

ORGANON
REDEVELOPMENT PLAN

TOWNSHIP OF WEST ORANGE, NEW JERSEY

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I. INTRODUCTION

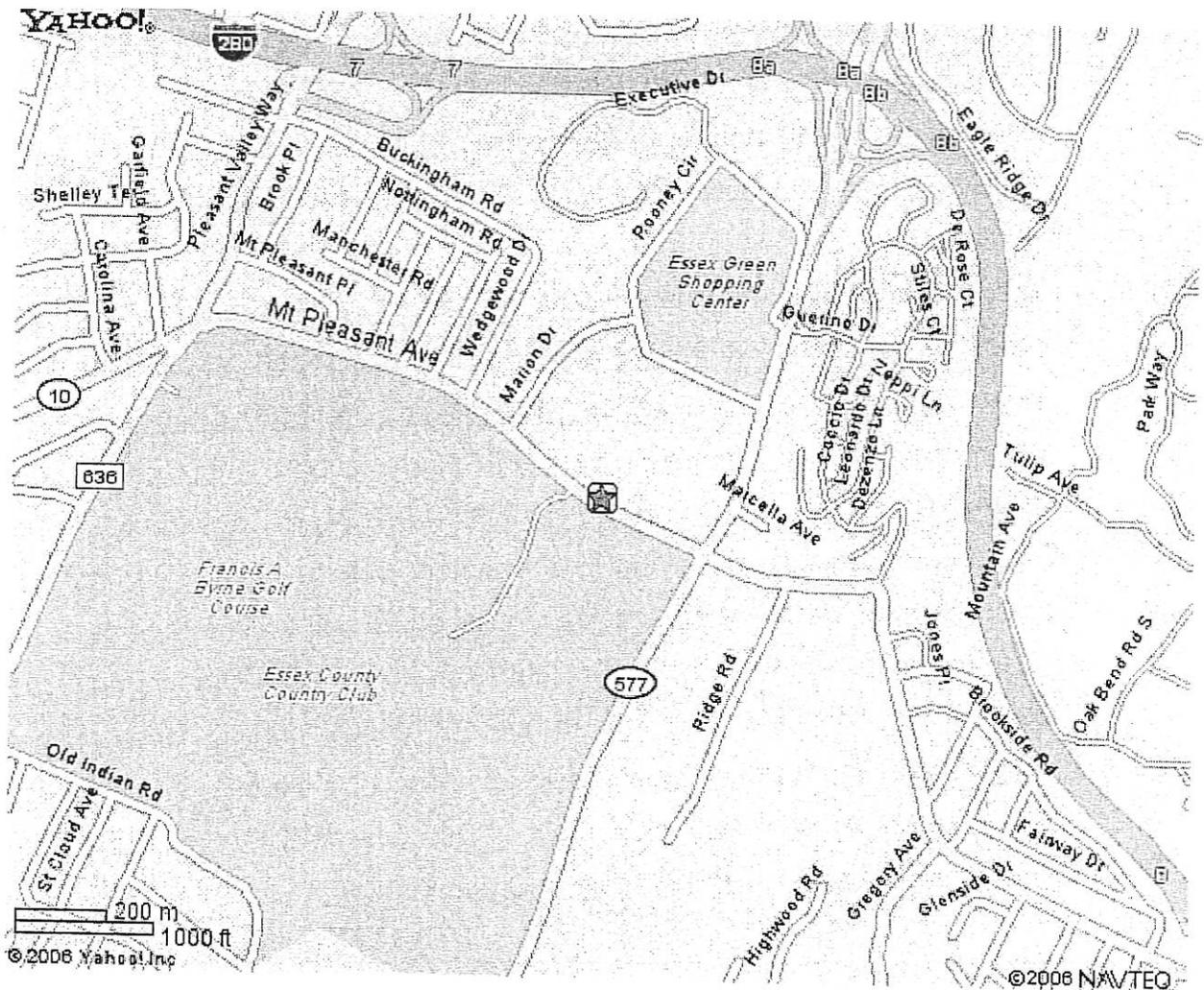
On January 24, 2006, the Municipal Council of the Township of West Orange adopted a resolution authorizing the West Orange Planning Board to conduct an investigation of a portion of property owned by Organon, Inc. and designated on the municipal tax maps as Lot 29 in Block 155 and 347 Mt. Pleasant Avenue in the Township of West Orange. The investigation was for the purpose of determining whether the identified site was eligible for designation as an "area in need of redevelopment" as defined in the Local Redevelopment and Housing Law, N.J.S.A.40A:12.1 et seq.

The West Orange Planning Board subsequently held a public hearing considering, among other things, an investigation report prepared by The Metro Company, LLC, entitled Investigation Report Concerning the Determination of the Proposed Organon Pharmaceutical Manufacturing Site as "An Area in Need of Redevelopment" dated March 15, 2006. The Planning Board concluded that the statutory criteria were satisfied, and recommended that the West Orange Municipal Council declare the site as an area in need of redevelopment. On July 19, 2006 the West Orange Municipal Council declared the site an area in need of redevelopment. Upon such a designation, the West Orange Municipal Council is permitted to adopt a redevelopment plan for the site. This document constitutes the redevelopment plan (the "Plan") for the Organon Site.

The Organon Site is centrally located within the Township of West Orange at the intersection of Marion Drive and Mount Pleasant Avenue as shown on Map #1 Redevelopment Area Location. The site is readily accessible from U.S. Route 280 which intersects Prospect Avenue less than a mile from the site.

The site was originally purchased by Organon in 1959 and was formerly used as part of the golf course identified by historic Sanborn Fire Insurance Maps

MAP #1
ORGANON REDEVELOPMENT AREA LOCATION



as the West Orange Public Golf Course. This golf course use continues to the south of the subject site. During a period of 45 years, beginning with the initial construction of its primary building in 1959, Organon significantly expanded the facility over the years to accommodate its growth in the pharmaceutical industry, with major additions in 1968, 1977, 1982 and 2001. After multiple expansions of the main manufacturing building during the

1960's, 1970's and 1980's, the plant more than doubled its original size from 60,000 SF to 140,000 SF. Today, the main manufacturing building, which has been completely gutted and abandoned, contains roughly 175,000 SF.

The manufacturing building is currently five (5) stories and has been cut into a steep slope that contains 15-25 percent grades sloping downward east to west as you cross the property. Paved parking and driveway areas are located along the north, south, east and west sides of the main building. This results in an odd building configuration and parking layout, whereby grade level access can be achieved from various floor levels due to the site's topography and building construction.

In addition to its manufacturing building, Organon incorporated two residential structures into its site and converted these residences into office and laboratory space. These buildings are located in the southerly portion of the Redevelopment Area fronting on Mount Pleasant Avenue. These structures are vacant and deteriorating.

On-site parking is provided on multi-levels of the property. Site development is concentrated primarily in the northeastern two-thirds portion of the site with the steeper westerly one-third left undeveloped. There is an existing pond at the site's lowest elevation, which serves as a detention and emergency fire basin.

The main building, consisting of five levels was used primarily as office, laboratory and pharmaceutical manufacturing space.

