

Imagination

Restoration

Downtown Redevelopment Plan

Historic West Orange

Industry

Education

Preservation

Ingenuity

Prepared by: Heyer, Gruel & Associates

March 2003

Downtown Redevelopment Plan

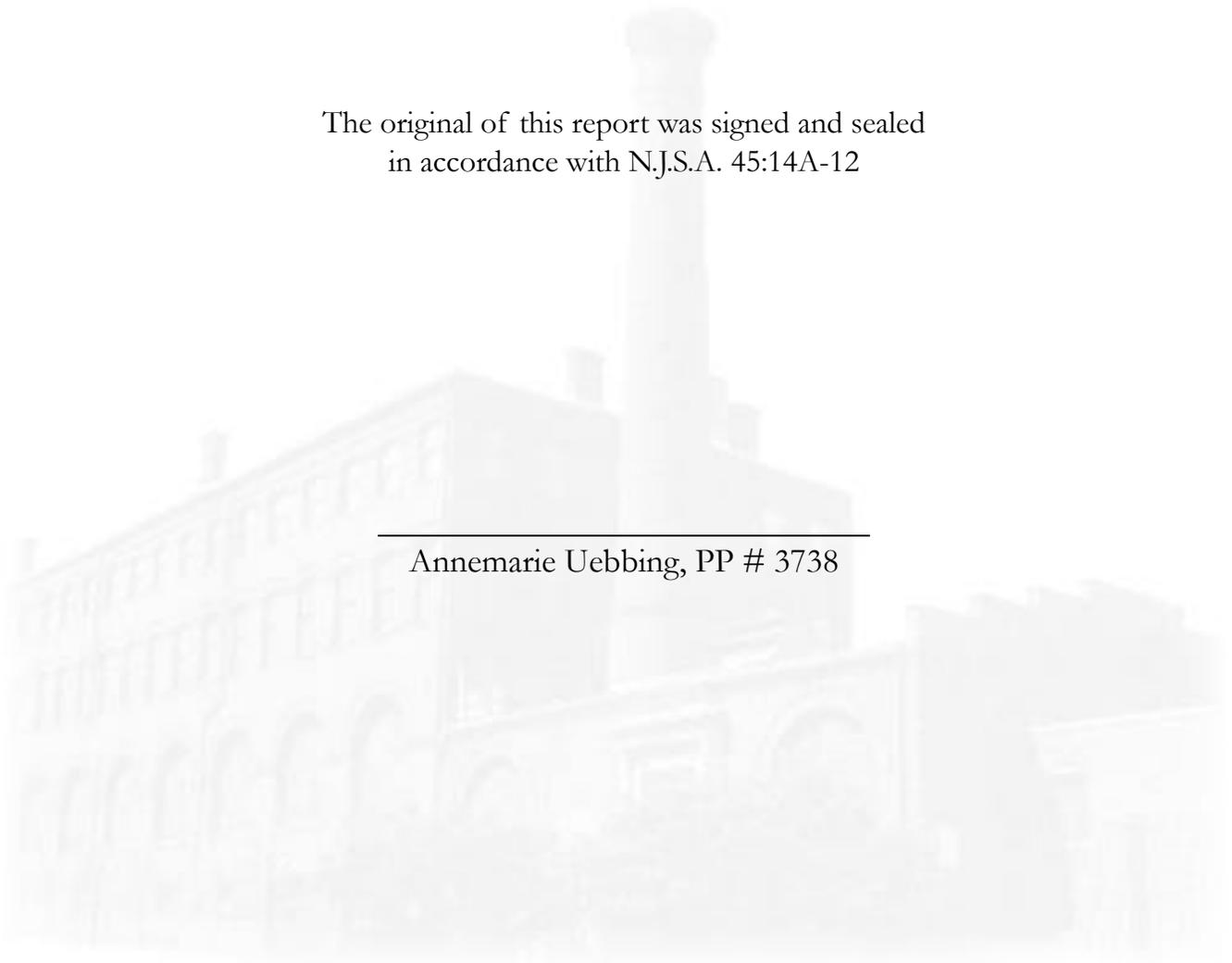
Historic West Orange

Township of West Orange
Essex County, New Jersey

March 2003

The original of this report was signed and sealed
in accordance with N.J.S.A. 45:14A-12

Annemarie Uebbing, PP # 3738



Downtown Redevelopment Plan

Historic West Orange

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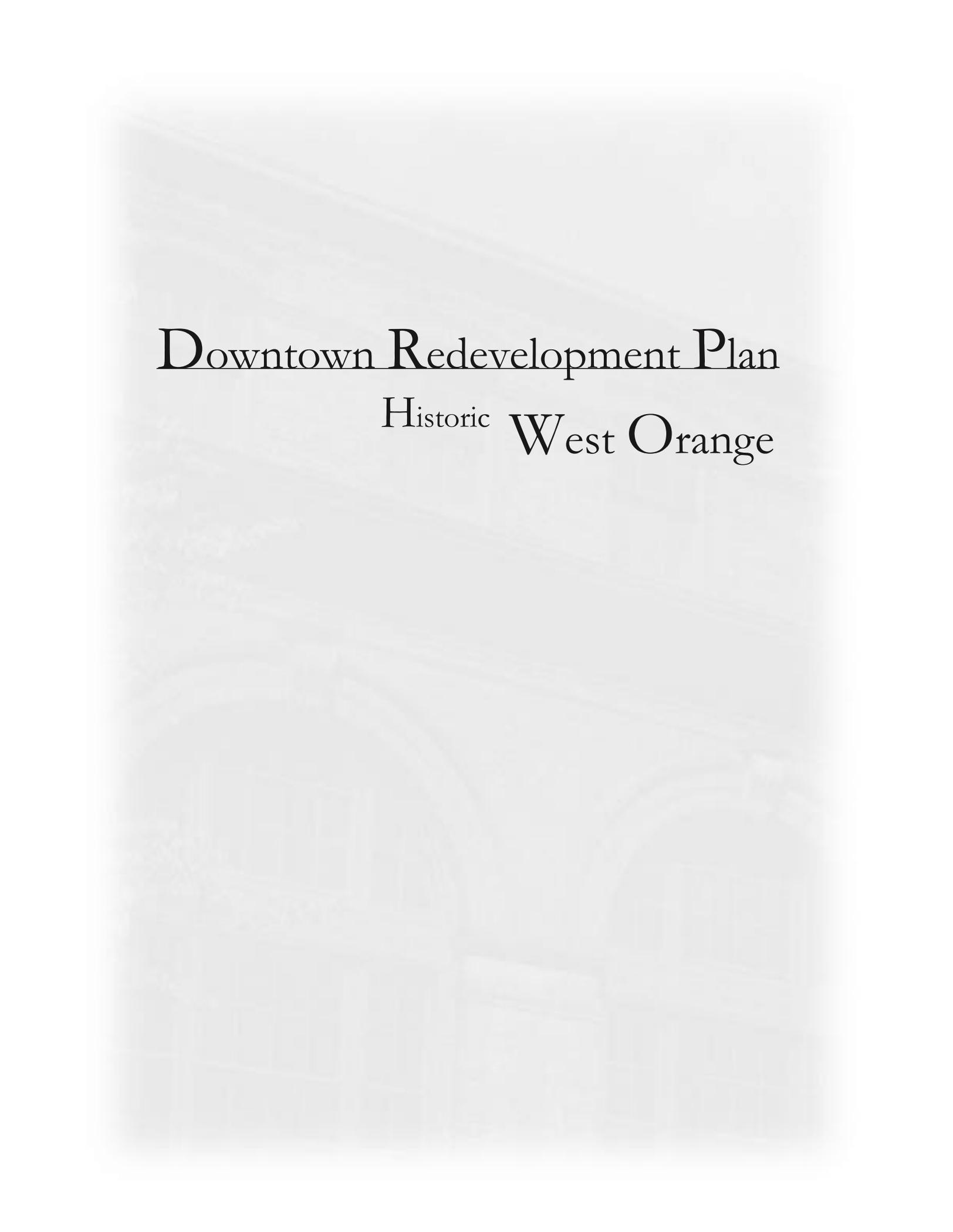
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Downtown Redevelopment Plan

Historic West Orange

INTRODUCTION

Planning officials, land use professionals, and developers all seem to agree that, in order to effectively revitalize older areas of a municipality, one of the most powerful planning and implementation strategies is the use of the redevelopment process in accordance with State statute. The first step in the process is the designation of an “area in need of redevelopment.” In 2000, at the request of the Mayor and Council of the Township of West Orange (the “Township”), the Planning Board of the Township of West Orange (the “Planning Board”) studied certain areas of downtown West Orange, and after conducting hearings on the matter, adopted a resolution recommending that certain areas within the West Orange downtown area (the “Downtown Redevelopment Area”) be declared “an area in need of redevelopment”. In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., the Township Council accepted the Planning Board’s recommendation and adopted resolutions declaring portions of the Downtown Redevelopment Area as an “area in need of redevelopment.” Town Council thereafter directed the Planning Board to produce a Redevelopment Plan, that is, the road map by which the “area in need of redevelopment” should be redeveloped.

Contents of a Redevelopment Plan

The Redevelopment Plan becomes the formal planning document guiding the redevelopment and revitalization of the Redevelopment Area. The Redevelopment Plan is statutorily required to include an outline for the planning, development, redevelopment or rehabilitation of the Redevelopment Area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the Redevelopment Area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Redevelopment Area that will be displaced including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the Redevelopment Area that is proposed to be acquired in accordance with the Redevelopment Plan.
5. 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 municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, C. 398 (N.J.S.A. 52:18A-196 et seq.)



REDEVELOPMENT AREA DESCRIPTION

West Orange Township is 12.15 square miles located in the center of Essex County with access to Route 280, the Garden State Parkway, and the New Jersey Turnpike. The Downtown Redevelopment Area is located in the southeastern corner of the Township. It consists of all lots in Blocks 64, 66, 115, 116, 116.02 and portions of Blocks 89, 114 and 117. The Downtown Redevelopment Area is bounded by the City of Orange to the southeast, Park Avenue to the southwest, Llewellyn Park to the northwest, and Kling Street to the northeast.

The Downtown Redevelopment Area is strategically located near historic Llewellyn Park, and the area encompasses the National Park Service's Thomas Edison Historic Site, the Edison Storage Battery Factory, and the Community House. Current land uses in the area include heavy and light manufacturing, auto salvage/recycle/scrap, bus parking, commercial uses, vacant land, community facilities, parking, and residential uses.

New Jersey Transit Bus Route #21 along Main Street serves the area. It is within walking distance to the Orange Train Station and within an easy drive to the South Orange Train Station, which provides direct access to midtown Manhattan.

The area currently has five types of zoning: R-T- two family residential; OB-1- office buildings; B-1- Retail Business; I- Industrial; and I-B- Industrial and Business. In addition, the area is within the Central Business District Overlay Zone, which provides regulations to enhance and preserve structures in this area. The uses and regulations of each of these zones vary and do not provide for a comprehensive redevelopment proposal.

Township Revitalization Efforts

In the Land Use Section of its 1997 Master Plan Reexamination Report, the Township set forth a policy initiative that directly related to the Downtown Redevelopment Area. The Reexamination Report includes the following paragraph entitled "Main Street - Valley Road Corridor":

The improvement and revitalization of commercial and residential areas within the Main Street - Valley Road Corridor should continue to be the focus of Municipal efforts and design review standards to encourage a unified building appearance, conservation of historic structures, street scape and parking improvements. ...In addition, the privately owned Battery Building and the Edison National Historic Site should be encouraged as key redevelopments in the district. The Township should help these projects and possibly form partnerships if needed. Parking is also a problem in this area.

The Reexamination Report also included the following objectives to guide the redevelopment process:



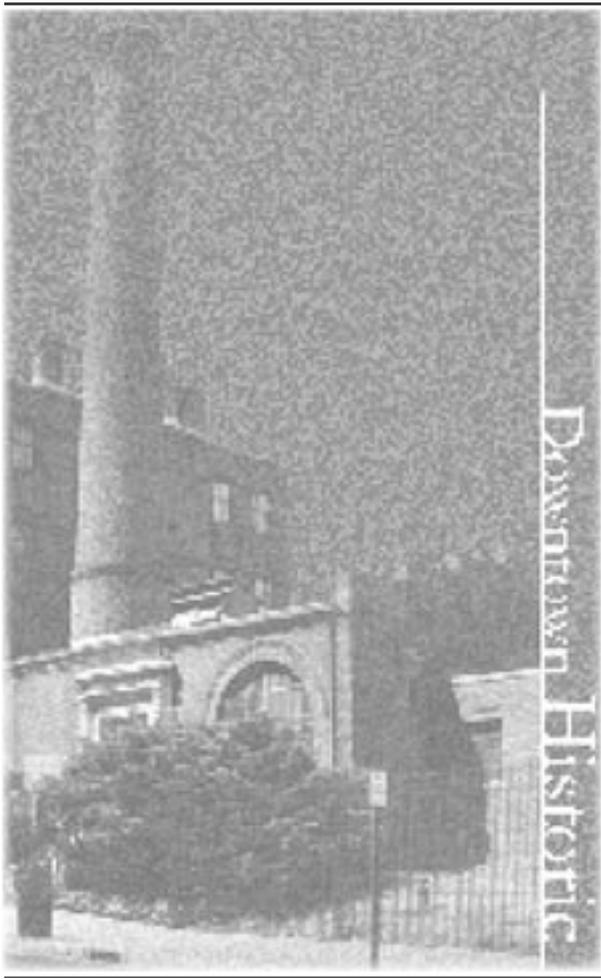
- Encourage the preservation of neighborhoods and the environment.
- Promote the preservation of historic buildings, structures, sites, objects, and districts, and maintain the appropriate settings for such places.

