- D. The Township or its designated redevelopment entity may enter into agreements, leases, deeds and other instruments with a Redeveloper(s) for the purpose of effectuating the Redevelopment Plan consistent with the requirements of N.J.S.A. 40A:12-A9 of the Local Redevelopment and Housing Law.

-
- E. A site plan, subdivision plan, architectural plan and other information typically required as part of the Township's development application checklist (Section 33-11 Township Zoning Ordinance) shall be submitted by the Redeveloper(s) for Planning Board review and approval prior to commencement of new construction, rehabilitation of existing structures or a change in use in order to determine compliance with the adopted redevelopment plan. Site Plan review shall be conducted by the Planning Board in accordance with the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. No permits shall be issued without prior review and approval of the Planning Board.
 - F. The Planning Board may grant relief from the bulk, parking and sign requirements of the adopted Redevelopment Plan as well as other standards contained herein where there is a hardship or the granting of such relief will promote the purposes of said plan consistent with the standard established at N.J.S.A. 40:55D-70(c). In no event shall relief be granted by the Planning Board to provide a use or facility that is not permitted by the Redevelopment Plan.
 - G. All applications for development within the Redevelopment Area shall provide public notice in accordance with the Municipal Land Use Law N.J.S.A. 40:55D-12.
 - H. The designated Redeveloper(s) shall cover the cost of professional services incurred by the Township for administration, review of projects, preparation of the Redevelopment Plan and implementation of redevelopment projects including but not limited to: legal, engineering, planning, environmental, real estate, traffic/parking and urban design services. Said services shall be paid through escrow accounts established in accordance with Section 25-55 of the Township zoning ordinance and by agreement with the Township.
 - I. The Redevelopment Plan shall be in effect for a period of 20 years from the date of original adoption by the Township Council or its complete implementation, whichever the lesser. Said Redevelopment Plan may be amended from time to time upon authorization by the Township Council and review by the Planning Board in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.
 - J. A financial agreement may be prepared and executed upon the Township's or the redevelopment entity's selection and designation of a Redeveloper(s) for this Redevelopment Area. The Township shall designate a Redeveloper(s) to effectuate the Redevelopment Plan and no development may be undertaken by an entity other than the designated Redeveloper.
 - K. The terms and conditions of all prior approvals granted by the Planning Board or Zoning Board of Adjustment shall remain in full force and effect.

APPENDIX A
TOWNSHIP OF WEST ORANGE PLANNING BOARD RESOLUTION NO. 16-03

RESOLUTION OF THE PLANNING BOARD

TOWNSHIP OF WEST ORANGE

WHEREAS pursuant to N.J.S.A. 40A:12A the Local Redevelopment and Housing Law (the "LRHL") the Planning Board was directed by the West Orange Township Council pursuant to Resolution #120-16 adopted on May 3, 2016, and Resolution 138-16 adopted on June 14, 2016, to conduct a preliminary investigation in order to investigate the area listed therein (Block 9, Lots 11.01, 11.02, 11.03, 32 & 36 and Block 7, Lot 22 i.e. the "Study Area") to determine if any or all of it should be designated a Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"); and

WHEREAS the firm of Matrix New World Engineering was engaged to conduct a study and make recommendations as to whether any or all of the properties within the Study Area met the criteria as a Condemnation Area in Need of Redevelopment; and

WHEREAS Matrix New World Engineering did conduct a study and prepare a report dated July 11, 2016 (the "Report"); and

WHEREAS the Planning Board conducted a public hearing at a meeting held on September 7, 2016 after notice and hereby makes the following findings:

1. The Board having received the Report from Matrix New World Engineering and having heard testimony from Peter Van den Kooy, P.P., AICP, and having provided an opportunity for public comment, and having deliberated on the matter, hereby determines there are sufficient reasons to find that the Study Area meets the statutory criteria as a Condemnation Area in Need of Redevelopment

IT IS HEREBY RECOMMENDED:

That the Township Council authorize the preparation of a redevelopment plan for the Study Area.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Chairman and Secretary on the 5th day of October, 2016.