The investigation and subsequent determination by the Township Council that the Organon site is an area in need of redevelopment was prompted by the continued vacancy of a major pharmaceutical manufacturing facility that ceased operations in 2004 after nearly 45 years of productive use. The plant

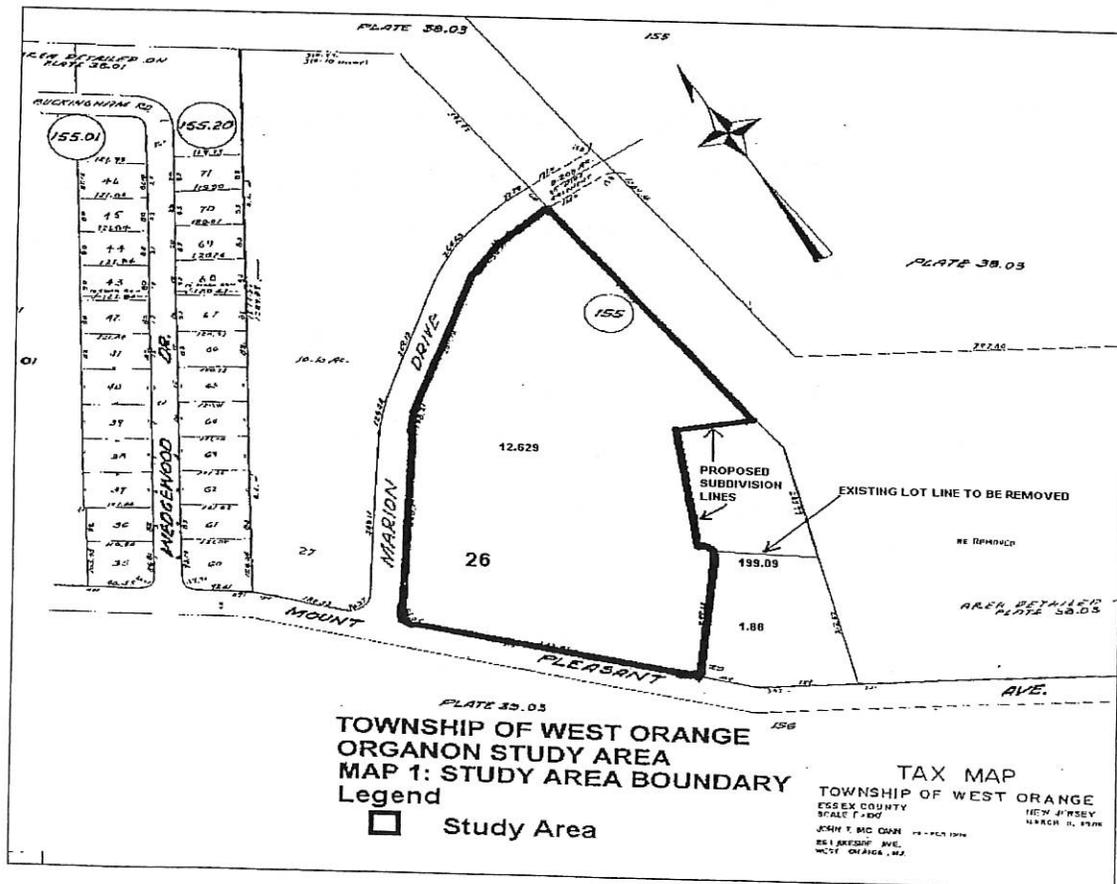
is functionally and economically obsolete, and as a result, the site remains vacant and if left in its present condition is subject to continuing physical deterioration over time that will adversely impact the surrounding neighborhood, the town's economy as a whole, and the public safety, health, morals and welfare of the community.

It is, therefore, incumbent upon the Township of West Orange to adopt a redevelopment plan that can guide the appropriate redevelopment of the Organon site for that portion of the redevelopment area boundaries covered by this Plan.

II. BOUNDARIES

The Organon Redevelopment Area, shown on Map #2 from Tax Map Sheet 38, is comprised of approximately eleven (11) acres of the 12.629 acres contained in Block 155, Lot 26. A portion containing approximately 1.12 acres is to be subdivided and merged into Block 155, Lot 29 for the purpose of preserving a reasonable amount of parking for the adjoining office building that is outside of the Redevelopment Area. The Plan boundary, designated by a solid black line, encompasses the former Organon pharmaceutical plant with the exception of the 1.12 acres to be subdivided off. Because Block and Lot numbers may change from time to time due to subdivisions, lot consolidations or renumbering, the Boundary Map in this Plan shall prevail in the case of discrepancies between the Map and the Block and Lot descriptions listed above.

MAP #2: ORGANON SITE BOUNDARY MAP



III. REDEVELOPMENT OBJECTIVES

- A. To eliminate substandard, obsolete and/or dilapidated structures and remove negative influences.
- B. To encourage to the fullest extent possible the redevelopment of the Organon site for non-residential uses such as office buildings, research laboratories, data processing centers, and related uses.
- C. To allow for the development of multi-family residential, including townhouses at the Organon site, should it be reasonably determined by the Township Council that non-residential uses are not feasible given real estate market conditions, economics, building and site conditions, and/or related considerations such as, but not limited to, environmental standards, health codes or other similar circumstances, or as otherwise may be provided in a Redevelopment Agreement.
- D. To recognize the strategic importance of the orderly and planned redevelopment of the Organon site that meets the Township's combined need for new tax ratables and for development that is compatible and consistent with the surrounding community.
- E. To the extent feasible and possible, promote the development of energy efficient and environmentally sound development (i.e., "green building") in keeping with the principles of sustainable development.
- F. To provide infrastructure, site and right-of-way improvements and connections necessary for the contemplated new development.

IV. PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the abandoned Organon Redevelopment Area (the "Area") through a combination of redevelopment actions, which will provide for the orderly and planned redevelopment of the site.

- A. Acquisition of property within the Area if deemed necessary for the redevelopment of the Area.
- B. The demolition of vacant, substandard and/or incompatible buildings and structures within the Area if deemed necessary for the orderly redevelopment of the Area.
- D. The consolidation and re-subdivision of land within the Area into suitable parcels for development.
- E. The provision of connections to the full range of public infrastructure necessary to service and support the new development.
- G. The construction of new non-residential structures and complimentary facilities that is consistent with the character of the surrounding area.
- H. The renovation and alteration of existing buildings for non-residential uses that is consistent with the character of the surrounding area
- F. The construction of new residential structures should it be reasonably determined by the Township Council that non-residential uses are not feasible given real estate market conditions, economics, building and site conditions, and/or related considerations such as, but not limited to, environmental

standards, health codes or other similar circumstances, or as otherwise may be provided in a Redevelopment Agreement.

V. ADMINISTRATIVE PROVISIONS

- A. This Redevelopment Plan shall supersede all provisions of the Township of West Orange Land Development Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Zoning Ordinance for clarification. No variance from the requirements herein shall be heard and determined by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of the Township of West Orange, the West Orange Land Use Ordinance shall be amended to rezone the area covered by this Plan as the O-RA Zone, and all underlying zoning will be voided.
- B. All development within the Redevelopment Area shall be consistent with the guidelines, standards, and requirements of this Plan and the specific Land Use Regulations in Section VII.
- C. The regulations and controls in this Plan may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.
- D. No building or structure shall be constructed over public rights-of-way or easements, without the prior, written approval of the Municipal Engineer and site plan approval by the Planning Board. No building or structure shall be constructed in the bed of a mapped street unless such street has been vacated by an act of the Municipal Council and the site plan has been approved by the Planning Board.