In addition, the following principles also provide guidance to the process:

- Locate public, commercial, and service uses at sites and locations which are suitable for their use environmentally, economically and geographically, and which can be adequately serviced by the public infrastructure.
- Protect and preserve the historic resources of the Township, and encourage the continued use of historic landmarks and facilitate their appropriate reuse.

Two organizations have been formed that provide oversight to the Township's revitalization efforts in the area- the Watchung Heights Neighborhood Association and the Downtown West Orange Alliance.

Watchung Heights Neighborhood Association – This area is part of the New Jersey Department of Community Affairs Neighborhood Preservation Program. This program has received funding of \$525,000 for a five year period and is in its third year of funding. The program funding for 2002 includes sidewalk repair, neighborhood housing repair, and programs for the youth. The program previously rehabilitated an old firehouse into a police sub-station and community center. This program serves residents of West Orange to the north of the Redevelopment Area.



Downtown West Orange Alliance- The Downtown West Orange Alliance manages a Special Improvement District (SID) that is comprised of 188 property owners and 300 businesses. The area encompasses four shopping districts along Main Street and Valley Road- Eagle Rock, Tory Corner, St. Mark's, and the Valley Section. There are 11 members on the Board of the Alliance. The role of the SID is to enhance and grow existing businesses, attract new businesses, and support traditional retail. Tory Corner is located immediately to the north of the Redevelopment Area. Some businesses projected for location within the Redevelopment Area also would be located within the SID; however, the Alliance would not focus its efforts on one specific area as it serves all four of the neighborhood/commercial districts.

These organizations, as well as the stated priorities of the Reexamination Report, document West Orange's commitment to the revitalization efforts in this area of the Township. These priorities would be further implemented through the adoption of this Redevelopment Plan.

OPPORTUNITIES AND CONSTRAINTS OF THE AREA

The Redevelopment Study Area, as referred to the Planning Board by Town Council, originally included a larger boundary area. However, after the initial public hearing process, the boundaries of the Study Area were realigned to eliminate most of the residential units in the area. The focus was concentrated on the commercial and industrial section of the area, the Historic Site, and the buildings fronting on Main Street.

As part of the redevelopment planning process, a study of the existing conditions was conducted to determine the opportunities and constraints of the area, and recommendations were made as to how to incorporate those resources and concerns into the Redevelopment Plan. The PMK Group, Consulting and Environmental Engineers, issued a Preliminary Environmental Evaluation for the West Orange Redevelopment Area, dated February 25, 2002, and a Preliminary Environmental Evaluation Addendum, dated April 15, 2002, both of which are incorporated into the Redevelopment Plan and attached as Appendix A. Schoor DePalma also prepared an Existing Conditions Report on traffic and parking conditions, which is incorporated into the Redevelopment Plan and attached as Appendix B. These reports, as well as baseline data collected by Heyer, Gruel & Associates, were incorporated into an Existing Conditions Report that was presented in the summer of 2002 to the committee of professionals and the administration as a resource for the preparation of the Redevelopment Plan. The contents of that Report have been summarized for inclusion in the Redevelopment Plan.

Historical Analysis and Character of the Area

The Township of West Orange was initially occupied by the Lenni-Lenape Indians, including the area of the Redevelopment Plan near what was known as Wigwam Brook. In the 1700's, quarrying was an important industry and residents of the township were considered "Mountain Men". A small hamlet was created at Washington and Main Streets, which was known as Williamstown. This area was later named Tory Corner. After the colony of Newark was created, residents moved west to the area that is now West Orange. In 1863, a section of the eastern slope of First Mountain was sectioned from the Township of Orange and joined the Township of Fairmount as the Township of West Orange. Llewellyn Park is the nation's first planned community. Washington School was built in 1895 and is still used by residents of the Downtown Redevelopment Area today.

The development of West Orange and specifically the Redevelopment Area were significantly affected by the presence of Thomas Edison and the Edison Industries. Edison's laboratory was a prototype for industrial development and research, and his site attracted local workers and international leaders. Edison worked at the site from 1887 to 1931.

The area started to experience growth and development starting in the 1890s as industry was attracted to cheap labor and inventions available in the area. A horse drawn carriage line between Orange and Livingston was converted to the first electrical car in 1892 along Eagle Rock Avenue, which is now Main Street. This line was later extended to serve the Edison Industries Complex. The Morris & Essex Rail lines skirted the Township, but traveled through Orange, increasing industry there and retail activity in the neighboring eastern corner of West Orange.

West Orange experienced growth as suburbanization spread through the first ring of towns in New Jersey surrounding New York City. While the population of West Orange has remained substantially constant, the school population is increasing as younger families are now replacing families that have aged in place with school age children.



Ongoing Activity in the Township

During the last five years, the Township of West Orange has continued to grow. The Annual Report of the Department of Planning and Development provides an analysis of this growth. Recent reports show gradual infill development coupled with additions to and remodeling of existing structures. The largest new housing development in recent years has been The Pointe at Crystal Lake. The Township issued 1,765 building permits of all levels in 2001, an indication of the amount of development activity, both in new construction and renovations of residential and commercial uses that is ongoing in the Township. Other important development and redevelopment projects include the Essex Green Shopping Center with movie cinema, the Residence Inn by Marriott, and the Wilshire Grande Hotel. The revitalization of the downtown area will be an important endeavor in the coming years.

With one hundred and fifty townhouses, The Pointe at Crystal Lake made a significant impact on the character of West Orange. This and other residential developments such as Harper Ridge, Paddock Farms, and Highview Gardens maintain the single-family character of the Town while enhancing and diversifying the housing stock. Residential homeowners continue to submit between 10 and 20 requests for “C” variances each year for additions to homes, garden sheds, in-ground pools, privacy fences, and wooden decks. These represent only a portion of the residential improvements performed each year to refurbish and improve the Town’s housing stock.

Several important commercial developments have been completed or are under construction in West Orange. A one hundred thirty three thousand square foot office building has been constructed at The Pointe at Crystal Lake. The developments at the Essex Green Mall continue as a movie cinema, new restaurant, various retail operations, and a Shop Rite have opened in the last five years. A thirty-five thousand square foot medical office building has been constructed at the corner of Pleasant Valley Way and Northfield Avenue. The A & P on Main Street was converted to a new CVS Drug Store. A Residence Inn by Marriott is open on Prospect Avenue adjacent to the Manor. This hotel contains one hundred and eighty rooms. There exists the potential for a new Courtyard by Marriott, with one hundred and thirty rooms at the Essex Green Mall. Also under construction is the Wilshire Grande Hotel, a ninety-seven-room hotel on Pleasant Valley Way.

While development continues to occur at a steady pace throughout the Town, progress in the Redevelopment Area has been slow. Within the Redevelopment Area, extremely few site plans and variances have been requested in the last five years. In November 1998, Block 114, lots 87 and 88 received approval for the construction of a parking lot for 22 cars. In February 1999, the West Orange Community House received amended site plan approval for an addition to the rear of the structure. In June 2000, Block 66, Lot 1 received an interpretation rescinding a zoning

violation for a communications tower. In April 2001, Block 116.02 Lots 1.01, 6, 8, and 10 received approval of a freestanding sign. In June 2001, Block 63, Lot 33 received a minor subdivision with “C” and “D” variances in order to create an auto storage yard.

Environmental Issues

The PMK Group conducted a preliminary environmental analysis of the area and determined that nothing within the area should reasonably prevent development consistent with the Redevelopment Plan. In fact while the Redevelopment Area does contain environmentally constrained sites, its level of contamination does not appear to be unduly heavy as compared to similar historically urban manufacturing areas.

The Township of West Orange has a rich history, much of it rooted in the work of Thomas A. Edison. While his work and that of many others in the field of science and research has enabled much of the progress of today, it has also left West Orange’s Downtown Redevelopment Area with some environmental constraints. An active manufacturing and research center for the past hundred years, the Redevelopment Area contains a number sites listed as environmentally challenged in various local, state, and federal databases. The PMK Group conducted a Preliminary Environmental Evaluation of the Downtown Redevelopment Area.

Among the activities used to determine the status of the properties in the redevelopment area, PMK obtained the most recent copies of New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site List, Sanborn Fire Insurance Maps, and an “Area Database Search” from Environmental Data Resources, Inc. (“EDR”). Also, a site reconnaissance survey was conducted from public thoroughfares, as well as a site visit to the Edison Battery Building.

The West Orange Redevelopment Area consists of 81 properties, which are comprised of 25 residential uses, 26 commercial/industrial/retail uses, 10 sites as part of the Edison National Historical Site, 3 mixed-use buildings, 2 municipal structures, and various parking lots, salvage yards, and vacant lots. The EDR report reviewed by PMK analyzes information from federal, state, and local agencies for the properties within the Redevelopment Area and those properties within a one-mile radius of the area.

In the Downtown Redevelopment Area, there are active or pending sites on the NJDEP Known Contaminated Site List. A PMK representative contacted NJDEP case managers to determine the status of each property. The Barton Press Site at 55 Lakeside Avenue contains groundwater contamination. A first round of groundwater sampling has taken place, and another round is required. The S & B Distributors at 27-41 Standish Avenue is on the list, but no further information has been determined. The Select Towing Services site, at 32 Ashland Avenue, once contained underground diesel storage tanks. None of the required reports have been submitted, and the state of remediation is therefore unknown. The West Orange Department of Public Works site at 25 Lakeside Avenue has been the subject of a Remedial Action Workplan, but no remedial work has been reported to the NJDEP. There is no estimated date of completion for the remediation of any of these four sites.

A representative of PMK visually surveyed the Edison Battery Building, still in use by several tenants. The survey revealed several potential areas of concern including transformers, exterior drains, various paints, lubricants, and other harmful fluids, minor staining on floor surfaces, asbestos-containing materials, and historic storage tanks. Much of the manufacturing and research conducted by Thomas Edison on batteries at this facility could have produced environmentally hazardous materials. The method of disposal of these materials is uncertain.

Sanborn Fire Insurance Maps were analyzed to discover the extent of industrial uses present throughout the last hundred years in the Downtown Redevelopment Area. Several structures have been demolished and/or rebuilt along with a number of more recent vintage structures in the area, creating uncertainty as to the original environmental condition of many of these properties. The extent to which these changes have covered or altered possible environmentally constrained sites is unknown.

In the visual reconnaissance survey conducted by PMK, vent pipes were observed in many residential areas. Additionally, asbestos-containing materials and lead-based paints may have been used in the area and may still exist in some structures. There are a number of underground and aboveground storage tanks that require further evaluation to determine the full extent of possible environmental contamination. Overall, the area requires further study with regard to the sites known and suspected of environmental constraints. However, the environmental status of this area is not irreparable or unduly constricting. As stated above, while the Redevelopment Area does contain environmentally constrained sites, its level of contamination does not appear to be unduly heavy as compared to similar historically urban manufacturing areas.

Parking and Circulation Issues

Description of Adjacent Roadways

The following are descriptions of the roadways contained within the study area:

Main Street

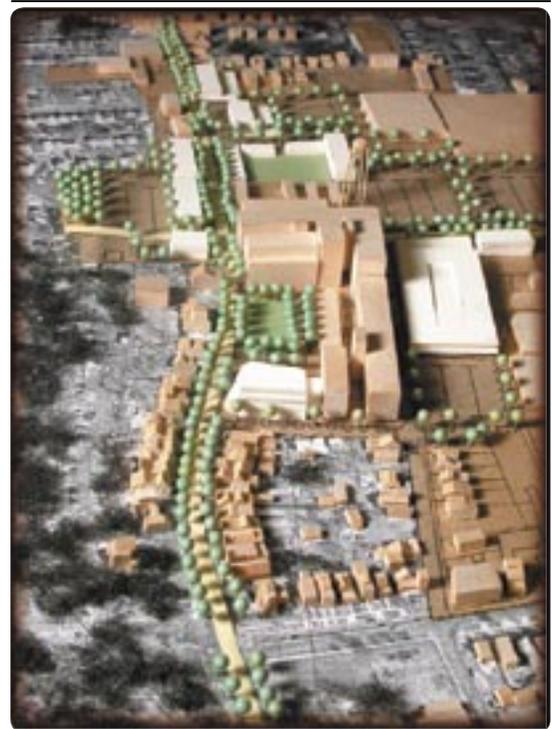
Main Street, a north/south County arterial, provides primary access to the Downtown Redevelopment Area. Within the area, Main Street has a variable right-of-way width ranging from 50 feet to 55 feet. Approximately 40 foot of pavement is provided. Parking is permitted along both sides of the roadway. During the morning peak hours, 7 AM to 9 AM, parking is prohibited along the westerly side of Main Street providing for two southbound travel lanes. Beginning at Babcock Place and running south, metered parking is provided along both sides of Main Street. Main Street is a through street with stop signs facing all intersecting streets with the exception of Park Avenue and Washington Street which are signalized intersections. Bus stops are located along Main Street in the vicinity of Park Avenue, Lakeside Avenue, and Babcock Place.

Park Avenue

Park Avenue is an east/west collector roadway intersecting Main Street opposite the entrance to Llewellyn Park. Park Avenue provides four moving lanes of traffic within a 100 foot right-of-way. Parking is restricted on the south side from 7 AM to 9 AM and on the north side from 4 PM to 6 PM.

Charles Street

Charles Street is an east/west roadway connecting Ashland Avenue to Main Street. Charles Street measures approximately 40 feet wide within a 60 foot right-of-way. Charles Street has alternate side of the street parking, with parking prohibited on the south side of Charles Street on Monday, Tuesday and Wednesday



Main Street Model

until 5 PM and on the north side on Thursday, Friday and Saturday. In addition, there is a loading zone on Charles Street in the vicinity of Ashland Avenue. There is access to a 65 car parking lot located on the northeast corner of Charles Street and Main Street.