Ron Weston, Chairman



Robin Miller, Secretary

APPENDIX B
TOWNSHIP OF WEST ORANGE COUNCIL RESOLUTION NO. 228-16

RESOLUTION

A Resolution Determining that the Properties Identified as Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 Be Designated as An Area In Need of Redevelopment in Accordance with 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. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitutes a condemnation area in need of redevelopment; and

WHEREAS, on May 3, 2016, the Township Council for the Township of West Orange (the "Council") adopted Resolution 120-16 authorizing the Planning Board for the Township of West Orange (the "Planning Board") to conduct a preliminary investigation to determine whether certain properties, identified as Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 on the Township of West Orange Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") meet the criteria set forth as an appropriate condemnation area for consideration for the program of redevelopment; and

WHEREAS, the designation as a condemnation area did not, nor does not, reflect a decision to implement condemnation proceedings, but to reserve the right to utilize condemnation should the need arise; and

WHEREAS, on June 14, 2016, the Council adopted Resolution 138-16 to supplement the Study Area to add the property identified as Block 7, Lot 22 on the Township of West Orange Tax Map; and

WHEREAS, the Planning Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Condemnation Area In Need of Redevelopment in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, as part of the preliminary investigation, Matrix New World (“Matrix”) 26 Columbia Turnpike, Florham Park, New Jersey prepared an Area in Need of Redevelopment Study (the “Redevelopment Study”) and presented the Redevelopment Study to the Planning Board for its consideration in determining whether the Study Area should be designated as an Area in Need of Redevelopment; and

WHEREAS, in addition to the foregoing, Matrix prepared a map showing the boundaries of the Study Area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

WHEREAS, a public hearing was conducted by the Planning Board on September 7, 2016, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, after completing its investigation and public hearing on this matter, the Planning Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Condemnation Area in Need of Redevelopment and said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

WHEREAS, the Planning Board further concluded that there was sufficient credible evidence to support the finding that the designation of the Study Area as a Condemnation Area in Need of Redevelopment would authorize the municipality, if necessary, to exercise the power of eminent domain to acquire any property in the Study Area; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by Resolution 16-03, dated October 5, 2016, annexed hereto as Exhibit “**A**,” the Planning Board recommended to the Council that Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 be designated as a Condemnation Area in Need of Redevelopment; and

WHEREAS, the Council considered the Planning Board's recommendation at its regularly scheduled public meeting on October 26, 2016 and held a public hearing with public comment; and

WHEREAS, on May 3, 2016, the Council adopted Resolution 121-16 which authorized the retention of Matrix to prepare a Redevelopment Plan as part of its appointment as the Licensed Site Remediation Professional ("LSRP") to assist the Township in its efforts regarding the investigation and cleanup of the an area which includes the Study Area; and

WHEREAS, in order to effectuate the Counsel's designation of the Study Area as a Condemnation Area in Need of Redevelopment, the preparation of a Redevelopment Plan and presentation to the Planning Board and Counsel is required.

NOW, THEREFORE, BE IT RESOLVED that the Township Council hereby accepts the recommendation from the Planning Board of the Township of West Orange and finds that Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 as shown on the official tax map of the Township of West Orange be and are hereby deemed to be a Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED, that the designation of Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 as a Condemnation Redevelopment Area shall authorize the Township to exercise the power of eminent domain to acquire any property in the Study Area in the event it is determined that such acquisition is necessary; and

BE IT FURTHER RESOLVED, that the Township hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

BE IT FURTHER RESOLVED, that the Clerk of the Township of West Orange shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

BE IT FURTHER RESOLVED, that within ten (10) days of the Township Council's adoption of the within Resolution, the Clerk of the Township of West Orange shall serve notice of the Township Council's determination and the within Resolution upon all record owners of property within the Condemnation Redevelopment Area, those whose names are listed on the Tax Assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commissioner of the New Jersey Department of Community Affairs; and

BE IT FURTHER RESOLVED, that Matrix, having been previously retained by the Township, is authorized and directed to prepare a Redevelopment Plan for the Study Area, including an outline for the planning, development and redevelopment of the Study Area pursuant to N.J.S.A. 40A:12A-7 and present same to the Planning Board and Township Council; and

BE IT FURTHER RESOLVED, that the Planning Board shall transmit a report containing its recommendation concerning the Redevelopment Plan to the Township Council. The Planning Board Report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

Karen J. Carnevale, R.M.C.
Township Clerk

Victor Cirilo
Council President

Adopted: October 26, 2016

4841-0059-0906, v. 1

APPENDIX C
TOWNSHIP OF WEST ORANGE COUNCIL RESOLUTION NO. 120-16

RESOLUTION

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Township of West Orange (the "Township") desires to explore whether the real properties located between Central Avenue and Mitchell Street and more commonly known as Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 on the Township of West Orange Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment; and

WHEREAS, the Study Area currently has a high vacancy rate for retail stores located thereon and that has remained as such for an extended period of time; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Township Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Township Council wishes to direct the Township of West Orange Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*

NOW, THEREFORE, BE IT RESOLVED that the Township Council hereby directs the West Orange Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

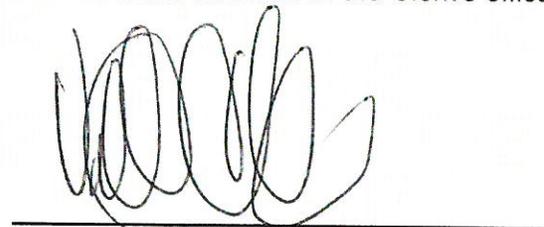
BE IT FURTHER RESOLVED that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area").