E. Prior to the commencement of any new construction, reconstruction, or rehabilitation of any existing structure; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and approval, so that compliance of such plans with this Redevelopment Plan can be determined. No Building Permit shall be issued for any work requiring site plan review within the Area, without prior site plan review and approval of such work by the Planning Board, and any other prior approvals that may be required. Regular maintenance and minor repair shall not require Planning Board review.

F. The provisions of this Plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval of this Plan by the Township of West Orange Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such subsequent amendments.

G. Site plan review shall be conducted by the Planning Board pursuant to N.J.S.A. 40:55D-1 et. seq. The Planning Board may require additional studies, analyses and requirements of the site plan applicant that are not spelled out in this Redevelopment Plan, including but not limited to, parking and traffic studies, fiscal impact analyses, and sanitary and storm sewer investigations to determine the adequacy of the respective utilities.

H. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements.

I. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, subject to the scope and limitations set forth below, without such deviations being considered an amendment to this Redevelopment Plan requiring action by the Township pursuant to the

Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et.seq. wherever, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely effecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

No deviations from the regulations contained in this Redevelopment Plan shall be granted without an amendment to this Plan, if such deviation would result in permitting or expanding a use that is not a permitted use within this Redevelopment Plan, an increase in the maximum height of greater than ten (10%) percent, or an increase in the permitted density of that permitted within

this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a & b.

J. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. DESIGN OBJECTIVES AND REQUIREMENTS

A. General Standards and Prohibitions

1. All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground. Utility equipment and devices which are external to the structure shall be appropriately screened. Developers are required to arrange for connections to public and private utilities.
2. Chain link fencing shall be prohibited throughout the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
3. All trash dumpsters shall be adequately fenced, screened, landscaped, secured and enclosed on all sides.
4. Billboards and signboards for commercial advertising are prohibited.
5. No use or reuse shall be permitted, which produces toxic or noxious fumes, hazardous discharges, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features that are detrimental to the public health, safety or general welfare, or that are damaging to the physical environment.

B. New Building Design

1. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.

2. All buildings shall be appropriately designed in a manner befitting the contextual relationships with the immediately surrounding community. Design elements shall incorporate adequate architectural relief by incorporating a complimentary arrangement of varying materials, and horizontal and vertical articulation through the use of setbacks and fenestrations.
3. The windows of a building are a major element of style that gives character to the building. Windows shall be architecturally consistent with the particular product being constructed and shall generally serve to enhance the architectural character and attractiveness of the buildings
4. Facade treatments, materials, colors and architectural treatments shall be compatible with the buildings' architectural style. Major facade components shall be incorporated with careful attention to proportions, slopes, dimensions and scale. Siding materials such as brick, thin cut veneer stone, stone, wood, cement stucco and cementitious siding, faux stone or other aesthetically acceptable facade treatment shall be used.
5. Roofing materials shall match in composition, size, shape, color and texture those of surrounding buildings. Roofing materials shall complement the architecture and design of the building.
6. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Area.
7. All parts and components of satellite dishes, and television and radio antennas shall be screened from view or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture.

In all cases, creative placement and screening of all parts and components of satellite dishes, cellular equipment and television and radio antennas is strongly encouraged in order to minimize the need for screening. Satellite dishes and television and radio antennas are prohibited from the front yard, front façade and/or front portion of any roof of any building.

8. In all cases, due consideration shall be given to the screening of rooftop mechanical equipment. Where feasible, rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring residential zones and from street level. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture and the architecture of the building.

C. Parking Structure Design Requirements

1. All parking levels within parking structures shall be screened so as not to give the apparent perception of garage space from all vantage points.
2. Parking may be masked through the use of an artificial building façade articulated in a manner providing visual interest and utilizing an architectural treatment consistent with the architecture utilized for the principal use and building.
3. The design of parking levels within any building that are the subject of street level visibility, shall be compatible and complimentary to the surrounding structures and as best possible to be designed to minimize the appearance of a parking garage. The material used on the facade of the parking levels of a building shall be compatible with that used on the rest of the building such that the parking structure portion of the building shall have a similar appearance to the rest of the building's base facade.

4. Interior garage lighting shall utilize fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval.

D. Landscape, Lighting and Open Space

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, sidewalk area or other similar purposes. All proposed site plans shall include plans for landscaping indicating the location, size and quantity of the various species to be used.
2. Parking lots shall provide planting areas along any street line and/or property lines except in those instances where a building intervenes or where the proposed planting may interfere with sight triangles. The landscaping in said planting areas shall consist of evergreen material, flowering trees and shrubs and shade trees that are planted on a center that is consistent with the mature spread of the species planted in order to provide screening and buffer areas for the parking.
3. Within surface parking areas, a sufficient number of trees and landscaping should be provided in accordance with the recommendations of the Township's Landscape Architectural Consultant. Trees and landscaping should be interspersed throughout the parking area, and also be located in the planting areas around the perimeter of the parking area.
4. Landscaping shall be maintained with shrubs not higher than four (4) feet, except where a taller buffer or visual screen is required, and with the branches of shade trees no lower than eight (8) feet at anticipated maturity.

The landscaping shall be designed such that it is dispersed around the parking area in an aesthetically pleasing manner.

5. All street frontage within the Zone shall be landscaped with appropriate street trees planted at an interval of 25'-40' depending on species and shall be no less than 2 ½ inch caliper in size properly staked and burlapped consisting of the following recommended tree species: Hedge Maple (25' spacing); Trident Maple (25' spacing); October Glory Red Maple (40' spacing); Red Sunset Maple (40' spacing); Legacy Sugar Maple (40' spacing); Commemoration Sugar Maple (40' spacing); Green Mountain Sugar Maple (40' spacing); Gingko (30' spacing); Aristocrat Pears (25' spacing); Sargent Cherry (25' spacing); Okame Cherry (25' spacing); Littleleaf Linden (40' spacing); or equivalent species to those recommended by the Township or as recommended by the Township Landscape Architectural Consultant. Alternate landscaping shall be provided where existing conditions render the above standards impracticable.

6. All plant material used must be able to withstand the urban environment and shall be planted consistent with standards as established by the American Association of Nurserymen. A planting schedule, including botanical name, common name, quantity and size, shall be provided by the developer as part of the Site Plan Application. Any landscaping that dies within two (2) years of planting shall be replaced.

7. Lighting fixtures shall be appropriately located and have a comprehensive decorative design theme. The lighting fixtures shall be of pedestrian scale no more than fifteen (15) feet in height and of uniform design throughout the Redevelopment Area. All lighting fixtures shall be selected from those available through the utility company serving the municipality, such that they can be and shall be maintained by the utility company.