Lakeside Avenue

Lakeside Avenue is a two lane east/west roadway and extends from the border of the City of Orange to Main Street. The roadway is approximately 40 feet wide within a 60 foot right-of-way. On the north side of Lakeside Avenue from Standish to the City of Orange, one hour parking is permitted, subject to the alternate side parking regulations which exist on both sides of Lakeside Avenue within that block. On the south side of Lakeside Avenue parking is prohibited between Standish Avenue and Main Street and on the north side it is prohibited for street cleaning on Mondays between 8 am and 10 am.

Alden Street – Babcock Place

Alden Street and Babcock Place are parallel east/west two lane roadways that terminate a short distance from Main Street. There is a 143 car parking lot servicing the CVS Pharmacy/supermarket on the east side of Main Street between Alden Street and Babcock Place. Access to the parking lot is provided via Main Street, Alden Street, and Babcock Place. Alternate side of the street parking is provided on Babcock Place, starting 120 feet from Main Street. There are several loading zones on Alden Street.

Kling Street

Kling Street, an east/west residential street located to the north of Babcock Place, forms the northerly boundary of the Redevelopment Area as does Columbia Street, an L shaped roadway connecting Washington Street to Watchung Avenue. There is alternate side of the street parking on Kling Street and on Columbia Street. There are several loading zones on the street that prohibit parking.

Ashland Avenue

Ashland Avenue is a two lane north/south roadway within a 50 foot right-of-way connecting Park Avenue to Lakeside Avenue. Parking is prohibited on the west side of Ashland Avenue between Charles Street and Lakeside Avenue. There are several loading zones that prohibit parking on the east side. Alternate side of the street parking is allowed between Park Avenue and Charles Street.

Standish Avenue

Standish Avenue, which runs north/south and also connects Lakeside Avenue with Park Avenue, is a two lane street within a 50 foot right-of-way. Parking is prohibited on the easterly side of Standish Avenue. There is one small loading zone on the westerly side of Standish Avenue.

a) Intersection Geometry

As stated previously, signalized intersections exist at Main Street and Park Avenue and Main Street and Washington Street-Franklin Avenue.

Main Street & Park Avenue

Main Street and Park Avenue intersect to form a right angle intersection south of the southerly boundary of the Redevelopment Area. The intersection is controlled by a three phase traffic signal that has recently been upgraded. North and southbound Main Street provides for two lanes of moving traffic at the intersection. While no specific

lane assignments are made on Main Street at its intersection with Park, the northbound right lane is used primarily for right turns to Park Avenue. Shortly after the intersection of Main and Park, Main Street provides parking that reduces the travel lanes northbound from two to one. Park Avenue provides for two approach lanes, both eastbound and westbound. The westbound Park Avenue approach operates as a left turn lane for the movement from westbound to southbound.

Main Street & Washington Street, Main Street & Franklin Avenue/Llewellyn Avenue

This intersection is actually two separate intersections that are operated as a single intersection under signalized control. Because of the proximity of the intersections, a single controller accommodates the traffic movements. Washington Street intersects Main Street from the east forming a T-type intersection. Franklin Avenue intersects Main Street from the northeast forming a Y-type intersection. Opposite Franklin Avenue, Llewellyn Avenue forms a fourth leg to the intersection. There are exclusive pedestrian movements across Main Street at Washington and across Washington at Main. A school is located on the east side of Main between Washington Street and Franklin Avenue.

The intersection is controlled by a multi-phased signal. Based on observations during the evening peak hour, as well as the Saturday mid-day peak hour, extensive queues were observed along the northbound leg of Main Street. The traffic signal plans, as obtained from Essex County, call for traffic actuation. Based on these observations, it was determined that the detectors are not functional and the signal is operating on what is called “recall”. Recall operation would maximize the amount of green time to every approach even if traffic is not present. It was thought that this could explain some of the congestion observed. The Essex County Engineer’s office was contacted and verified that the observations were correct.

c) Existing Traffic Volumes

The major intersections selected for study consist of Main Street and Park Avenue and Main Street and Washington Street. Traffic volume data for these intersections was obtained from the Essex County Engineering Department. The traffic volumes at the intersection of Main and Washington Street/Main and Franklin Avenue/Llewellyn Street were conducted in September of 2000 between the hours of 7 AM and 9 AM and 4 PM and 6 PM. The data at Main Street and Park Avenue was recorded in February of 1993 between the hours of 6 AM and 6 PM. In order to determine the adequacy of the data, updated traffic counts were conducted at these intersections in May of 2002. The following table shows a comparison of total intersection volume between the County data and the recent counts.

TABLE 1			
Street	Year	AM	PM
Park Avenue & Main Street	1993	1826	2295
	2002	2403	2347
Main Street & Washington Street	2000	1476	1470
	2002	1711	1485

As can be seen from the above table, there has been relatively little change over time during the evening peak hour at both locations. However, during the morning peak hour, at the intersection of Park and Main, the annual growth rate has been approximately 3% per year. At the intersection of Main and Washington, the annual growth rate has been 7.4% over the two year period. The major increase in traffic at both Main and Washington and Main and Park is the southbound morning peak hour flow.

Utility Plan

The Redevelopment Area is serviced by all utilities. Most utility lines are underground (water, sewer, phone, cable and some electric) while some of the electrical lines remain overhead. The lines are in the center of the streets located within the Redevelopment Area. The location of utility connections should not impact development within the Redevelopment Area.

Ownership

The ownership of property within the Downtown Redevelopment Area is varied. However, there are major landowners, including Barton Press; the Edison National Historic Site (National Park Service), the Joshua Rosenthal Trustee and the Township of West Orange. Several properties on Standish and Ashland Avenues are owned by individuals who are multi-property owners. Some of the properties within the Downtown Redevelopment Area have been listed as “to be acquired” to facilitate potential redevelopment.

Existing Conditions Summary

The Redevelopment Area contains many characteristics of older, first tier suburban New Jersey municipalities. The existing streets are burdened with increased traffic. A number of the sites contain minor environmental contamination as a result of their historical industrial use. The retail stores have suffered from shoppers traveling to local malls. Industrial uses are adjacent to residential uses creating traffic and loading concerns. However, the location of the Edison National Historic Site and the entrance to Llewellyn Park, bring special attention to this area. In addition, one major building, the Edison Storage Battery Building, which is a deteriorating industrial building, has a major impact on the area. Renovation and reuse of this building can create a major positive impact within the area. As West Orange continues to grow into the 21st Century, the Redevelopment Area can develop into a Civic and Retail Center for the Township. The opportunities exist, if the proposed plan is pursued.

Community Input

This Redevelopment Plan has been developed through an extensive public participation process. In February 2002, an initial public hearing was held at the Township Hall to explain the process and listen to items of concern from residents, businesses, and the community at large. Interested parties were asked to participate in a series of stakeholder meetings. Individual meetings have been held with institutions such as the West Orange Library, the Community House, the Board of Education and the School Superintendent, the Edison National Historic Site and the National Park Service, the Downtown West Orange Alliance, the Chamber of Commerce, and the Charles Edison Foundation. The Township also met with property owners including the owner of the Barton Press property (current and prospective owners, and business tenant), the Edison Storage Battery Building, the CVS site, 80 Main Street, and the Standish Avenue property owners. Meetings held with neighborhood groups include the Watchung Heights Neighborhood Association and the Llewellyn Park Association. Meetings were also held with individual council members.

Community input has been an important component helping to shape the development of this Redevelopment Plan. Issues were addressed from local and township wide perspectives. Minutes of the meetings were recorded and provided to a Core Committee that was comprised of Township staff, representatives of the Township Council and Planning Board, the Mayor and the Township’s consultants. The issues discussed at each of the stakeholder meetings were presented to the Core Committee with recommendations on how to address the concerns presented by the consultant team. These recommendations were either questioned or considered by the Core Committee for inclusion in the overall plan concept. In September 2002, another public meeting was held at the High School to present the overall goals of the Redevelopment Plan and discuss possible development scenarios to implement the

plan. Public comments were taken at the meeting. In addition, a two-week comment period was established for community residents to submit their comments and concerns in writing or by e-mail. These comments have been considered and incorporated into the final concept detailed in this Redevelopment Plan.

RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

- As mentioned above, there are two objectives included in West Orange’s Master Plan Reexamination Report that have guided the development of this Redevelopment Plan: Encourage the preservation of neighborhoods and the environment.
- Promote the preservation of historic buildings, structures, sites, objects, and districts, and maintain the appropriate settings for such places.

The consultant team was guided by these stated objectives in developing the Redevelopment Plan. The consultant team expanded upon these objectives in to developing the Redevelopment Principles that will guide the proposed redevelopment of the Downtown Redevelopment Area. The Redevelopment Principles are:

- Main Street is the focus of the Redevelopment Plan- Main Street is the historic start of the development of the Township and should be brought back to its original role as a main street.
- Downtown is a special area for the Township- This area should be developed to be the meeting space for residents of West Orange. Activities should be located in the downtown that will attract residents during the day and evening.
- Maintain the existing uses and promote new attractions- The Community House, Tory Corner, and the Edison National Historic Site are strong components of this neighborhood. The Development should incorporate the historic properties and enhance these existing uses. Some of the industrial uses on Standish Avenue have been members of the neighborhood for a long time. The redevelopment proposed for this area should enhance the existing uses and bring new activity and uses to the area that complement the existing mix of uses.
- Parking should be convenient- Most people will access this area by car. Parking should be provided adjacent to all of the major buildings so that it is convenient and attractive.
- The Redevelopment Plan is a process- The projects presented in this Redevelopment Plan will be built over several years and will be developed in phases.

The Reexamination Report, in the Land Use section, specifically referenced the Main Street- Valley Road Corridor as a special area. The Report stated that “The improvement and revitalization of commercial and residential areas within the Main Street- Valley Road Corridor should continue to be the focus of Municipal efforts and design review standards to encourage a unified building appearance, conservation of historic structures, street scape and parking improvements.” The Report continued “In addition, the privately owned Battery Building and the Edison National Historic Site should be encouraged as key redevelopments in the district. The Township should help these projects and possibly form partnerships if needed. Parking is also a problem in the area.”

Relationship of Plan to Township Land Development Regulations

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. In order to implement the Redevelopment Plan consistent with the goals and objectives of this Plan, the Plan supersedes the use, bulk, and design standards and provisions of the Township Land Development Regulations, unless otherwise specifically referenced. Other standards and submission requirements relating to all zones in the Township not specifically enumerated herein as detailed in the Township’s Land Development Regulations shall apply. The Township Zoning Map included in the Land Development Ordinance will be amended to indicate the Redevelopment Area to which the Redevelopment Plan applies.



Concept Plan

Any deviation from standards of this Plan that result in a “D” variance pursuant to N.J.S.A. 40:55D-70.d shall be addressed as an amendment to the Plan rather than via variance relief through the Township Zoning Board of Adjustment. “C” variance relief pursuant to Section N.J.S.A 40:55D-70.c may be addressed by the Planning Board through the development application process. All development must be approved by the Township Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq. and the Township Land Development Regulations.

DISTRICT STANDARDS

It is the intent of the Plan to encourage the development and redevelopment of the Area for a mix of uses in character with the Township and the Redevelopment Area. Proposed uses include public, commercial, residential, and historic uses. The following District Standards apply to the three individual Districts within the Area: Home Services, Historic, and Mixed-Use. The general Redevelopment Area-wide design standards contained in the General Design Standards section apply to all zones.

Definitions

Loft – The term loft refers to a type of unit that is typical of the conversion of commercial or manufacturing use to residential or office use. New loft construction is acceptable, but it must replicate the type of industrial conversion identified with loft units. A loft unit may include a combination of live/work space, but no less than 50% of the space can be used for residential use.

Retail- For purposes of this Redevelopment Plan, retail shall include sales of goods or merchandise directly to the general public for personal, household or business office consumption or use and rendering services incidental to the sale of such goods. Retail service facilities such as copy or printing centers; photography studios, security

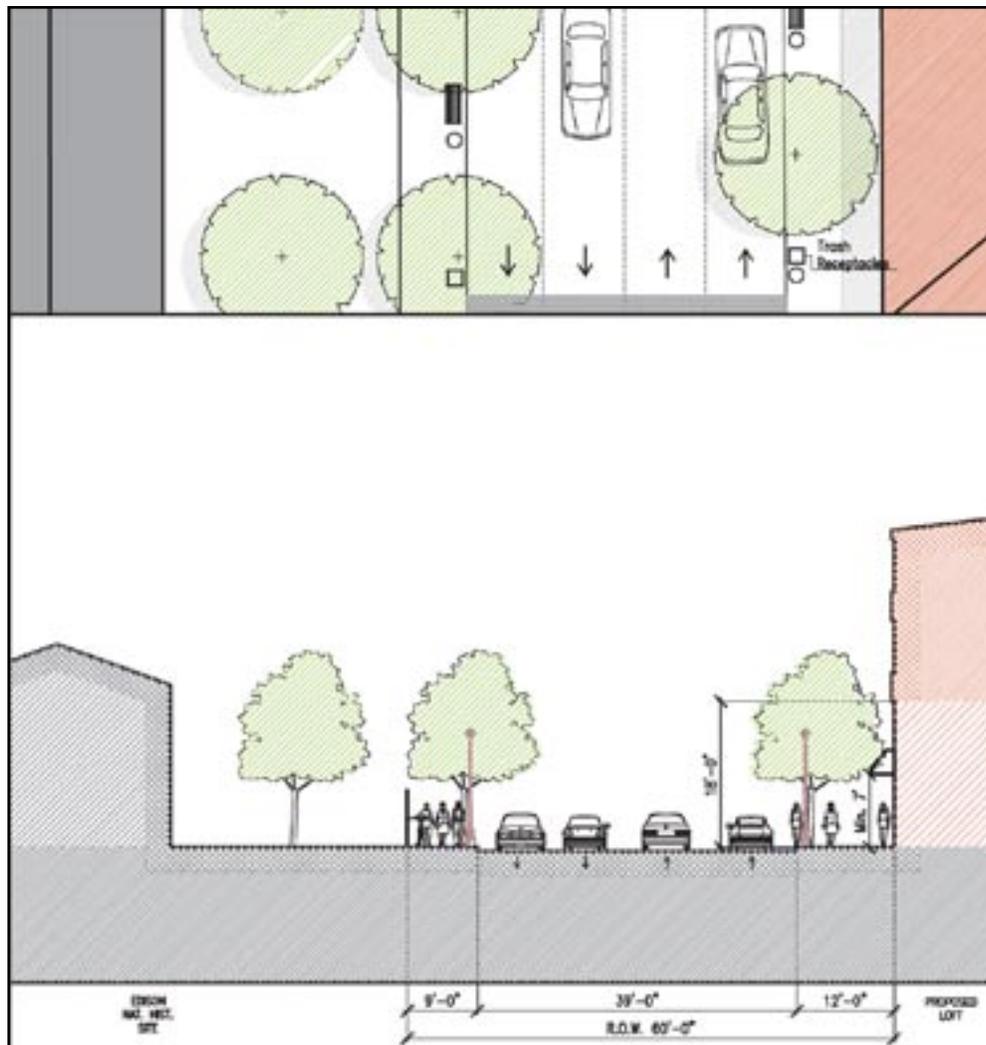
and commodity brokers, dealers, exchanges and services; banks or savings and loan institutions providing direct customer services; and travel agencies.