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation.

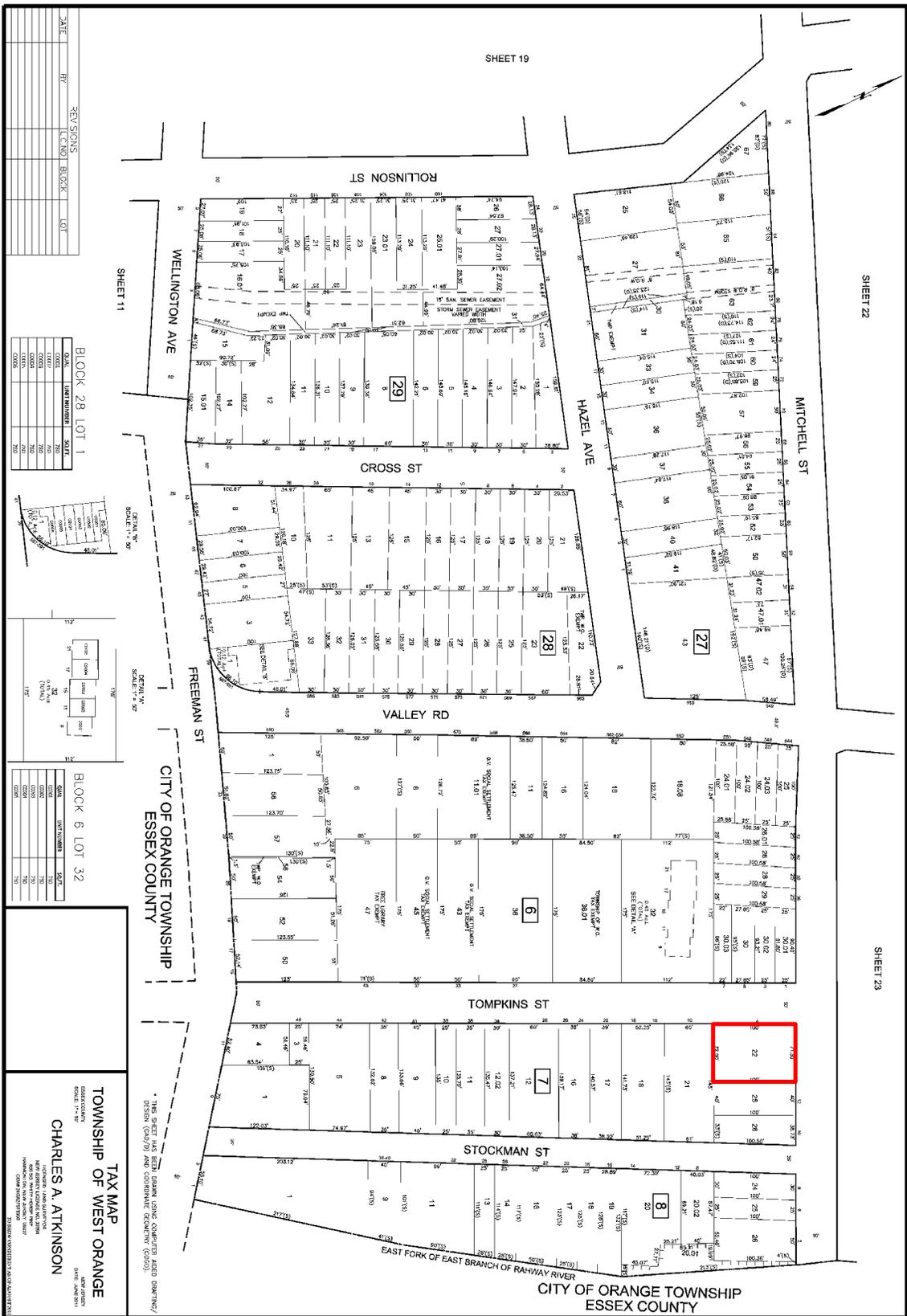
BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Planning Board and Planning Board Secretary.

RESOLVED, that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.