8. Lighting within each site and along all street rights-of-way shall be sufficient to illuminate all areas and provide for a safe, evenly illuminated environment. However, care should be taken to shield or direct all lighting sources in such a way as to avoid glare and spillage of light into adjacent residential properties.
9. On-site lighting fixtures shall be in scale with the size of the project. Bollard type lighting and/or pedestrian scale lighting of no more than fifteen (15) feet in height is encouraged.
10. All fencing is subject to review and approval by the Planning Board.
11. Decorative paving materials are encouraged - but not required - where appropriate, especially at major focal points along the streetscape and along the curb line in the tree planting and lighting strip.
12. Open space areas should be designed to be consistent with the character of the Area, whether redeveloped for non-residential or residential use. Playground equipment and street furniture, such as benches, waste containers, bicycle racks, and bollards shall be selected to enhance the Area, and shall be subject to review and approval by the Planning Board. Lighting fixtures in particular should be selected to be consistent with the theme of any planned residential development.

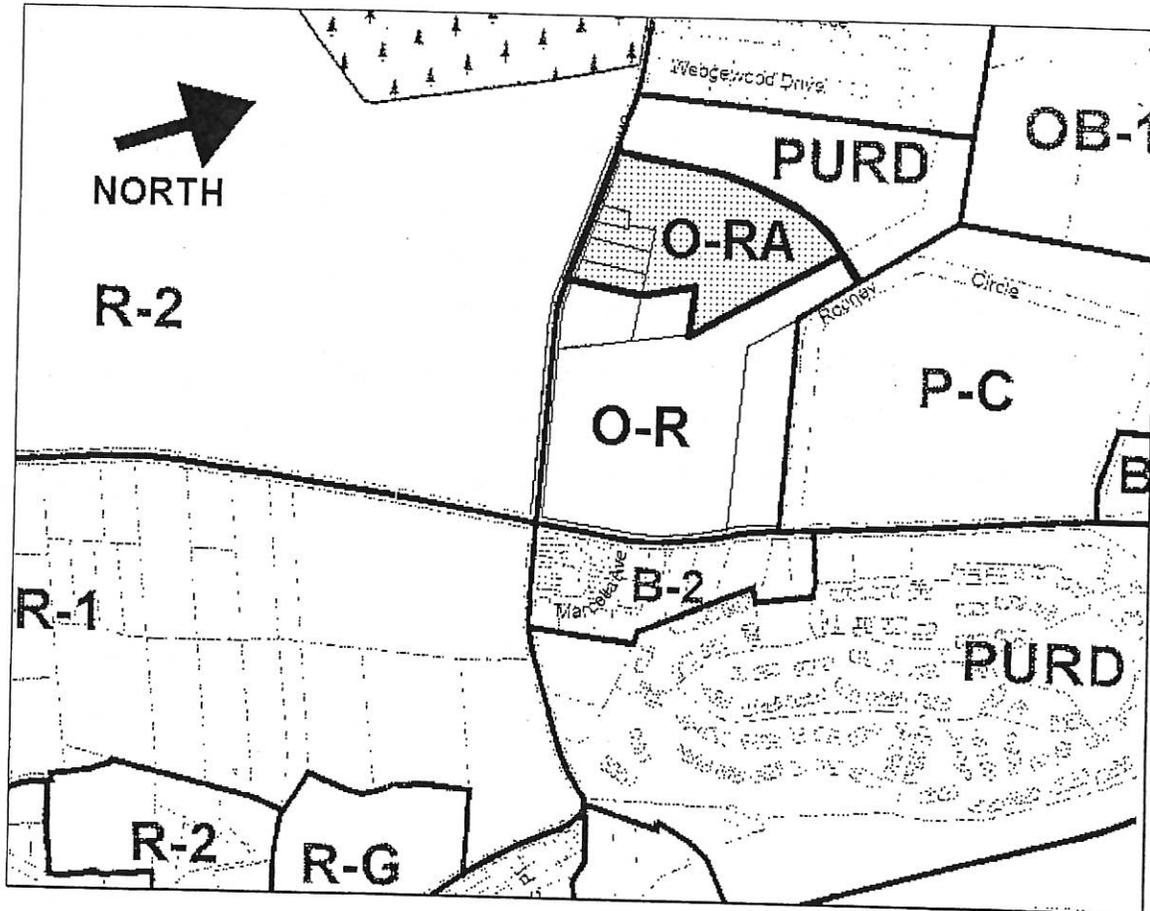
VII. SPECIFIC LAND USE REGULATIONS

All new construction shall be in conformance with the requirements of this Plan and the following land use regulations. The land use district within this Plan, referred to as O-RA Office Redevelopment Alternative Zone, is shown on Map #3 – Land Use Map and Proposed Amendments to West Orange Zoning Map.

It is the intent of the Organon Site Redevelopment Plan to encourage the redevelopment of the Organon Site as a non-residential land use or, alternatively after certain findings, as a residential land use. Redevelopment for non-residential land use is strongly preferred. The residential use alternative is only to be accommodated if and only if it is reasonably determined by the Township Council that non-residential uses are not feasible given real estate market conditions, economics, building and site conditions, and/or related considerations such as, but not limited to, environmental standards, health codes or other similar circumstances, or as otherwise may be provided in a Redevelopment Agreement.

The land use regulations described herein shall supersede the development standards in the Township of West Orange Land Development Ordinance. The Zoning Map in the West Orange Land Development Ordinance shall be amended to designate the Organon Site as within the O-RA Office Redevelopment Alternative Zone as described in this Organon Redevelopment Plan. The legend on the Zoning Map should be amended to list the O-RA Zone and the lists of zones in Section 25-3.1 of the Land Development Ordinance should reference the O-RA Zone and this Organon Site Redevelopment Plan as the source of regulations for development.

MAP #3
LAND USE MAP AND PROPOSED AMENDMENT TO
WEST ORANGE ZONING MAP



O-RA Office Redevelopment Alternative Zone

A. Preferred Non-Residential Use

- 1. Permitted Principal Uses and Structures** Permitted non-residential uses within the O-RA zone shall include and be specifically limited to the following: General, administrative, professional and medical offices. Medical facilities including hospitals, imaging centers, clinics and similar diagnostic and treatment facilities. Research laboratories. Private schools including private technical, vocational, or other commercial schools. Data

processing and other business information centers. Internet hosting facilities. Emergency backup office or information processing centers or similar business interruption facilities. Self storage facilities including an accessory dwelling unit for management/security purposes. Rooftop communication transmission and reception antennae including, but not limited to, wireless carriers (excluding towers for such uses). Surface parking and parking decks, including parking facilities serving uses on adjacent properties, provided however, that should the parking deck be shared between adjoining office uses that the developer shall submit to the Planning Board for their approval a detailed shared parking demand analysis demonstrating the availability of adequate parking sufficient to accommodate the parking demand generated by all affected users. Accessory uses for the above principal uses including recreational and meeting facilities for use primarily by on-site residents.

2. Permitted Accessory Uses and Structures Accessory uses, buildings and structures for the above principal uses including parking decks.

3. Bulk Standards

Minimum Lot Size: Ten (10) Acres

Building Setbacks: Minimum 50 feet required setback to existing public street right of way.

Minimum 10 feet required setback to property lines other than existing public street rights of way.