Historic District

The Historic District is located on the southern side of Main Street between Lakeside Avenue and Alden Street; it encompasses lots 1, 4, and 30.01 in Block 115. These parcels are owned and operated by the United States Government through the National Park Service (NPS), and contain the Edison National Historic Site and Museum. It is the intent of this district to preserve, restore, and enhance the Edison National Historic Site, transforming it into a valuable civic and educational amenity unique to West Orange.

Permitted Principal Uses

- Museums, theatres, and other uses related to the presentation of educational information related to the life and work of Thomas Edison, as deemed appropriate by the NPS.
- Cafes
- Gift shops



Section of Edison National Historic Site

Permitted Accessory Uses

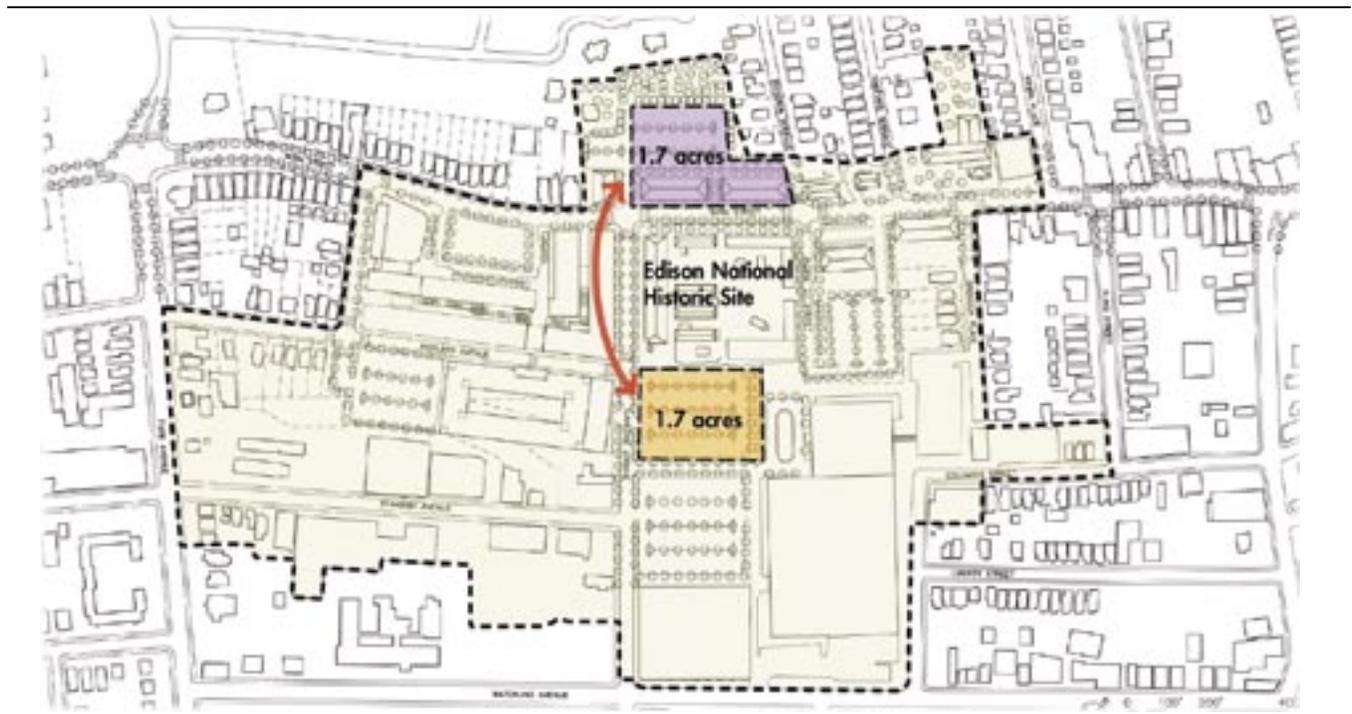
- Outdoor plazas
- Uses customary, incidental and accessory to the principal use such as signage.

Bulk and Design Standards

The NPS has chosen to restore the Edison National Historic Site to the form and appearance of its 1912-era heyday. Using numerous photographs from the era, the NPS has established its own design standards for the restoration and renovation of the Edison Site.

Participation with National Park Service

The Edison National Historic Site and the adjacent parking lot are owned and controlled by the NPS. The Edison Preservation Foundation has been involved in raising money for the enhancement of this site and has developed a comprehensive plan for a Visitors Center. One item that has been considered is the relocation of the parking lot from the western side of Main Street to an area adjacent to the Historic Site. The Edison Preservation Foundation proposes using the current retail site located to the north of the Historic Site, across from Alden Street, for parking. The Township recommends using the parcel to the east of the Historic Site. This proposal would require a “land swap” between the National Park Service and property acquired by the Township. The parking lot to the east of the Historic Site has been listed as “to be acquired” to facilitate this land swap. The Township is aware that a land swap would require an act of Congress to release the land and has had initial conversations with the National Park Service on this proposal. Neither party has taken any further action on this proposal.



Possible Land Swap



Mixed-Use District

The Mixed Use District includes parcels located along Main Street and Ashland Avenue between Park Avenue and Kling Street. It contains all of Block 66 and portions of Blocks 64, 89, 114, 116, 116.02, and 117. This district will contain a mix of commercial, residential, public, and parking uses, and is intended to revitalize, rejuvenate, and improve the appearance of the Main Street corridor. There are four sub zones within the Mixed-Use District: the Main Street Sub zone, the Edison Storage Battery Building Sub zone, the Parking Sub zone, and the Infill Sub zone. See Zoning Map for graphic depiction of sub zones.

Main Street Sub zone

Permitted Principal Uses

- Loft residential units - second floor and above
- Loft office units – second floor and above
- Loft live/work units - second floor and above
- Ground floor retail/restaurants
- Outdoor cafes
- Public/civic buildings such as libraries, theaters, art galleries, and cultural and community centers
- Public open space
- Arts/Crafts studio space

Permitted Accessory Uses

- Surface parking or parking deck
- Uses customary, incidental and accessory to the principal use such as signage.

Bulk Standards

- Front yard setback:
 - 0 feet Minimum (Current Sidewalk width and roadway right of way must be maintained)
 - 20 feet Maximum
- Maximum height for new buildings: 3 stories/45 feet
- Minimum height for new buildings: 30 feet
- Distance between buildings: 0 feet
- Parking:

- 1.5 spaces per loft residential unit, loft live/work unit, or arts/crafts studio space, which may be accommodated within any sub zone in the district (This parking requirement will require a waiver from the Residential Site Improvement Standards)
- 1 space per 300 gross square feet for all other uses
- A minimum of ten percent (10%) of any surface parking facility shall be landscaped and shall include one (1) shade tree for every twenty (20) parking spaces.
- A landscaped buffer of at least 15 feet shall be required between any use inside the district and a use outside of the district
- The Colgate building, Block 89, Lot 59.01, must be preserved as an historic structure and used for a permitted with a minimum 25 foot open space buffer surrounding the building.

Edison Storage Battery Building Sub Zone

Permitted Principal Uses

- Library or Civic buildings
- Adaptive reuse of the Edison Storage Battery Building for ground floor retail and restaurant uses and residential use above the ground floor
- Public open space
- Loft residential units - second floor and above
- Loft live/work units - second floor and above
- Arts/Crafts studio space - ground floor only

Permitted Accessory Uses

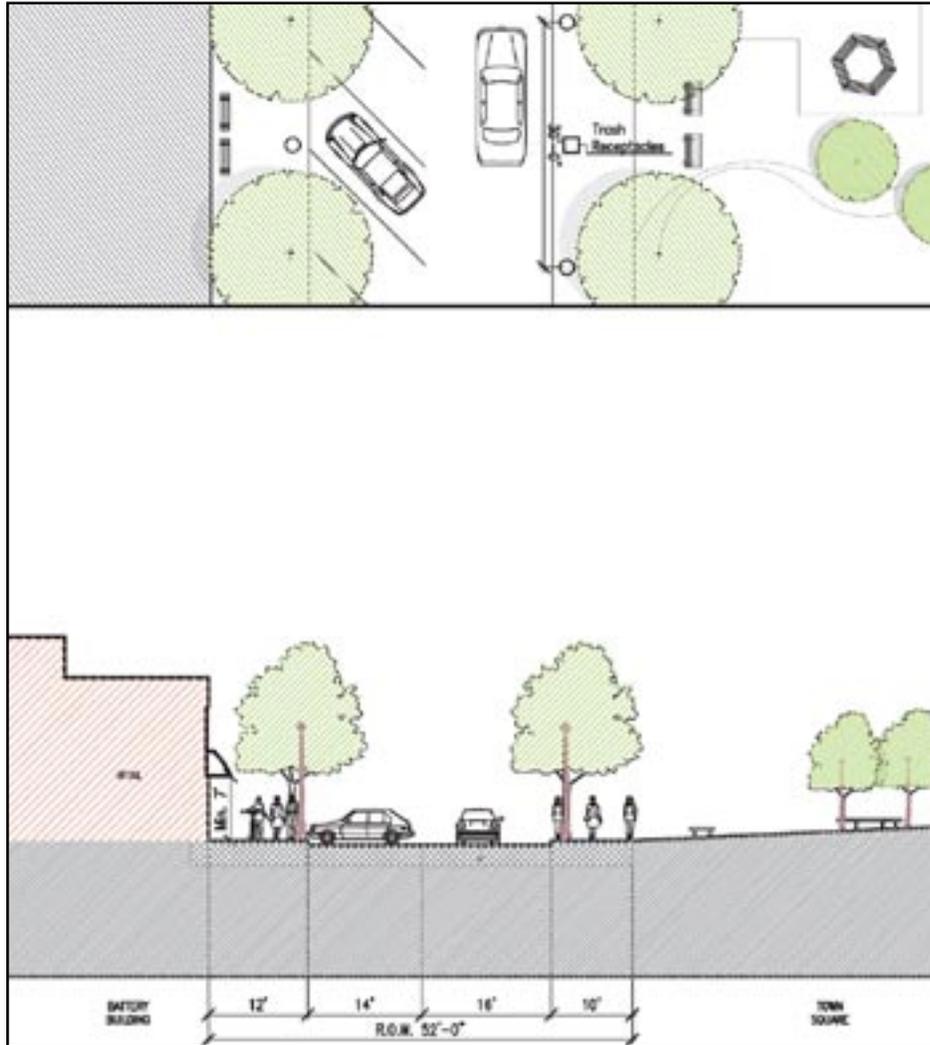
- Surface parking
- Uses customary, incidental and accessory to the principal use such as signage.

Edison Storage Battery Building Site

- The Edison Storage Battery Building shall contain no more than 200 loft residential units or loft live/work units, or any combination of the two types of loft units
- Remaining square footage shall be dedicated to common space, ground floor retail and restaurant uses, and ground floor arts/crafts studio space. A portion of the one story building fronting on Ashland Avenue can be used in conjunction with the Civic Building and can contain civic/public uses.
- The main entrance for the residential portion of the Edison Storage Battery Building will be on Main Street. An additional entrance and access way shall be provided on Ashland Avenue, opposite the parking deck pedestrian entrance/exit way.
- Retail space in the Edison Storage Battery Building shall be included on Main Street, the Public Open Space and Lakeside Avenue. Entrances to the retail/restaurant uses shall be located on all three frontages to create activity and access to the building.
- An additional opening shall be provided in the Edison Storage Battery Building on the western side of Ashland Avenue to provide a through way for pedestrians parking on Ashland Avenue to access the public open space and public/civic building.
- Parking within the Edison Storage Battery Building is prohibited
- All loading shall be located on Ashland Avenue.

Bulk Standards

The Building shall not increase in height, area, or footprint. Telecommunications, HVAC, and other rooftop mechanical equipment may be added to the roof, but shall not exceed the current building height by 10 feet and must be fully screened using materials architecturally consistent with the Building.



Section of Battery Building

Public Open Space Site

- The Battery Building Sub zone shall contain a central area of usable public open space not less than 28,000 square feet in area.
- The central public open space shall be circled by a public perimeter road to provide access within and throughout the Battery Building Sub zone
- The immediate area surrounding the public open space shall contain no less than 25 and no more than 40 parking spaces. Parking shall only be permitted as parallel or angled parking on the roadway, or some combination of the two. Parking adjacent to the public/civic building will be limited to use of patrons of the building during building operation hours.
- The public open space shall be designed as passive recreation space and include landscaping, benches, and appropriate street furniture. It shall be designed in a manner to allow gathering of residents for civic events and to accommodate outdoor activities related to the public/civic building usage.