Karen J. Carnevale, R.M.C.
Municipal Clerk


Victor Cirilo
Council President

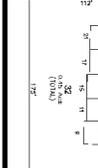
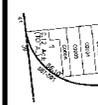
Adopted: May 3, 2016



DATE	BY	REV	DESCRIPTION	LOT

BLOCK 28 LOT 1

COORD	AREA	PERCENTAGE	DATE
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11000	200	200	
11000	200	200	
11000	200	200	
11000	200	200	
11000	200	200	



BLOCK 6 LOT 32

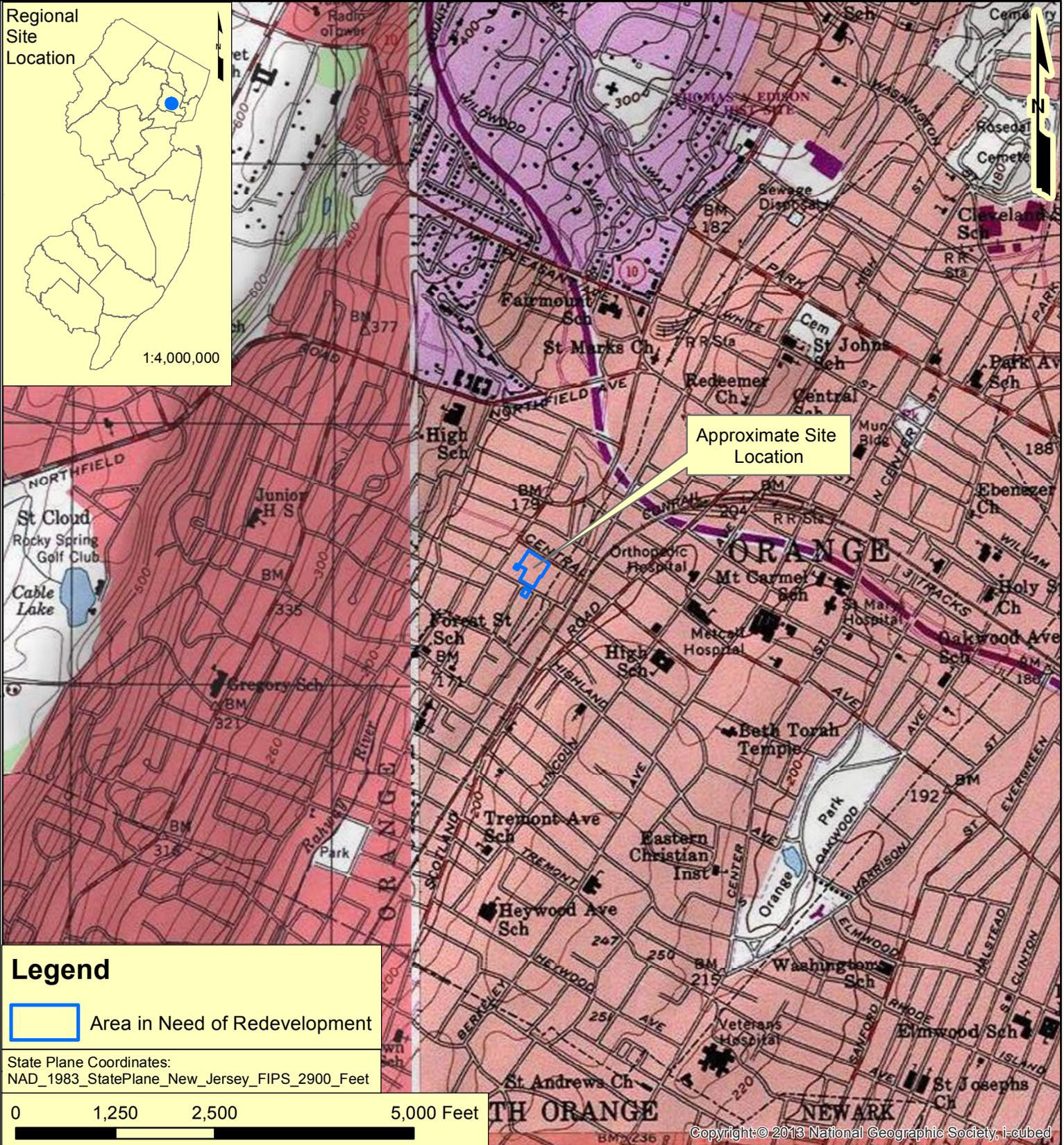
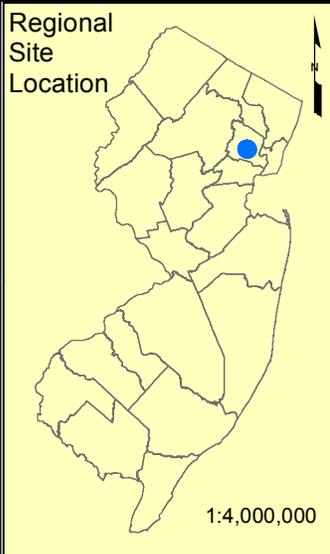
COORD	AREA	PERCENTAGE	DATE
11000	200	200	
11000	200	200	
11000	200	200	
11000	200	200	
11000	200	200	
11000	200	200	