Building Height: Existing buildings shall be considered to have a conforming building height and any reconstruction, replacement or building

additions shall be permitted to match the maximum height for new construction. For new construction on lands not currently occupied by a building footprint, the maximum building height shall be 48 feet measured from the highest point of the perimeter of the footprint of the proposed building. Parapet walls, elevator enclosures, HVAC equipment and other rooftop appurtenances shall be permitted to exceed the maximum building height on existing or new buildings by no more than 15 feet provided such rooftop appurtenances do not cover more than 20% of the total area of rooftop surfaces, and provided that such facilities are centered on the roof and appropriately screened.

Maximum Building Coverage:	60% excluding parking decks 75% coverage including parking decks
Maximum Lot Coverage:	80%
Open Space:	20%

4. Other Requirements

- a. The use shall not create any nuisance beyond the boundaries of its lot by reason of the emission of dust, odors, fumes, noises, vibrations or excessive light.
- b. The use shall not involve production of any commodity for sale or distribution at that location nor regular receipt of material and shipment of products, except, however, that the foregoing limitations and restrictions on

the production, sale and distribution of commodities and the receipt and shipment of materials and products shall not apply in the case of a pharmaceutical laboratory for research development, processing and compounding of drugs and medicines, provided that such pharmaceutical laboratory shall comply in all respects to the other requirements of this chapter and all other applicable Township ordinances.

c. Provision shall be made for adequate and suitable access facilities for traffic from public streets and sidewalks, and for directional signs, so as to assure the public safety and avoid traffic congestion.

d. Provision shall be made for adequate and suitable planting and screening within the property adjacent to any street lines which bound the property, which screening and planting should be an appropriate mixture of evergreen and deciduous plant material. Furthermore, no plantings are to be located in the exit driveways which would interfere with the motorists' line of sight.

e. Provision shall be made in the preliminary site and building plans for truck loading bays and truck service areas and driveways, which shall be appropriately screened to minimize visibility, (with the exception of drive up exterior doors associated with self storage facilities), and which shall be provided with entry and exit driveways for trucks on the rear facade of the building, i.e., on the side opposite from the principal public entrance (with the exception of existing buildings).

f. Provision shall be made in the preliminary site plan for the general landscaping of all areas not specifically assigned to buildings, streets, private driveways and parking areas, and for the screening of parking areas and landscaping thereof in a manner deemed acceptable to the Planning Board.

g. Indoor Storage and Loading. No visible display of waste, trash or scrap and no open storage of material of any kind shall be permitted.

B. Alternative Residential Use

1. Permitted Principal Uses and Structures Multi-family residential including townhouses shall be permitted should it be reasonably determined by the Township Council that non-residential uses are not feasible given real estate market conditions, economics, building and site conditions, and/or related considerations such as, but not limited to, environmental standards, health codes or other similar circumstances; or as otherwise may be provided in a Redevelopment Agreement.

2. Permitted Accessory Uses and Structures Parking decks including usage by office occupants on adjacent properties shall be permitted provided however, that should the parking deck be shared between adjoining office uses that the developer shall submit to the Planning Board for their approval a detailed shared parking demand analysis demonstrating the availability of adequate parking sufficient to accommodate the parking demand generated by all affected users. Accessory uses for the above principal uses including recreational and meeting facilities for use primarily by on-site residents.

3. Bulk Standards – Multi-Family / Mid-Rise Residential Development

Minimum Lot Size: Five (5) Acres

Minimum Lot Width: None

Minimum Lot Depth: None

Minimum Distance
Between Buildings: 35 feet

Minimum Building Setbacks: 50 feet to exterior public street rights-of-way. 25 feet to exterior property lines or Organon Site boundaries which are not exterior public street rights-of-way.

Minimum Rear Yards:	None
Building Height:	4 stories of residential use over a parking level. Mezzanine space in an upper level residential unit shall not be counted as a story. Maximum of 55 feet to the highest principal roof surface measured from the average grade level around the base of the building below the building component and calculated at 10 foot intervals around the perimeter of the building component.
Maximum Building Coverage:	35% of lot area excluding parking decks.
Maximum Lot Coverage:	60% of lot area.
Maximum Density:	25 dwelling units per acre. Maximum of 254 dwelling units.
Open Space:	The total amount of common open space including sidewalks, decorative paved areas or other passive recreation facilities, swimming pools, tennis courts and other recreational facilities, shall be not less than forty (40%) percent of the total tract being considered.

4. Other Requirements

- a. Provision shall be made for adequate and suitable access facilities for traffic from public streets and sidewalks, and for directional signs, so as to assure the public safety and avoid traffic congestion.

b. Provision shall be made for adequate and suitable planting and screening within the property adjacent to any street lines which bound the property, which screening and planting should be an appropriate mixture of evergreen and deciduous plant material. Furthermore, no plantings are to be located in the exit driveways which would interfere with the motorists' line of sight.

c. Provision shall be made in the preliminary site plan for the general landscaping of all areas not specifically assigned to buildings, streets, private driveways and parking areas, and for the screening of parking areas and landscaping thereof in a manner deemed acceptable to the Planning Board.

d. Provisions shall be made for trash compactors and recycling facilities to be appropriately distributed to serve the site development. Such facility shall be fully screened in a manner acceptable to the Planning Board.

e. Provision shall be made in the preliminary site plan for the general landscaping of all areas not specifically assigned to buildings, streets, private driveways and parking areas, and for the screening of parking areas and landscaping thereof in a manner deemed acceptable to the Planning Board.

5. Bulk Standards – Single Association Townhouse Development

Minimum Lot Size:	Five (5) Acres
Minimum Lot Width:	None
Minimum Lot Depth:	None
Building Setback:	50 feet to exterior public street right-of-way. 25 feet to exterior property lines or site boundaries which are not exterior public street rights-of-way. 15 ft. from interior roadways.

Maximum Cluster:	Townhouses may not exceed more than 10 units in a single connected cluster or 20 units maximum if counting vertically stacked units.
Minimum Distance Between Buildings:	25 feet
Minimum Rear Yards:	None
Building Height:	Maximum 3 1/2 story/42 feet
Maximum Building Coverage	50% of lot area
Maximum Lot Coverage:	75% of lot area
Maximum Density:	12 dwelling units per acre. Maximum of 120 dwelling units*
Open Space :	The total amount of common open space including sidewalks, decorative paved areas or other passive recreation facilities, swimming pools, tennis courts and other recreational facilities, shall be not less than twenty five (25%) percent of the total tract being considered.

6. Other Requirements

- a. Provision shall be made for adequate and suitable access facilities for traffic from public streets and sidewalks, and for directional signs, so as to assure the public safety and avoid traffic congestion.

* The maximum density under multi-family / mid-rise residential development shall govern in the event there are a combination of townhouses and multi-family / mid-rise residential buildings.

b. Provision shall be made for adequate and suitable planting and screening within the property adjacent to any street lines which bound the property, which screening and planting should be an appropriate mixture of evergreen and deciduous plant material. Furthermore, no plantings are to be located in the exit driveways which would interfere with the motorists' line of sight.

c. Provision shall be made in the preliminary site plan for the general landscaping of all areas not specifically assigned to buildings, streets, private driveways and parking areas, and for the screening of parking areas and landscaping thereof in a manner deemed acceptable to the Planning Board.

d. Provisions shall be made for trash compactors and recycling facilities to be appropriately distributed to serve the site development. Such facility shall be fully screened in a manner acceptable to the Planning Board.

e. Provision shall be made in the preliminary site plan for the general landscaping of all areas not specifically assigned to buildings, streets, private driveways and parking areas, and for the screening of parking areas and landscaping thereof in a manner deemed acceptable to the Planning Board.