Rendering of Public Space

Library or Civic Building Site

Bulk Standards

- Maximum height: 4 stories and 60 feet, exclusive of penthouses; however, the height shall not exceed the height of the Edison Storage Battery Building at any point.
- Distance between buildings: 0 feet between this building and Edison Storage Battery Building
- Front yard setback: Three sides of the building shall be considered the “front” of the building for this classification: Main Street, Charles Street, and the open space side.
 - o Minimum front yard setback: 0 feet (Current Sidewalk width and roadway right of way must be maintained)
 - o Maximum front yard setback: 10 feet
- The building’s main entrance shall be located opposite the public open space. An additional entrance way shall be located on Charles Street. Access to Ashland Avenue and the parking should also be provided through the Edison Storage Battery Building.
- The library or civic building must be attached to the Edison Storage Battery Building



Battery Building & Town Square - Library Access

Design Standards for Battery Building Site

The Edison Storage Battery Building Sub zone is proposed as a focal point for the Redevelopment Area. Three uses are to be located on this site- the renovated Edison Storage Battery Building with residential and retail uses, the public square, and a public/civic use to attract West Orange residents and others to the neighborhood. The area must be designed to be open and inviting to the new residents and the public at large. The redeveloper of this site should be creative the overall design of the Battery Building Sub zone; therefore, only minimum standards have been proposed for this site:

- Main Street façade- With the focus on Main Street, the façades of the Edison Storage Battery Building and the Public/Civic Building must provide an attractive face along Main Street to create an attractive pedestrian experience walking along Main Street. The buildings cannot create a blank wall and shall include active windows or display windows with changing displays.
- The Edison Storage Battery Building is a historic building. Renovation of the building must be in compliance with local, state, and federal historic preservation requirements. Special attention should be given to the existing windows of the building and the closed window openings along the one story structure that must be restored.
- The Library or Civic Building will be a new building and should represent modern architecture that compliments the historic buildings in the area. The building should not try to replicate a building from the period of construction of the Edison Storage Battery Building or the Edison National Historic Site.

Parking Sub Zone

Permitted Principal Uses

- Surface and structured/deck parking
- Retail

Permitted Accessory Uses

- Signage

Bulk Standards

- Maximum height: 50 feet

The parking structure/deck shall contain no more than 600 spaces

Design Standards

- The parking structure/deck shall be architecturally compatible with, and emulate the style, materials, color, massing, and details of the Edison Storage Battery Building. Brick is the featured material throughout this area and should be used in an appropriate manner in the design of the parking structure.
- Cars parked within parking structure/deck and on open top levels shall be screened as much as possible with architectural elements and landscaping
- Vehicles on the first floor of the parking deck shall be fully screened through the use of architectural elements and landscaping to provide a 100% visual screen.
- Vehicle lights and interior deck lighting shall not 'spill-over' onto adjacent public streets.
- The parking structure/deck shall contain ground-floor retail along the Lakeside Avenue frontage and along 100' feet of the Ashland Avenue frontage (beginning with the intersection with Lakeside Avenue).
- The entry and exit for the parking structure shall be located on Ashland Avenue. There shall be no entry/exit way permitted on Lakeside Avenue.

Infill Sub Zone

Permitted Principal Uses

- Single and two family homes

Bulk Standards

- Minimum Lot Size:
 - o One Family: 7,500 square feet
 - o Two family: 10,000 square feet
- Minimum Lot Width:
 - o One Family: 50 feet
 - o Two family: 75 feet
- Minimum Front Yard: prevailing setback as determined by averaging adjacent houses on block front
- Minimum Side Yard: 15 feet
- Minimum Rear Yard: 30 feet
- Maximum Permitted Building Coverage: 40 %
- Maximum Lot Coverage: 55%
- Parking Standards:
 - o Two Bedroom Units: 1.5 spaces
 - o Three Bedroom Units: 2 spaces

Home Services District

The Home Services District includes parcels located along Standish Avenue, Lakeside Avenue, Watchung Avenue, and Columbia Street. It contains all of Block 63 and portions of Blocks 64 and 115. Many of the light industrial uses on Standish Avenue have been members of the community for many years. Therefore, it is the intent of the Home Services District to enhance the existing uses by introducing complementary uses to this district. These uses could include handmade furniture, pottery, jewelry making, small-scale wood and metal crafts, and other uses similar in use and intent.

Permitted Principal Uses

- Arts/Crafts studio space
- Lumber yards
- Printing facilities and uses related to printing, such as printing supplies and engraving operations
- Warehouses
- Machine shops
- Research laboratories
- Retail
- Wholesale businesses
- Surface or structure/deck parking for the Edison Historic Site

Permitted Accessory Uses

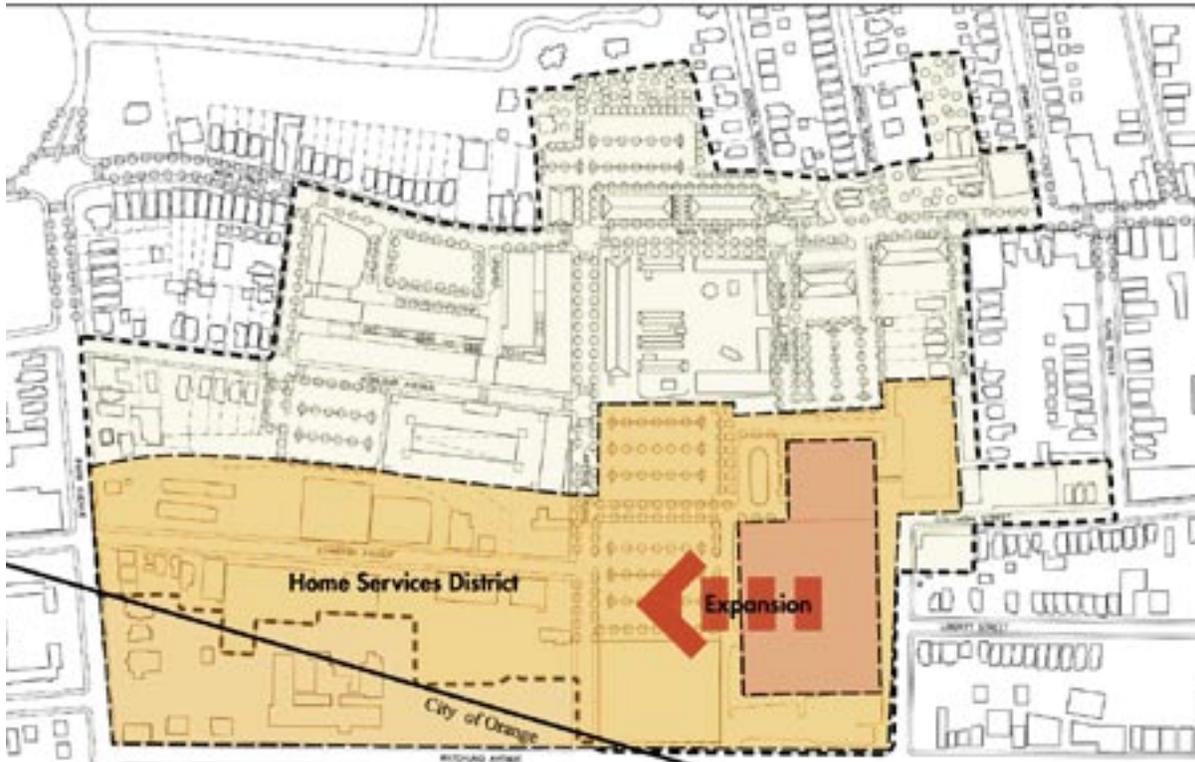
- Uses customary, incidental and accessory to the principal use such as signage and parking
- Offices

Bulk Standards

- Maximum height: 35 feet
- Front yard setback:
 - Minimum front yard setback: 0 (Current Sidewalk width and roadway right of way must be maintained)
 - Maximum front yard setback: 20

Parking/Loading Standards

- 1 space for each 400 square feet of space of any permitted principal use.
- Off-street parking and loading areas shall be coordinated with the public street system serving the Home Services District in order to avoid conflicts with through-traffic, obstruction to pedestrian walks, and vehicular thoroughfares. Shared parking between and among mixed uses is encouraged and will be factored-in for purposes of calculations.
- A minimum of ten percent (10%) of any surface parking facility shall be landscaped and shall include one (1) shade tree for every ten (10) parking spaces.
- The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.
- Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.



Home Services District

Design Standards

- The Home Services District shall contain decorative banners and/or signage to reinforce the character of the district.
- Trash receptacles and dumpsters shall be effectively screened by landscaping and/or low walls.

GENERAL DESIGN STANDARDS

These general design standards shall be applied with the relevant use and bulk requirements defined in this Redevelopment Plan. They are intended to reinforce the physical, visual, and spatial characteristics of the Downtown Redevelopment Area. Any development that occurs in the Downtown Redevelopment Area should be considered in the context of the overall Redevelopment Area. These general design standards are intended to apply to renovations of existing buildings, to infill construction, and to new buildings on vacant land.

Streetscape Standards

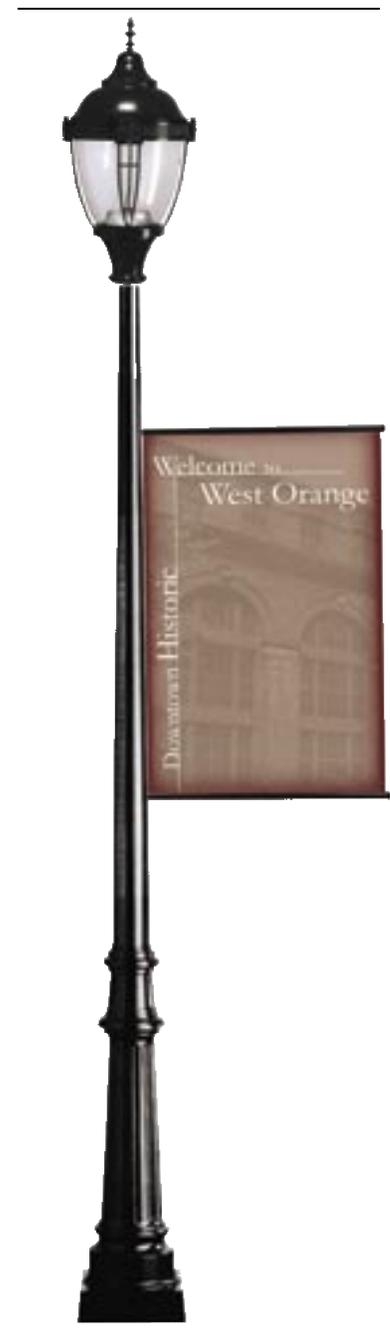
1. In order to improve the aesthetic appearance of the Redevelopment Area and encourage pedestrian activity, public streets within the Area shall contain the amenities listed below. In regard to streetscape improvements, it is recommended that Main Street receive first priority, followed by Lakeside Avenue, Alden Street, and finally other roads.
- Street trees, 25 feet on center, as set forth below:
 - o *Acer rubrum* 'October Glory' (Red Maple)
 - o *Acer rubrum* 'Red Sunset' (Red Maple)
 - o *Corylus columna* (Turkish Filbert)
 - o *Parrotia persica* (Persian Parrotia)

- o Prunus x yedoensis “Okame” (Yoshino Cherry)
 - o Prunus subhirtell var. autumnalis (Higan Cherry)
 - o Other species selected in conjunction with the Township Planning Department and the Township Forester
- Tree grates are required for all street trees, and shall measure 4’x4’ minimum.
 - Benches of a quality wooden or metal material, 2 per block located to the rear of the sidewalk area and subject to design review.
 - Street lights, not to exceed 16 feet in height, spaced approximately 30 feet on center. Lights and poles shall be of a decorative, ornamental style consistent with the historic elements and atmosphere of the area, and are subject to design review.
 - Trash receptacles near corners, intersections, and parking areas
2. To encourage pedestrian activity and safety, all intersections shall contain crosswalks that differ in pavement type and color from the street pavement.
 3. Wayfinding signage, decorative banners, bicycle racks, and public art are strongly encouraged.
 4. Street furniture and street signage shall be coordinated to create an orderly, safe environment and reduce visual clutter.
 5. Awnings are anticipated to be incorporated into retail design. Awnings may contain appropriate lettering that is consistent with the theme and architecture of each zone. Awnings shall be made of fabric, exclusive of structural supports, and must be retractable. Awnings should complement, not inhibit, pedestrian movement, and must be a minimum of seven feet above the public walkway. Angled awnings are encouraged. Waterfall awnings are prohibited.
 6. All new utilities and utility extensions shall be located underground. Project design should integrate utility easements into overall site design to provide access with minimum site disturbance.

Signage Standards

Signage is a crucial design element in creating the “image” of each district in the Downtown Redevelopment Area. Signage should be used to attract visitors to the Area and to orient them to the districts once they have arrived. Signage should be integrated with the overall architectural design of the buildings. A signage band should be determined for each building and all signs must be located within the determined band. Signs should be vibrant and designed to contribute to the civic atmosphere of the Downtown Redevelopment Area. Signage should be consistent throughout the Downtown Redevelopment Area to contribute to unifying the diverse elements of the different districts.

1. Blade signage, neon signage, electronic signage, individual backlit letters, and iconographic signage are permitted.
2. Flashing signs, signs that vary in luminous intensity, internally illuminated box signage, moving signs, signs that provide the illusion of movement, and billboards are prohibited.



Lighting elements
courtesy of: Hadco Lighting

3. Signage cannot contain telephone numbers or advertisements.
4. Signage shall be in accordance with Township standards.