TAX MAP
TOWNSHIP OF WEST ORANGE
CHARLES A. ATKINSON
 ENGINEERING
 26 COLUMBIA TURNPIKE
 FLORHAM PARK, NEW JERSEY 07932
 WBE/DBE/SBE

TAX MAP (CONTINUED)

AREA IN NEED OF REDEVELOPMENT
BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36
AND BLOCK 7, LOT 22
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE: Not to scale	DATE: MAY 27, 2016	JOB NO.: 10560101	DRAWN BY: MM	FIGURE NO.: 1B
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USGS TOPOGRAPHIC MAP

MATRIXNEWORLD

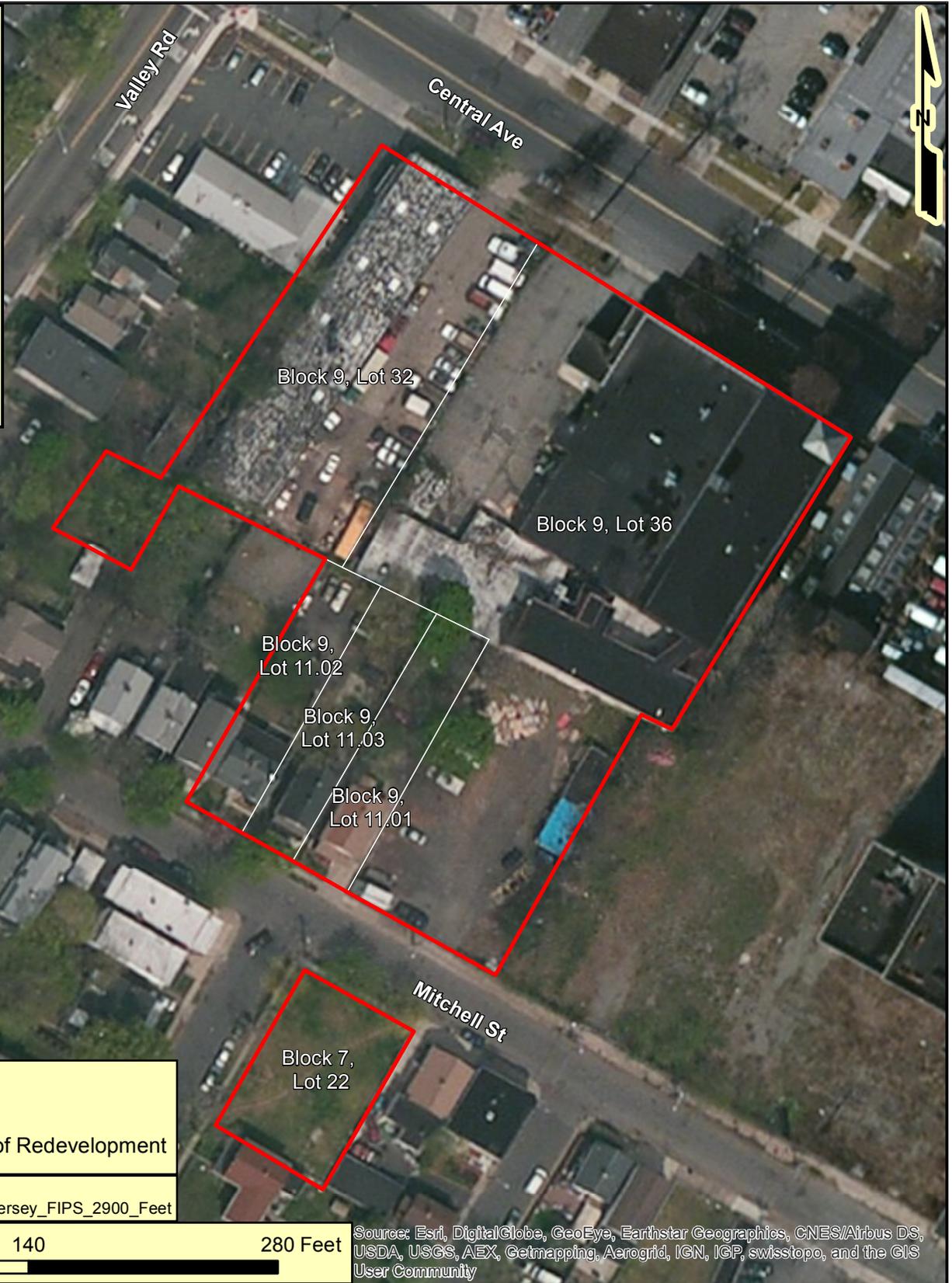
Engineering Progress

Matrix New World Engineering,
Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
Florham Park, New Jersey 07932
WBE/DBE/SBE

Tel: 732-588-2999
Fax: 973-240-1818
www.matrixnewworld.com

AREA IN NEED OF REDEVELOPMENT
BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36
AND BLOCK 7, LOT 22
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

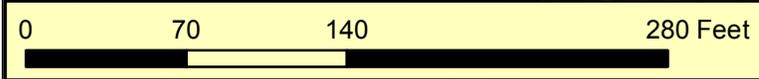
SCALE: 1:20,000	DATE: MAY 27, 2016	JOB NO.: 10560101	DRAWN BY: MM	FIGURE NO.: 2
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Legend

Area in Need of Redevelopment

State Plane Coordinates:
 NAD_1983_StatePlane_New_Jersey_FIPS_2900_Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