VIII. PARKING AND LOADING REQUIREMENTS

A. Minimum Off-Street Residential Parking Requirements

Minimum parking requirements for residential uses shall be in accordance with Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 et seq.) including de minimis exceptions authorized in N.J.A.C.5:21-3.1.

B. Minimum Off-Street Non-Residential Parking Requirements

One space for each 250 square feet of building gross floor area provided that a lesser amount of parking actually constructed shall be permitted where it can be demonstrated that additional conforming surface parking or additional conforming deck parking can be constructed to satisfy the full parking requirement and that the amount of parking actually constructed satisfies the parking demand by the proposed building users with the following exceptions:

Medical facilities shall provide the greater of one space for each 200 square feet of building gross floor area or one parking space for each professional person, plus one parking space for each employee plus two parking spaces for each examination room, not including a room for x-ray examination in a medical or chiropractic office or clinic plus two additional spaces for each dental chair.

Self storage facilities shall provide a minimum of 8 parking space for customers and office personnel at the office location and sufficient temporary parking spaces demonstrated to serve the users of the storage facilities.

Data processing and other business information centers, internet hosting facilities, emergency backup office or information processing centers or similar business interruption facilities. and the like shall provide the lesser of

(i) one space for each 250 square feet of building gross floor area, or (ii) one and $\frac{1}{4}$ spaces (1.25) for each full-time employee planned for occupancy at the facility.

C. Automobile Parking Spaces

Auto parking spaces must be a minimum of 9 feet wide by 18 feet deep. The placement of a curb-stop up to two (2) feet within the required parking space depth is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang the said curb-stop a like distance without infringing on required landscaping, pedestrian areas or adjacent parking spaces. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided with the approval of the Planning Board and shall be a minimum of 8 feet wide by 15 feet deep.

D. Loading Requirements

Developers shall demonstrate that sufficient off-street loading will be provided to meet the needs of the proposed use. Loading operations shall be conducted so as to minimize conflicts with traffic circulation. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.

E. Additional Parking and Loading Requirements

Off-street parking shall be coordinated with the public street system serving the project area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.

Parking and loading areas shall be separated from streets. Access to said areas shall be clearly designated and arranged so as to avoid the backing in

and out of vehicles onto the street right-of-way to the greatest extent practical, and to limit conflicts with pedestrian areas.

All required parking and loading areas for development projects within the Redevelopment Area shall be provided off-street. All such parking and loading areas shall be graded and paved with a durable dust free surface, adequately drained, and use poured in place concrete curbs.

The off-street parking may be provided at grade, in a garage or structure under or within the residential buildings or in a common parking area on a separate lot within the Redevelopment Area.

IX. PERMITTED SIGNAGE

No signage is permitted within the Redevelopment Area other than that permitted below.

- A. Each residential building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
- B. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.
- C. Each multi-family building may provide an identification sign of reasonable size, as approved by the Planning Board, which may indicate the name of building or project. In addition, any community facility associated with a multi-family building may have one sign.
- D. Commercial Signage – All signage must be designed to be compatible with the architectural and color scheme of the building to which it is attached. All signage that is to be illuminated shall utilize exterior lighting, unless said lighting is reviewed by the Planning Board and expressly approved by resolution of the Planning Board. Permitted sign dimensions and location shall be as currently permitted in the OR Zone.
- E.. During construction, one (1) sign for each project or development may be displayed indicating the name of the project, developer, design professionals, general contractor, sub-contractor, financing institution and/or public agency officials (as applicable and appropriate). The sign area shall not exceed one hundred (100) square feet. Said sign shall be removed upon the issuance of a Certificate of Occupancy.

X. CIRCULATION PLAN

The Organon Redevelopment Plan encompasses an area that is well integrated into the local street system of the Township of West Orange. The Township's Master Plan Land Use Map designates Mt. Pleasant Avenue as a Principal Arterial Roadway and Marion Drive as a Sub-Collector Street. A portion of the Organon site is shown to be within a proposed impact fee district associated with the Prospect Avenue Corridor (which has not been implemented by ordinance). As such, the circulation plan primarily envisions improvements to the existing road/street system, and internal roadways rather than the creation of new streets.

XI. ACQUISITION PLAN

The property within the Organon Redevelopment Area boundary -- shown on Map #2 as a solid black line and comprised of approximately eleven (11) acres of the 12.629 acres contained in Block 155, Lot 26 -- is proposed to be acquired. Acquisition by eminent domain will be pursued only if it becomes necessary to create properly planned and developable land within the Redevelopment Area.

XII. RELOCATION PLAN

The buildings located on the Organon site are presently vacant. Therefore, there will not be any relocation of persons or businesses as a result of this Plan.

XIII. AFFORDABLE HOUSING REQUIREMENTS

A. Any non-residential development within the Organon Redevelopment Area shall satisfy the need for housing low and moderate income households generated by that development in accordance with and as determined by the current or amended:

- Third Round Substantive Rules of the New Jersey Council on Affordable Housing (COAH) [N.J.A.C. 5:94-1.1 et seq.];
- Township of West Orange Housing Element and Fair Share Plan adopted by the Planning Board on November 2, 2005 and approved for petition to COAH by Township Council on November 22, 2005; and
- Township of West Orange Growth Share Ordinance adopted by Township Council on July 19, 2005.

B. Any residential development within the Organon Redevelopment Area shall satisfy the need for housing low and moderate income households generated by that development by building the required number of affordable housing units on-site in accordance with and as determined by the current or amended:

- Third Round Substantive Rules of the New Jersey Council on Affordable Housing (COAH) [N.J.A.C. 5:94-1.1 et seq.];
- Township of West Orange Housing Element and Fair Share Plan adopted by the Planning Board on November 2, 2005 and approved for petition to COAH by Township Council on November 22, 2005; and
- Township of West Orange Growth Share Ordinance adopted by Township Council on July 19, 2005.

C. Maximum Sales/Rental Prices: Sales prices, rental prices and bedroom mix shall be in accordance with COAH rules and regulations.

D. Affordable Distribution: The affordable units shall be dispersed throughout the O-RA District and shall from the exterior generally be indistinguishable from the market-rate units. Without regard to available buyer upgrades, it is also preferable, but not required unless COAH regulations so mandate, if the interiors of the affordable units are generally indistinguishable from the market-rate units.

E. Affordability Restrictions: All affordable dwelling units constructed within the O-RA District shall be deed restricted to remain affordable in accordance with COAH requirements. If there are local, state and/or federal funds used as a capital subsidy for the affordable units, then these programs may require more restrictive affordability controls, which shall prevail.