Architectural Standards

1. New buildings shall be oriented to the front street and relate to public streets and plazas, both functionally and visually. The primary orientation of a building shall not be towards a parking lot.
2. New buildings shall relate to existing buildings and other structures in the vicinity that have a visual relationship to the proposed site. Any new development shall attempt to achieve appropriate scale in relation to neighboring structures. Balance shall be achieved so that the new development will not overwhelm or be dwarfed by neighboring buildings.
3. Any new development plan shall not openly conflict with the dominant design features of its surroundings. Continuity can be achieved through consideration of elements of facade composition (such as fenestration, cornice or soffit line, floor to floor elevation, etc.) through the use of related materials, by maintaining roof pitch, by continuing a line of street trees, decorative lampposts and so forth.
4. New construction should respect the existing street pattern and reinforce it where possible and appropriate.
5. Multiple buildings on a single property shall be designed so as to be architecturally compatible with one another, utilizing common color schemes and materials.
6. The type, shape, pitch, texture and color of a roof shall be architecturally compatible with the building style, materials, colors, and details. Roof forms should be similar to those predominantly found on adjacent buildings. New rooftop elements (e.g. HVAC, skylights, antennas) shall be screened from view from the public right-of-way.

Façade Standards

1. Building facades shall be consistent with the size, scale, and setbacks of adjacent buildings and those where there is a visual relationship.
2. The appearance of the side and rear elevations of buildings is important, especially if parking is provided next to the buildings. It may be desirable to develop alternative entries. Therefore, guidelines for the fronts of buildings shall also apply to the rear and sides where visible.
3. Buildings shall be designed so as to prevent exterior elevations from containing large expanses of blank or featureless walls.
4. Ground floor uses of buildings are encouraged to be uses that generate the greatest amount of pedestrian activity, such as retail, restaurants or service uses. Blank facades or solid walls shall be avoided.
5. Fire escapes shall not be permitted on the front facades of buildings.

Parking/Loading Standards

1. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with through-traffic, obstruction to pedestrian walks, and vehicular thoroughfares.
2. Off-street parking along Main Street shall not be located between any principal building and the front street line of the lot. The parking around the central open space on Main Street shall be allowed only as parallel or angled parking, or some combination of the two, on the access road. Additional parking shall be prohibited on the open space site.
3. On corner lots, off-street parking shall not be located between a principal building and the side street line where another location is practical

4. A minimum of ten percent (10%) of any surface parking facility shall be landscaped and shall include one shade tree for every ten (10) parking spaces. At least 50 percent of the parking area shall be shaded within a ten year growth cycle. The perimeter of the parking area shall be landscaped. Large concentrations of surface parking shall be avoided.
5. Loading docks and bays shall be placed in the back or side of buildings and shall not be visible to the average pedestrian. Loading areas shall be suitably buffered and screened to minimize impacts of noise, lighting, glare, and visibility.

Traffic Improvements

Traffic improvements shall be incorporated into the various projects within the Redevelopment Area. The following improvements can be implemented along the Main Street Corridor in order to improve traffic flow in the area:

Main Street and Lakeside Avenue

(This work shall be completed as part of the renovation of the Edison Storage Battery Building).

- Install a traffic signal at the intersection of Main Street and Lakeside Avenue
- Eliminate parking along Main Street southbound in the vicinity of the intersection in order to provide a lane for through vehicles to bypass left turn vehicles

The remaining projects should be added to the Township of West Orange's five-year capital improvement plan. They include:

Main Street and Washington Street

- Remove parking along Main Street northbound between Kling Street and Washington Street in order to improve northbound traffic at Washington Street
- Proper phasing of the intersection shall be coordinated with Essex County

Main Street and Park Avenue/Llewellyn Park Driveway

- Park Avenue currently experiences significant left turn volume; the following improvements can be implemented:
 - o Reallocate green time from Main Street to Park Avenue
 - o Modify the striping along Park Avenue westbound to provide for a left turn lane and a shared left/through/right lane

Other Design Standards

1. Any reuse of the existing Edison Storage Battery Building shall preserve its architectural and historic integrity.
2. All pedestrian entryways and/or lobbies shall be prominent, well lit and separate from service entrances.
3. For residential development, outside storage of materials and personal belongings of residents shall be strictly regulated. Adequate accessory storage space shall be provided for each dwelling unit.
4. Landscaped strips, which are to be provided with wood chips, mulch, stones, or other non-vegetative groundcover material, shall first be covered with weed control matting.
5. All storage of refuse and recyclable materials shall be maintained within the confines of an enclosed building or structure and shall be reasonably accessible for vehicular collection on the site and/or shall be appropriately screened and landscaped where outdoor storage is necessary.
6. Chain link fencing shall be prohibited.

RELOCATION

The required amount of occupant relocation necessary to fully implement the Redevelopment Plan is expected to be minimal given the nature of the parcels. However, should occupant relocation be necessary, the Township of West Orange will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law. Such assistance will be provided through an appropriately designated office that will assist in any relocation of persons, businesses, or entities. The Township will make every attempt to relocate businesses and residents within the Redevelopment Area or Township, if possible. If relocation is not caused by the Redevelopment Plan, the Township is not responsible for relocation of people, businesses, or entities.

PROPERTY TO BE ACQUIRED

This Redevelopment Plan authorizes the Township to exercise its power of eminent domain on all properties located within the Downtown Redevelopment Area to acquire property or to eliminate any restrictive covenants, easements, or similar property interests which may undermine the implementation of a redevelopment project. The Township, however, plans to continue working with affected property owners and businesses to promote private redevelopment of the parcels within the Downtown Redevelopment Area.

There are three houses located on Columbia Avenue. These units will not be acquired for two years from the effective date of the plan (March 11, 2003) to allow the owners sufficient time to rehabilitate the units and bring them into full code compliance. The units are marked on the map as Rehab Option.

PLAN RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

The proposed Redevelopment Plan is substantially consistent with the Master Plan of West Orange Township, the master plans of adjacent municipalities, Essex County, and the State Development and Redevelopment Plan.

Township Of West Orange

The Redevelopment Plan is consistent with the goals of the Township as stated in the Reexamination Report, specifically as it relates to the preservation of neighborhoods and historic buildings & structures, the protection and preservation of the historic resources of the Township, the facilitation of the appropriate reuse of historic landmarks, and the location of public, commercial, and service uses at suitable locations and sites.



Rendering of Public Space

Adjacent Municipalities

The Township of West Orange is bordered by Montclair Township, Orange City, South Orange Village Township, Maplewood Township, Millburn Township, Livingston Township, and Verona Township. Of these municipalities, only the City of Orange directly abuts the Downtown Redevelopment Area. The intent of the Redevelopment Plan is to revitalize Main Street and its environs, which does not conflict with the planning efforts of any of the adjacent municipalities.

Essex County Master Plan

The Essex County Master Plan was prepared in the early 1980's. Due to significant changes in the County since that time, both in terms of land use, socioeconomics and demographics, some aspects of the County Plan may not be relevant to this Redevelopment Plan. However, the Redevelopment Plan is consistent with the County Plan's general land use and policy objectives.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Development and Redevelopment Plan (SDRP) adopted March 1, 2001 designates West Orange Township as part of the Metropolitan Planning Area (PA1). According to the SDRP, most of the communities within this planning area are fully developed or almost fully developed with much of the new growth occurring through redevelopment. The following policy objectives are intended as guidelines for planning within communities located in the Metropolitan Planning Area:

- Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
- Housing: Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.
- Transportation: Capitalize on the high-density settlement patterns that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, any remaining wildlife habitats and to Critical Environmental/Historic Sites generally. Give special emphasis to addressing air quality concerns; provide open space and recreational amenities.
- Recreation: Provide maximum recreational opportunities by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding the system through redevelopment and reclamation projects.
- Historic Preservation: Integrate historic preservation with redevelopment efforts in a way that will not compromise either the historic resource or the area's need to redevelop.
- Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and enable future development and redevelopment efforts.
- Intergovernmental Coordination: Provide for the regionalization of as many public services as feasible and economical, and coordinate the efforts of State, county and municipal governments to ensure sound redevelopment, by encouraging private sector investment and providing supportive government regulations, innovative tax policies and other governmental policies and programs.

The development of a Redevelopment Plan for this area by West Orange Township furthers the objectives of the State Plan. One of the key objectives of the State Plan is to revitalize and redevelop existing “centers”. The focus of this Redevelopment Plan is to bring the “center” concept back to Main Street. The location of public open space, a civic building, residential, retail and light industry in addition to the Edison Historic Site creates a pedestrian atmosphere that should attract residents of West Orange to the Downtown Area.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Amending The Redevelopment Plan

Subject to the requirements of the Local Redevelopment and Housing Law, the Township Council of West Orange may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

Duration Of Redevelopment Plan

This Redevelopment Plan, as may be amended, shall be in full force and effect for a period of thirty (30) years from the initial date of approval of this Plan by the Township Council. The duration of this Plan may be modified by appropriate amendment to this Plan.

Conveyance Of Land

The Township Council may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls, and requirements of this Redevelopment Plan, all or any portion of the land within the Downtown Redevelopment Area that becomes available for disposition by the municipality as a result of public action pursuant to this Redevelopment Plan.

IMPLEMENTATION OF REDEVELOPMENT PLAN

Redevelopment Agreements

In connection with the selection of one or more redevelopers, the following restrictions and controls on redevelopment are statutorily imposed by the Local Redevelopment and Housing Law and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force. The restrictions and controls shall be implemented by appropriate covenants or other provisions in redeveloper agreements and/or disposition instruments.

- The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the Downtown Redevelopment Plan.
- The redeveloper(s), its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.
- The redeveloper(s) shall begin the development of said land for the use(s) required in this Redevelopment Plan within a period of time that the Township Council fixes as reasonable.
- Until the redeveloper(s) completes construction of the improvements, the redeveloper(s) will not be permitted to sell, lease, or otherwise transfer or dispose of property within the Downtown Redevelopment Area without prior written consent of the Township
- Upon completion of the required improvements, the conditions determined to exist at the time the Downtown Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

- No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the redeveloper(s), the Township Council, or the successors, lessees, or assigns of either of them, by which land in the Downtown Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.
- Neither the redeveloper(s) nor the Township Council, nor the successors, lessees, or assigns of either of them shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Downtown Redevelopment Area.

Funding Resources

The projects proposed for this Downtown Redevelopment Area would require a mixture of private and public funding. Areas with adopted Redevelopment Plans qualify for several sources of government funding. These funds should be used to leverage private investment. Public funds may be required for the creation of the open space at the town square, the construction of the library or other civic building, and the development of the parking deck(s). The State of New Jersey provides several mechanisms to generate funds for public improvements. In addition, projects in areas that are in compliance with the State Development and Redevelopment Plan should receive preference for funding, such as transportation, environmental clean-up, and historic restoration. There are funding sources available to provide match dollars for libraries. Federal entitlement funds can be used for targeted improvements in areas that are declared redevelopment areas. Once a developer is designated, the Township will work to assist in assembling public financing if required by the project.

Phasing/Development Schedule

The Township has adopted this Redevelopment Plan in an effort to bring increased activity to this area of the municipality. Therefore, while there is not a required phasing schedule, the initial focus of the Redevelopment Area should be the renovation of the Edison Storage Battery Building. The development of 200 residential and/or live/work lofts and the construction of the parking structure will facilitate other development projects. This project should be followed with the construction of the Open Space and the start of construction of the civic structure.

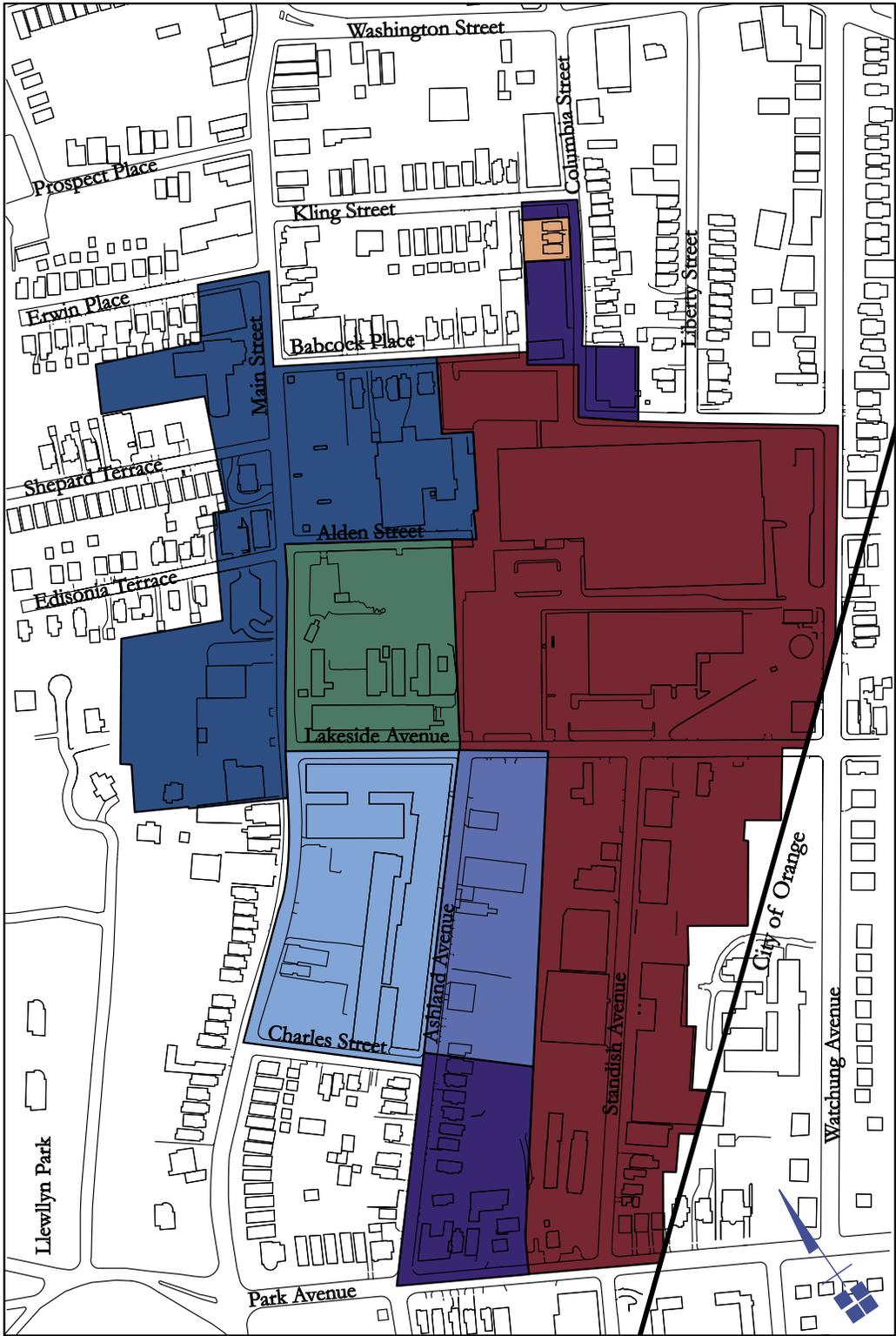
The Township will continue to take an active role in spurring the redevelopment of this area by either

- 1) negotiating with a chosen, qualified developer for the redevelopment of all or any portion of the project, including the Edison Storage Battery Building site; or
- 2) issuing a Request for Proposals to identify a qualified developer or redevelopers with whom to negotiate a Redeveloper Agreement in connection with the above referenced project.