AERIAL PHOTO OF PROJECT SITE

MATRIXNEWORLD

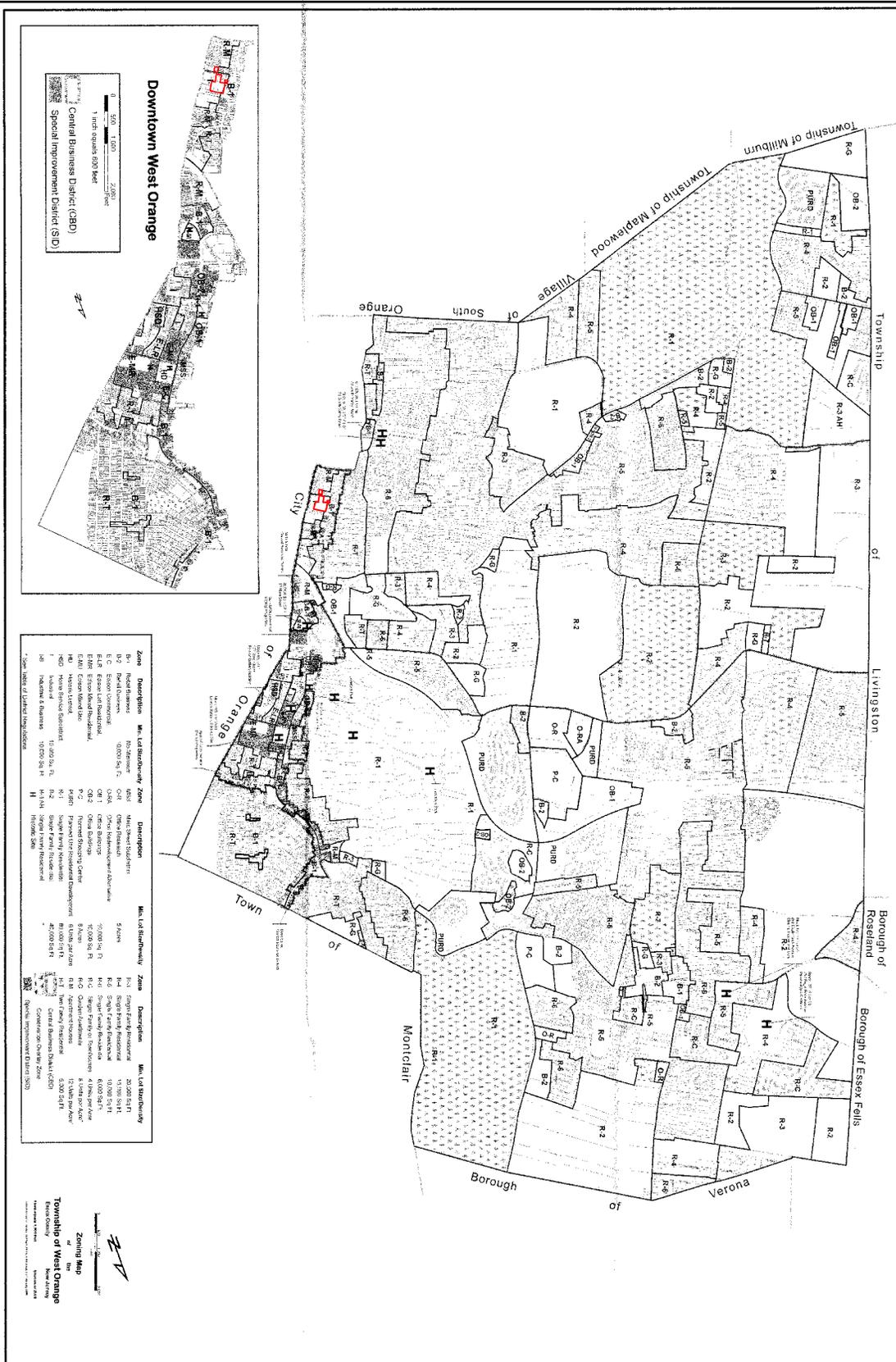
Engineering Progress

Matrix New World Engineering, P.C.
 26 Columbia Turnpike
 Florham Park, New Jersey 07932
 WBE/DBE/SBE

Tel: 973-240-1800
 Fax: 973-240-1818
 www.matrixnewworld.com

**AREA IN NEED OF REDEVELOPMENT
 BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36
 AND BLOCK 7, LOT 22
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY**

SCALE: 1:1,000	DATE: MAY 27, 2016	JOB NO.: 10560101	DRAWN BY: MM	FIGURE NO.: 3
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ZONING MAP