XIV. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density, circulation, public utilities, and other public improvements.
- B. The Plan has laid out various strategies in order to carry out the objectives of redevelopment through this Plan.
- C. The Plan has provided proposed land uses and building requirements for the redevelopment area.
- D. The acquisition plan, which is a part of this Plan, shows property to be acquired, if necessary.
- E. The most recent Master Plan document dated December 2003 was adopted by the Planning Board on January 26, 2004. The document was a reexamination report of the Township's prior 1997 and 2000 reexamination of the Township's 1989 Master Plan. The 2004 Master Plan Reexamination Report essentially reaffirms the Township's prior planning documents and incorporates recommended modifications to out-of-date policies.

Because the Organon site closure occurred after the preparation of the last master plan reexamination, there is no specific discussion of the site in the document. There are no specific recommendations concerning the property and no zoning changes are proposed that affect the Study Area. However, the plan identifies the area including the Organon Study Area as the Essex

Green Regional Commercial Area which highlights the area's strategic importance as a vital commercial center. The Plan further notes that the area is poorly served by mass transit and recommends that transit services be expanded to this area.

The current West Orange Township Land Development Ordinance (Zoning Ordinance) was adopted on March 15, 1988 and revised by amendments through 2006. The Zoning Ordinance is generally consistent with the recommendations of the Master Plan and consistent with the prevailing land uses located in the area as described above. The Study Area is zoned O-R, Office Research which is consistent with the historic use of the site. The O-R zone permits the following uses: office buildings, research facilities, post office, civic center uses limited to assembly hall and non-commercial indoor recreation facilities.

The zoning of the Essex Green Shopping Center to the north is P-C, Planned Shopping Center; the commercial corridor along Prospect Avenue to the east is zoned B-2, Retail Business; the townhouse developments are encompassed within the PURD or Planned Unit Residential Zone and the single-family homes are in the R-5 zone.

The local land use objectives for the Township of West Orange are stated in the 1989 Master Plan (as amended in 1992 and reexamined in 1997 and 2000) and are reviewed in the latest Reexamination Report. The Organon Site was recommended for an O-R Office Research designation on the Land Use Plan, which was intended to recognize existing or approved commercial development with the understanding that a major concentration of office and retail activity was located at the interchange of Interstate Route 280 and Prospect Avenue.

One of the objectives of the 1989 Master Plan is to "encourage the continued economic development of the community." Additionally, one of the principles of the Master Plan is to "locate public, commercial, 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."

Under the heading of Economic Development, the latest Reexamination Report noted the following: "Development that generates employment opportunities and beneficial commercial/retail activity should continue to be encouraged where it is compatible with adjacent land uses, and sensitive natural features, and should be balanced by the need to maintain adequate public infrastructure and facilities, services, and pedestrian and vehicular circulation patterns".

The encouragement of non-residential uses for the Organon Site is substantially consistent with the 1989 Master Plan. The alternative of multi-family development, including townhouses, is not substantially consistent with the recommendations of the Master Plan. However, should the residential alternative be implemented owing to difficulties in attracting non-residential uses, the proposed residential reuse is consistent with recognized planning principles which seek to encourage residential concentrations in proximity to established commercial centers. In addition, there are several residential developments within the immediate surrounding area. There is a small-scale townhouse development located immediately to the west of Marion Drive (known as Essex Green Villas) and there are single-family homes further west of the townhouses. In addition, there is a larger-scale townhouse development northeast of the Redevelopment Area located off Prospect Avenue directly across from the Essex Green Shopping Center (known as Eagle Ridge Townhouses).

Mt. Pleasant Avenue is a Principal Arterial Roadway and Marion Drive a Sub-Collector Street. A portion of the Organon Site is shown to be within a proposed impact fee district associated within the Prospect Avenue Corridor (which has not been implemented by ordinance). The Master Plan offers no recommendations related to public transportation, public utilities or recreational and community facilities which affect the Organon Site.

F. The Redevelopment Area is near the center of the Township of West Orange and is not proximate or contiguous with any adjoining municipalities. Therefore, this Redevelopment Plan will not conflict with or adversely effect the development of any adjoining municipality.

G. Although the County of Essex has an older master plan, which has not been updated in many years, the Plan is in general compliance with the Essex County Master Plan.

H. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan dated March 1, 2001. This Plan is consistent with the State Plan in terms of: Goal #1 - "Revitalize the States Cities and Towns; Goal #3 - "Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey"; Goal #6 - "Provide Adequate Housing at a Reasonable Cost"; and Goal #8 - Ensure Sound and integrated Planning and Implementation Statewide". In addition, the policies advanced in the Organon Redevelopment Plan are consistent with the policies for Metropolitan Planning Areas (PA-1) of the State Plan, which encourages efficient use of existing resources in urbanized areas.

I. The plan is also consistent with New Jersey's Office of "Smart Growth" planning principles. "Smart Growth" means: planning, designing, and building livable communities in ways that make more efficient use of land and infrastructure improvements and in ways that protect the environment and

valuable natural resources. The twin aspects of "Smart Growth" are revitalizing cities and towns to encourage redevelopment and infill development, while also discouraging sprawl in suburban and rural areas through more compact development.

XV. PROCEDURES FOR AMENDING THE PLAN

A. This Plan may be amended from time to time upon compliance with the requirements of law.

B. No amendment to this Plan shall be approved without a review by the Planning Board at a public meeting, and a public hearing and adoption by Municipal Council in conformance with N.J.S.A. 40A: 12A-7. A copy of any proposed change to the Plan shall be filed with the Office of the Township Clerk.

Prepared by The Metro Company, LLC

Stuart Portney, P.P.
Professional Planner
NJ License # 2619


Signature _____ Date 8/17/06

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45:14A-1 et. seq. and regulations pursuant to N.J.A.C. 13:41-1.3.

ORDINANCE OF THE TOWNSHIP OF WEST ORANGE, IN THE COUNTY OF ESSEX, APPROVING A REDEVELOPMENT PLAN FOR THE ORGANON REDEVELOPMENT AREA

WHEREAS, the *Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment, the West Orange Township Council, by way of Resolution #31-06, adopted January 24, 2006, authorized and directed the Planning Board of the Township of West Orange (the "Planning Board") to conduct a preliminary investigation to determine whether the following area in the Township of West Orange (the "Area") meets the criteria set forth in *N.J.S.A. 40A:12A-5* and should be designated as an area in need of redevelopment:

A certain tract of land consisting of approximately eleven (11) acres of the 12.629 acres currently contained in Block 155, Lot 26, in the Township of West Orange, County of Essex, New Jersey, but not including 1.12 acres in the southeastern portion which is subject to a subdivision whereby approximately 1.12 acres will be added to Block 155, Lot 29 (an office building parcel currently containing 1.88 acres), commonly known as the Organon site; and

WHEREAS, as part of the investigation, the Planning Board retained the Metro Company (the "Planning Consultant"), to prepare a study and perform a preliminary investigation to determine whether the Area should be designated as an area in need of redevelopment; and

WHEREAS, the Planning Consultant prepared a study and performed a preliminary investigation of the Area and produced a report regarding the study and investigation (the "Report"); and

WHEREAS, the Planning Board reviewed the Report and heard from the Planning Consultant that the Area satisfies at least three criteria in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment, including subsections (a) (obsolete, substandard and unsafe buildings), (b) (abandonment of buildings previously used for commercial or industrial purposes) and (d) (faulty arrangement and obsolescent design of buildings); and