In addition, the Township anticipates that it will initiate eminent domain proceedings in order to gain control of the site or sites necessary to implement this Redevelopment Plan. These activities may begin immediately upon adoption of the Redevelopment Plan. Additional phases include the land swap of the National Park Service site west of Main Street; the addition of industrial development at the Barton Press site; the relocation of retail activity to the street front on Main Street, and the construction of loft units on the ex-National Park Service site west of Main Street.

The proposed traffic improvements have been listed under the District Standards and should be coordinated with each phase of redevelopment.

Aquisition Listing				
Block	Lot	Address	Owner	Use
64	3	64 Park Avenue	Donald J. Carroll	junkyard
	3.02	Standish Avenue	William and Patricia Byrne	right-of-way
	19	48 Ashland Avenue	Nestor Manikad	residential 2 family
	20	44-46 Ashland Avenue	Amour Van Cauwenberge	residential 2 family
	21	42 Ashland Avenue	Donald J. Carroll	2 family
	22,23	38-40 Ashland Avenue	Joshua Rosenthal, Trustee	vacant lot
	25	32 Ashland Avenue	Donald J. Carroll	commercial building
	27	28 Ashland Avenue	Donald J. Carroll	lot with impounded cars
	28,29	24 Ashland Avenue	Joshua Rosenthal, Trustee	used car lot
	30	Ashland Avenue	Joshua Rosenthal, Trustee	parking lot
	31	20 Ashland Avenue	20 Ashland Avenue Corp.	Julio's, residential unit
	32	18 Ashland Avenue	Joshua Rosenthal, Trustee	parking, dumpsters
	33,34,34.01	Ashland Avenue	Joshua Rosenthal, Trustee	industrial building
	38	4 Ashland Avenue	William and Patricia Byrne	commercial building
	40-41	42-44 Ashland Avenue	All State Towing	
	42-48	Lakeside Avenue	All State Towing	
66	1	175 Main Street	Joshua Rosenthal Trustee	Battery Building
	5	159 Main Street	Robert V. Platt	McCormick's Pub; residential
	7	161 Main Street	R & R Associates	D&M Instant Printing, International Photographs
89	1	184 Main Street	Donald Carroll	auto body shop
	1.03	192 Main Street	United States of America	visitor parking
	1.04,59.01	184 Main Street	Donald Carroll	Colgate house- disrepair
114	78	250-252 Main Street	Baracy Holding Corp.	Storage/Eisler and Company
	230,231,232	Main and Edisonia Terrace	United States of Americ	visitor parking
	233-236	Main Street	United States of Americ	visitor parking
115	16.01, 51	1 Lakeside Avenue	J&M Almendola Selpe	Car storage
	17	Lakeside Avenue	Provident Lakeside Partners, LLC	Barton Press Parking Area
116	116	Kling Street	M & L Realty Associates	Parking Area
	117	Kling Street and Columbia	R.McCullough and G. Pender	Parking Area
	118	33 Columbia Street	Matts Estate, Paul Curreri, Esqu	Residential
	119	35 Columbia Street	Konstatinas and Zoe Konstantalakis	Residential
	120 and 120.01	37 Columbia	Mayester Newsome	Residential
	121	Columbia Street	Columbia WO Realty	Warehouse
116.02	1.01,6,8,10	217 Main Street	Main Street West Orange Shopping Center	Retail Center
117	15	56 Columbia Street	Columbia WO Realty	Auto Repair



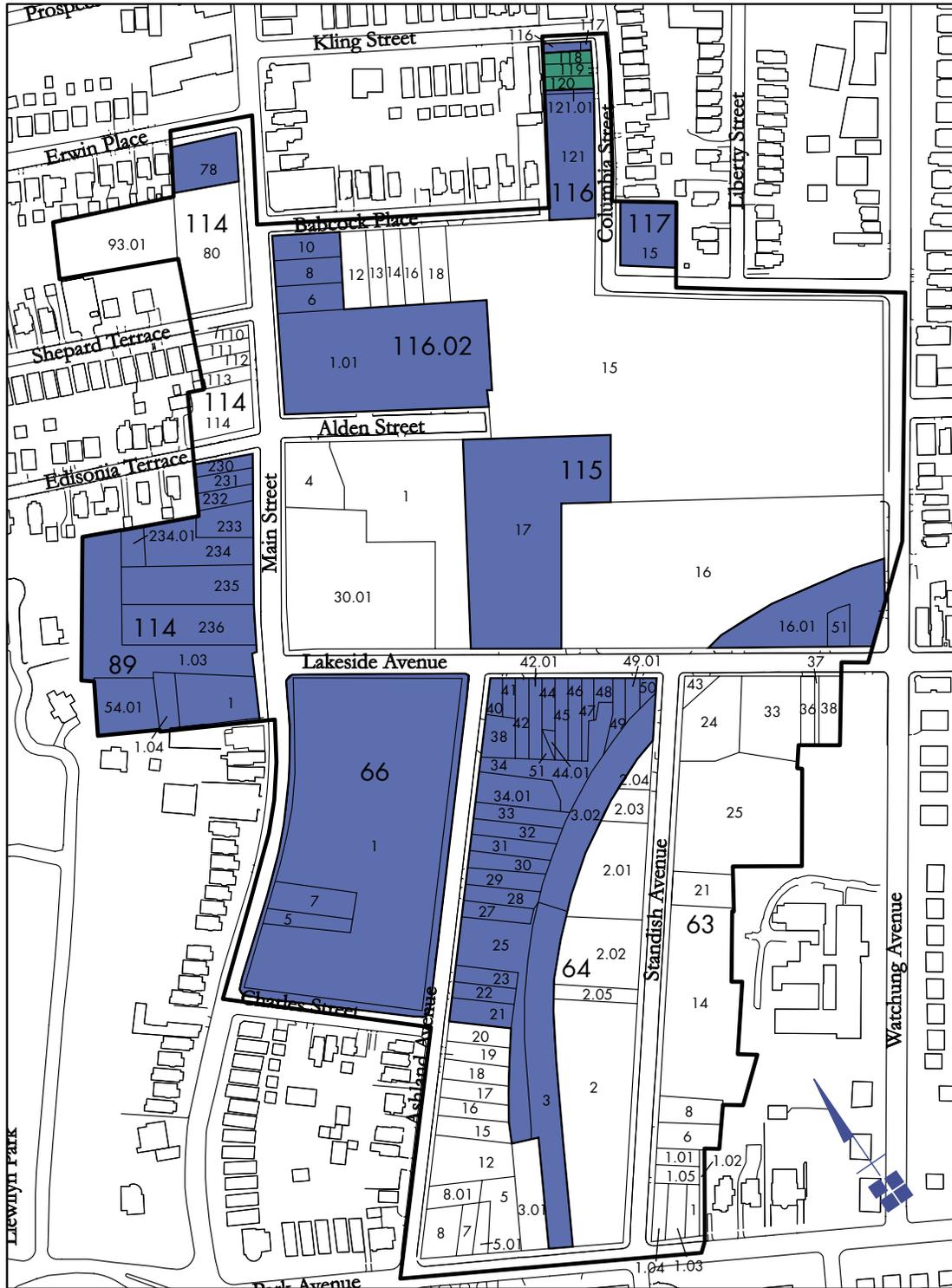
KEY

	Historic District		Main Street Subzone
	Home Services District		Parking Subzone
	Rehab Option		Battery Building Subzone
	Mixed Use District		Infill Subzone

West Orange Township
Zoning Map
Essex County New Jersey

HEYER, GRUEL & ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

Not to Scale December 2002



KEY	
	To be acquired
	Rehab option

West Orange Township
Acquisition Map
 Essex County New Jersey


HEYER, GRUEL & ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

Not to Scale December 2002

**AMENDMENTS TO DOWNTOWN REDEVELOPMENT PLAN
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

July 31, 2006

Prepared by:

Peter G. Steck, P.P., A.I.C.P.
Professional Planner
NJ License # 1776

Signature Date

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

Signature Date

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.

**AMENDMENTS TO DOWNTOWN REDEVELOPMENT PLAN
TOWNSHIP OF WEST ORANGE**

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Plate III – Portion of Existing West Orange Zoning Map

I. INTRODUCTION

In response to an April 13, 2006 solicitation of development concepts for the West Orange Downtown Redevelopment Area, the Township of West Orange has become aware of alternate development possibilities and wishes to incorporate some of these alternatives into the Downtown Redevelopment Plan. This document embodies the desired amendments to the March 2003 Downtown Redevelopment Plan.

II. OBJECTIVES FOR REDEVELOPMENT PLAN AMENDMENTS

To promote the principles of a mixed-use community with a variety of housing choices and commercial uses; to provide pedestrian friendly streets and public rights-of-way; to minimize automobile use by maximizing the appeal of mass transit; to provide adequate parking for all proposed uses, while encouraging reduced automobile use and shared use parking solutions; and to support the historic and architectural integrity of the community.

III. ADMINISTRATIVE PROVISIONS

The March 2003 Downtown Redevelopment Plan ("Plan") and the current amendments to the 2003 Redevelopment Plan ("Plan Amendments") shall supersede the applicable provisions of the Township of West Orange Land Development Ordinance. 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 cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of the Plan and Plan Amendments, as provided below. Upon final adoption of these Plan Amendments by the Municipal Council of the Township of West Orange, the West Orange Land Development Ordinance and Zoning Map shall be amended to rezone the area covered by the Plan and Plan Amendments, and all underlying zoning will be voided.

All development within the Redevelopment Area shall be consistent with the guidelines, standards, and requirements of the Plan and Plan Amendments, as applicable.

The regulations and controls in the Plan and Plan Amendments may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.

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.

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, so that compliance of such plans with the Plan and Plan Amendments 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. Regular maintenance and minor repair shall not require Planning Board review.

The provisions of the 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 the Plan by the Township of West Orange Municipal Council. These Plan Amendments and subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such subsequent amendments.

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 the Plan and Plan Amendments, 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.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of the Plan and Plan Amendments.

The Planning Board may grant deviations from the regulations contained within the Plan and Plan Amendments, where subject to the scope and limitations set forth below, without such deviations being considered and 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 the Plan and Plan Amendments, 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 the Plan and Plan Amendments related to a specific piece of property where the purposes of the Plan and Plan Amendments would be advanced by such deviation from the strict application of the applicable Plan and Plan Amendment requirements; 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 the Plan and Plan Amendments, if the literal enforcement of one or more provisions 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 and Plan Amendments.

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

If any word, phrase, clause, section or provision of this document 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.

IV. AFFECTED PROPERTIES

Table I lists the properties, by tax map block and lot number, which are affected by the changes herein. Table I also generally describes the nature of the rezoning. As further clarification, Tables 1-A through 1-D list all of the properties in the Downtown Redevelopment Area and identifies the intended zoning changes.

**TABLE I
PROPERTIES AFFECTED
BY THE AMENDED DOWNTOWN REDEVELOPMENT PLAN**

BLOCK	LOTS	GENERAL LOCATION / COMMENT
64	3 (portion), 3.02, 21, 22, 23, 25 , 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 38, 40, 41, 42, 42.01, 44, 44.01, 45, 46, 47, 48, 49, 49.01, 50 and 51	East of Ashland Avenue and south of Lakeside Avenue. Rezoned from Infill Subzone, Parking Subzone and Home Services District to E-LR District.
66	1, 5, 7	East of Main Street, West of Ashland Avenue, South of Lakeside Avenue and north of Charles Street. Rezoned from Battery Building Subzone to E-MU.
115	15, 16, 16.01, 17 and 51	East of Alden Street, south of Babcock Place and Columbia Street, west of Watchung Avenue and north of Lakeside Avenue. Rezoned from Home Services District to E-MR.
116.02	1.01, 6, 8, 10, 12, 13, 14, 16 and 18	East of Main Street, south of Babcock Place and Columbia Street, west of Watchung Avenue and north of Lakeside Avenue. Rezoned from Main Street Subzone to E-C and E-MR Zones.
116	117, 118, 119 120, 121 and 121.01	West of Columbia Street. Rezoned from Infill Subzone and Rehab Option E-MR Zone.
116	116	Kling Street. Rezoned to permit surface parking.
117	15	East of Columbia Street. Rezoned from Infill Subzone to E-MR Zone.
64	3 (portion), 3.01, 5, 5.01, 7, 8, 8.01, 12, 15, 16, 17, 18, 19, and 20	East of Ashland Avenue, north of Park Avenue. Rezoned from Infill Subzone to E-LR Zone.
64	3 (portion)	Park Avenue. Rezoned from Infill Subzone to Home Services District.