MATRIXNEWORLD

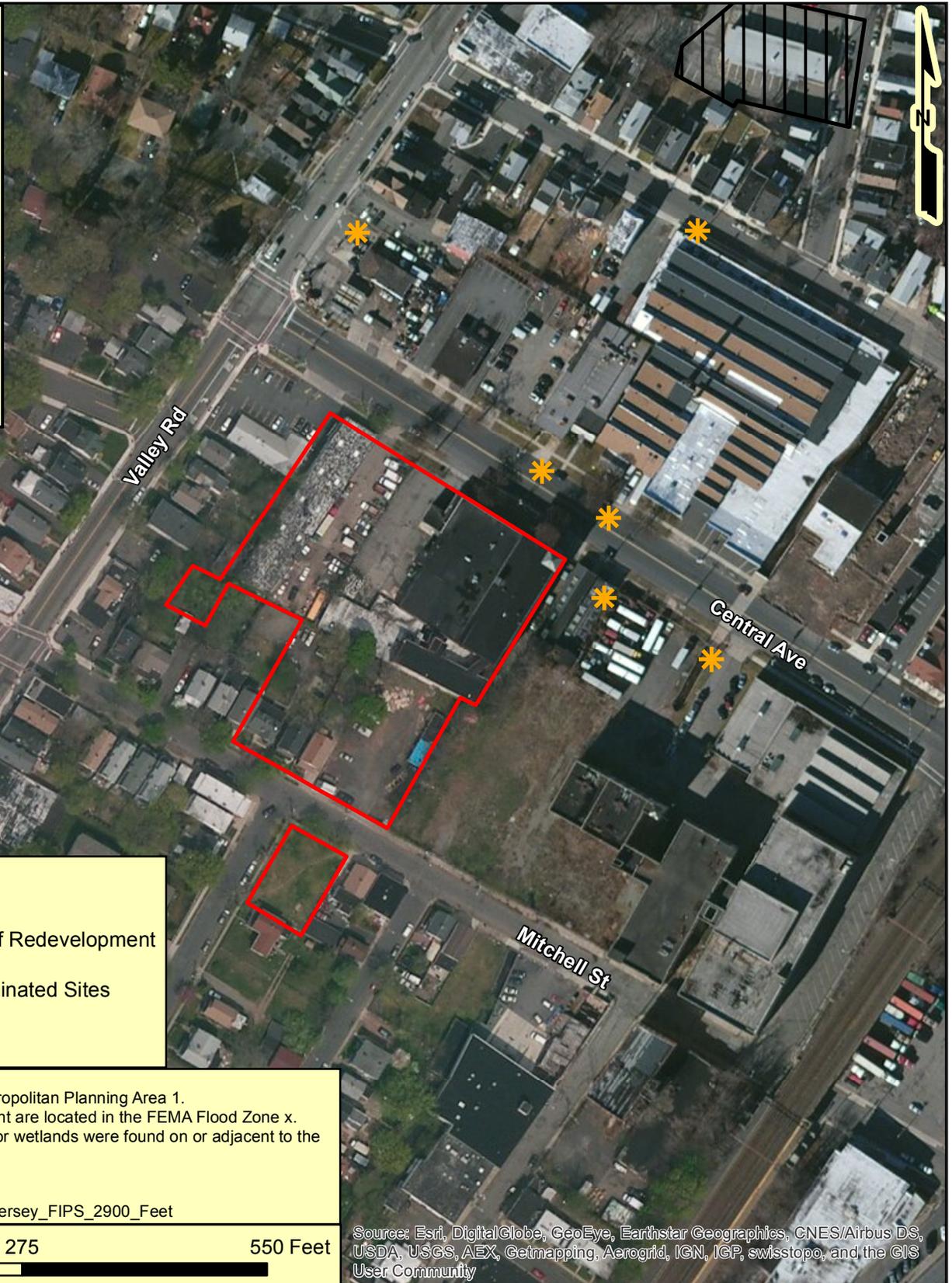
Engineering Progress

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**AREA IN NEED OF REDEVELOPMENT
BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36
AND BLOCK 7, LOT 22
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

SCALE: Not to scale	DATE: MAY 26, 2016	JOB NO.: 10560101	DRAWN BY: MM	FIGURE NO.: 4
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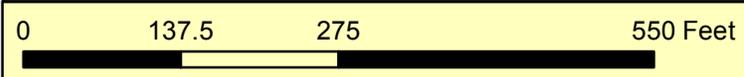
Legend

- Area in Need of Redevelopment
- * Known Contaminated Sites
- T&E

Notes:

1. The site is located in the Metropolitan Planning Area 1.
2. The site and all areas adjacent are located in the FEMA Flood Zone x.
3. No C-1 waterwats, streams, or wetlands were found on or adjacent to the site.

State Plane Coordinates:
 NAD_1983_StatePlane_New_Jersey_FIPS_2900_Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ENVIRONMENTAL CONSTRAINTS MAP

MATRIX**NEWORLD**

Engineering Progress

Matrix New World Engineering, P.C.
 26 Columbia Turnpike
 Florham Park, New Jersey 07932
 WBE/DBE/SBE

Tel: 973-240-1800
 Fax: 973-240-1818
 www.matrixnewworld.com

AREA IN NEED OF REDEVELOPMENT
BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36
AND BLOCK 7, LOT 22
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

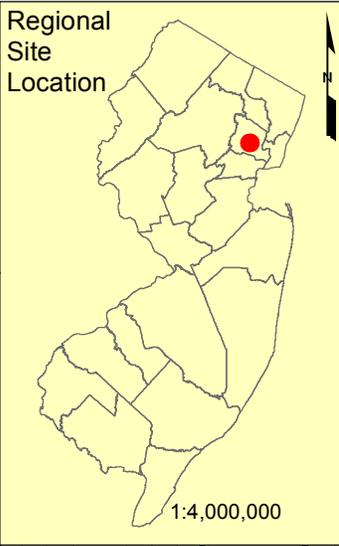
SCALE:
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DATE:
MAY 18, 2016

JOB NO.:
10560101