WHEREAS, the Planning Board heretofore duly adopted resolutions recommending to the Township Council that the Area be designated as an area in need of redevelopment; and

WHEREAS, the Township Council heretofore has acted on the recommendation of the Planning Board and adopted resolutions designating the Area as an area in need of redevelopment; and

WHEREAS, in April 2006 the Township issued a Request for Qualifications and Concept Plans ("RFQ") from private developers for the "Downtown Redevelopment Area"

which had been duly designated as an area in need of redevelopment by the Township, which RFQ in addition invited respondents to submit concept plans for the Area, if the respondent so chose; and

WHEREAS, in its response to the RFQ, Prism Green Associates IV, LLC ("Prism") provided the Township with a concept plan for the Area, and subsequently provided the Township with input as to a proposed redevelopment plan for the Area; and

WHEREAS, the Planning Consultant prepared a preliminary draft of a redevelopment plan for the Area, utilizing, among other things, the materials submitted by Prism; and

WHEREAS, the Township Council determined to utilize the Planning Board's expertise and experience in crafting a redevelopment plan for the Area; and

WHEREAS, in accordance with the provisions of the Act, specifically *N.J.S.A. 40A-12A-7*, on July 18, 2006 the Township Council adopted a resolution authorizing and directing the Planning Board to prepare a redevelopment plan for the Area and to transmit the same to the Township Council for its consideration; and

WHEREAS, to inform the Planning Board's discussion and deliberations in connection with the preparation of such a redevelopment plan, the Township provided the Planning Board with both the materials prepared by Prism and the draft redevelopment plan prepared by the Township's Planning Consultant; and

WHEREAS, on July 26, 2006, the Planning Board, at a duly noticed and constituted public meeting, presented a redevelopment plan for the Area (the "Proposed Plan", a copy of which is on file in the Office of the Township Clerk, attached hereto as Exhibit A and by this reference incorporated herein), as well as testimony from the Planning Consultant, and allowed all those present who wished to comment to be heard; and

WHEREAS, in the opinion of the Planning Board, the adoption of the Proposed Plan with the modifications recommended below is necessary and desirable in order to accomplish the effective redevelopment of the Area, and that such redevelopment would be in the best interests of the Township and its residents; and

WHEREAS, the Planning Board recognized that the Proposed Plan deviates in part from the Master Plan, and approved of such deviation, explaining within the Proposed Plan:

"The encouragement of non-residential uses for the Organon Site is substantially consistent with the 1989 Master Plan. The alternative of multi-family development, including townhouses, is not substantially consistent with the recommendations of the Master Plan. However, should the residential alternative be implemented owing to difficulties in attracting non-residential uses, the proposed residential reuse is consistent with recognized planning principles which seek to encourage residential concentrations in proximity to established commercial centers. In addition, there are several residential developments within

the immediate surrounding area. There is a small-scale townhouse development located immediately to the west of Marion Drive (known as Essex Green Villas) and there are single-family homes further west of the townhouses. In addition, there is a larger-scale townhouse development northeast of the Redevelopment Area located off Prospect Avenue directly across from the Essex Green Shopping Center (known as Eagle Ridge Townhouses).

Mt. Pleasant Avenue is a Principal Arterial Roadway and Marion Drive a Sub-Collector Street. A portion of the Organon Site is shown to be within a proposed impact fee district associated within the Prospect Avenue Corridor (which has not been implemented by ordinance). The Master Plan offers no recommendations related to public transportation, public utilities or recreational and community facilities which affect the Organon Site."; and

WHEREAS, for the reasons expressed by the Planning Board in the Proposed Plan, the Township Council concurs in this deviation from the Master Plan; and

WHEREAS, all notice requirements having been duly met, and the jurisdiction of the Planning Board properly invoked, the Planning Board by way of resolution adopted on July 26, 2006 recommended pursuant to N.J.S.A. 40A:12A-7(f) that the Township Council adopt the Proposed Plan with the amendments set forth below; and

WHEREAS, the Township Council has reviewed the Proposed Plan, and the proposed amendments set forth below; and

WHEREAS, the Township Council desires to approve the Proposed Plan in the form set forth in Exhibit A hereto, incorporating the modifications recommended by the Planning Board, as set forth below, and to direct that the Township's Zoning Map be amended and superceded to reflect the provisions of the Proposed Plan, as amended,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE, NO LESS THAN FOUR MEMBERS CONCURRING, AS FOLLOWS:

I. GENERAL

The aforementioned recitals are incorporated herein as though fully set forth at length.

II. ADOPTION OF PLAN

The Proposed Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A, is hereby approved, with the following modifications:

1. At page 20, change the "Minimum Lot Size" for Preferred Non-Residential Use from "Five (5) Acres" to "Ten (10) Acres".

2. At page 13, "Design Objectives and Requirements", item 7, add the following language:

All parts and components of satellite dishes, and television and radio antennas shall be screened from view or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture. In all cases, creative placement of said equipment is strongly encouraged in order to minimize the need for screening. Satellite dishes and television and radio antennas are prohibited from the front yard, front façade and/or front portion of any roof of any building.

III. AMENDMENT OF ZONING ORDINANCE

The zoning map of the Township is hereby amended to incorporate the provisions of the Proposed Plan, as amended herein.

IV. SEVERABILITY

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.

V. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.

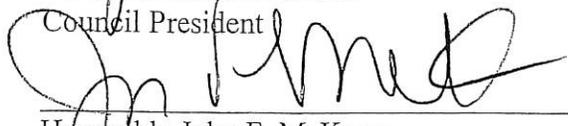
VI. EFFECTIVE DATE

This Ordinance shall take effect as provided in law.

Exhibit A

Proposed Plan

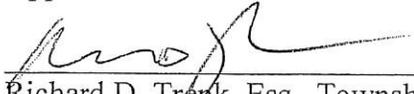

 Honorable John Skarbnik
 Council President


 Honorable John F. McKeon
 Mayor

Introduced: August 1, 2006

Adopted: August 15, 2006

Approved as to form on the basis of the facts provided:


 Richard D. Trenk, Esq., Township Attorney

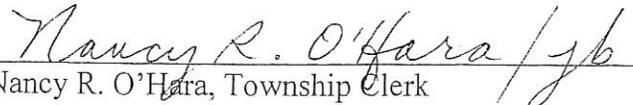
Introduction and First Reading:

COUNCIL	YES	NO	ABS	N.V.	AB	COUNCIL	YES	NO	ABS	N.V.	AB
Skarbnik, Pres.						McCartney					
Barnes				X		Parisi					
Giuditta											
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

Second Reading, Public Hearing and Final Adoption:

COUNCIL	YES	NO	ABS	N.V.	AB	COUNCIL	YES	NO	ABS	N.V.	AB
Skarbnik, Pres.						McCartney					
Barnes				X		Parisi					
Giuditta											
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

I HEREBY CERTIFY the foregoing to be a true copy of an ordinance finally adopted by the West Orange Township Council, in the County of Essex, at its meeting held on _____, 2006.


 Nancy R. O'Hara, Township Clerk