DRAWN BY:
MM

FIGURE NO.:
5



- Notes:
1. Essex County Parcel data is provided by NJGIN.
 2. The properties to notify were determined by generating a 200' buffer from the boundary of the Area in Need of Redevelopment. The buffer was generated using the ArcGIS Buffer Tool.
 3. As the 200' buffer is not verified by a field survey, an additional 15' buffer is recommended, to anticipate any potential inaccuracies in only using the projected parcel data. The additional 15' would provide a conservative list of properties than need to be notified.

State Plane Coordinates:
 NAD 1983 StatePlane New Jersey FIPS 2900 Feet

Legend

- Municipal Boundary
- 200' Buffer of the Area
- 15' Conservative Buffer
- Area in Need of Redevelopment
- Properties within the 200' Buffer
- Additional Properties to reach out to

Notified Properties within 200' of the Area in Need of Development

MATRIXNEWORLD

Engineering Progress

Matrix New World Engineering,
 Land Surveying and Landscape Architecture, P.C.
 26 Columbia Turnpike
 Florham Park, New Jersey 07932
 WBE/DBE/SBE

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 www.matrixnewworld.com

AREA IN NEED OF REDEVELOPMENT
BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36
AND BLOCK 7, LOT 22
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE: 1:2,500	DATE: 11/28/2016	JOB NO.: 10560101	DRAWN BY: MM	FIGURE NO.: 6
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