* The Downtown Redevelopment Plan was recommended by the West Orange Planning Board in December of 2002 and adopted by the West Orange Township Council in March of 2003.

**TABLE 1-A
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 63

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
63	1	1 Park Avenue	Home Services District	No Change
63	1.01	7 Standish Avenue	Home Services District	No Change
63	1.02	Park Avenue	Home Services District	No Change
63	1.03	3 Park Avenue	Home Services District	No Change
63	1.04	5 Park Avenue	Home Services District	No Change
63	1.05	5 Standish Avenue	Home Services District	No Change
63	6	11 Standish Avenue	Home Services District	No Change
63	8	15 Standish Avenue	Home Services District	No Change
63	14	41-67 Standish Avenue	Home Services District	No Change
63	21	45 Standish Avenue	Home Services District	No Change
63	24	22 Lakeside Avenue	Home Services District	No Change
63	25	47 Standish Avenue	Home Services District	No Change
63	33	18-20 Lakeside Avenue	Home Services District	No Change
63	36	10 Lakeside Avenue	Home Services District	No Change
63	37	8 Lakeside Avenue	Home Services District	No Change
63	38	6 Lakeside Avenue	Home Services District	No Change
63	43	Lakeside Ave. / Standish	Home Services District	No Change

Block 64-Part

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	2	17 Park Ave. / Standish	Home Services District	No Change
64	2.01	Standish Avenue	Home Services District	No Change
64	2.02	Standish Avenue	Home Services District	No Change
64	2.03	Standish Avenue	Home Services District	No Change
64	2.04	Standish Avenue	Home Services District	No Change
64	2.05	Standish Avenue	Home Services District	No Change
64	3	Park Avenue	E-LR	From Infill Sub
64	3.01	Park Avenue	E-LR	From Infill Sub
64	3.02	Standish Avenue	E-LR	From HSD
64	5	23-25 Park Avenue	E-LR	From Infill Sub
64	5.01	27 Park Avenue	E-LR	From Infill Sub
64	7	29 Park Avenue	E-LR	From Infill Sub
64	8	31-33 Park Avenue	E-LR	From Infill Sub
64	8.01	66 Ashland Avenue	E-LR	From Infill Sub
64	12	60 Ashland Avenue	E-LR	From Infill Sub
64	15	56 Ashland Avenue	E-LR	From Infill Sub
64	16	54 Ashland Avenue	E-LR	From Infill Sub
64	17	52 Ashland Avenue	E-LR	From Infill Sub
64	18	50 Ashland Avenue	E-LR	From Infill Sub
64	19	48 Ashland Avenue	E-LR	From Infill Sub
64	20	44-46 Ashland Avenue	E-LR	From Infill Sub

**TABLE 1-B
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 64 - Continued

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	21	42 Ashland Avenue	E-LR	From PSZ
64	22	40 Ashland Avenue	E-LR	From PSZ
64	23	38 Ashland Avenue	E-LR	From PSZ
64	25	30-32 Ashland Avenue	E-LR	From PSZ
64	27	28 Ashland Avenue	E-LR	From PSZ
64	28	26 Ashland Avenue	E-LR	From PSZ
64	29	24 Ashland Avenue	E-LR	From PSZ
64	30	22 Ashland Avenue	E-LR	From PSZ
64	31	20 Ashland Avenue	E-LR	From PSZ
64	32	18 Ashland Avenue	E-LR	From PSZ
64	33	16 Ashland Avenue	E-LR	From PSZ
64	34	8-10 Ashland Avenue	E-LR	From PSZ
64	34.01	12-14 Ashland Avenue	E-LR	From PSZ
64	38	4-6 Ashland Avenue	E-LR	From PSZ
64	40	44 Lakeside Avenue	E-LR	From PSZ
64	41	42 Lakeside Avenue	E-LR	From PSZ
64	42	40 Lakeside Avenue	E-LR	From PSZ
64	42.01	38 Lakeside Avenue	E-LR	From PSZ
64	44	36 Lakeside Avenue	E-LR	From PSZ
64	44.01	Lakeside Avenue - rear	E-LR	From PSZ
64	45	34 Lakeside Avenue	E-LR	From PSZ*
64	46	32 Lakeside Avenue	E-LR	From HSD*
64	47	30 Lakeside Avenue	E-LR	From HSD
64	48	28 Lakeside Avenue	E-LR	From HSD
64	49	26 Lakeside Avenue	E-LR	From HSD
64	49.01	24 Lakeside Avenue	E-LR	From HSD
64	50	Lakeside Avenue	E-LR	From HSD
64	51	Rear of Lakeside	E-LR	From PSZ

* Zoning Map in existing Redevelopment Plan does not indicate precise boundary between the Parking Subzone and the Home Services District

Block 66

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
66	1	144, 189 Main Street	E-MU	From BBS
66	5	159 Main Street	E-MU	From BBS
66	7	161 Main Street	E-MU	From BBS

**TABLE 1-C
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 89

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
89	1	184-186 Main Street	Main Street Subzone	No Change
89	1.01	Main Street	Main Street Subzone	No Change
89	1.03	188-190 Main Street	Main Street Subzone	No Change
89	1.04	Main Street - rear	Main Street Subzone	No Change
89	59.01	Main Street - rear	Main Street Subzone	No Change

Block 114

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
114	78	244-252 Main Street	Main Street Subzone	No Change
114	80	230-242 Main Street	Main Street Subzone	No Change
114	93.01	Main Street – rear	Main Street Subzone	No Change
114	110	228 Main Street	Main Street Subzone	No Change
114	111	226 Main Street	Main Street Subzone	No Change
114	112	224 Main Street	Main Street Subzone	No Change
114	113	222 Main Street	Main Street Subzone	No Change
114	114	216-220 Main Street	Main Street Subzone	No Change
114	230	214 Main Street	Main Street Subzone	No Change
114	231	212 Main Street	Main Street Subzone	No Change
114	232	210 Main Street	Main Street Subzone	No Change
114	233	206-208 Main Street	Main Street Subzone	No Change
114	234	202-204 Main Street	Main Street Subzone	No Change
114	234.01	Main Street – rear	Main Street Subzone	No Change
114	235	198-200 Main Street	Main Street Subzone	No Change
114	236	192-196 Main Street	Main Street Subzone	No Change

Block 115

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
115	1	Alden Street / Lakeside	Historic District	No Change
115	4	207-215 Main Street	Historic District	No Change
115	15	Bab.Pl./ Col. / Watchung	E-MR	From HSD
115	16	Lakeside Ave./ Watchung	E-MR	From HSD
115	16.01	Lakeside Ave./ Watchung	E-MR	From HSD
115	17	Lakeside Avenue	E-MR	From HSD
115	30.1	193-203 Main Street	Historic District	No Change
115	51	Lakeside Avenue	E-MR	From HSD

**TABLE 1-D
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 116

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116	116	Kling Street	E-MR	From Infill Sub
116	117	Columbia St. / Kling St.	E-MR	From Infill Sub
116	118	33 Columbia Street	E-MR	From Rehab Opt
116	119	35 Columbia Street	E-MR	From Rehab Opt
116	120	37 Columbia Street	E-MR	From Rehab Opt
116	121.01	Columbia Street	E-MR	From Infill Sub
116	121	Columbia Street	E-MR	From Infill Sub

Block 116.02

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116.02	1.01	217-225 Main Street	E-C	From MSS
116.02	6	227-229 Main Street	E-C	From MSS
116.02	8	231-233 Main Street	E-C	From MSS
116.02	10	235-237 Main Street	E-C	From MSS
116.02	12	28-30 Babcock Place	E-MR	From MSS
116.02	13	26 Babcock Place	E-MR	From MSS
116.02	14	24 Babcock Place	E-MR	From MSS
116.02	16	22 Babcock Place	E-MR	From MSS
116.02	18	18-20 Babcock Place	E-MR	From MSS

Block 117

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
117	15	Columbia Street	E-MR	From Infill Sub

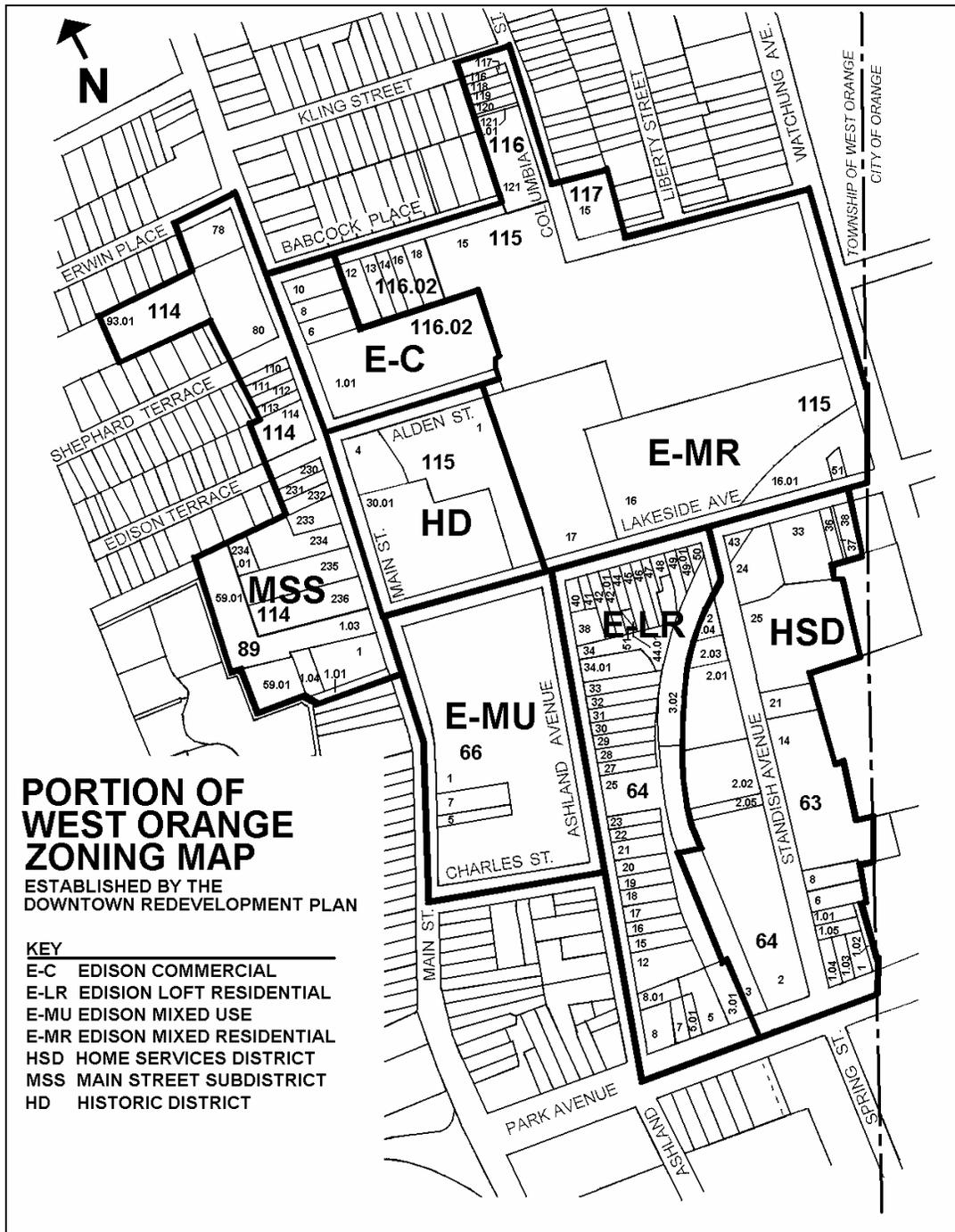
KEY TO TABLES I-A thru I-D

E-C EDISON COMMERCIAL
E-LR EDISON LOFT RESIDENTIAL
E- MU EDISON MIXED USE
E - MR EDISION MIXED RESIDENTIAL
HSD HOME SERVICES DISTRICT
MSS MAIN STREET SUBDISTRICT

V. DISTRICT LAND USE REGULATIONS

The 2003 Redevelopment Plan is to be amended by replacing and superseding all of the Battery Building Subzone, the Parking Subzone and the Infill Subzone by new zoning designations as shown on Plate I and by new land use regulations for these zones as described in Tables II-A through II-D. Plate I constitutes the amended Downtown Redevelopment Plan Zoning Map.

PLATE I ZONING MAP: DOWNTOWN REDEVELOPMENT PLAN ZONES AND AMENDMENT TO WEST ORANGE ZONING MAP



**TABLE II-A
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES**

E-MU Edison Mixed Use Zone	Requirements
Permitted uses	Public libraries Public and private parking lots, parking decks and parking garages Multi-family residential Loft residential where at least 50% of the net floor area is used for residential purposes with the remainder used as an artist's studio or for home occupations not involving the servicing of customers on the premises. Non-residential limited to principal uses permitted in the B-1 Retail Business Zone Wireless telephone transmission antennas and related equipment not to exceed 1 carrier per 12,000 square feet of roof area. Accessory uses for the above principal uses
Maximum residential density	70 dwelling units per acre of tract area: Maximum of 250 units in existing buildings adapted to residential use. Maximum of 45 units in new construction utilizing existing structures as a foundation.
Maximum nonresidential	55,000 square feet of gross floor area excluding there from public/municipal spaces.
Minimum nonresidential	15,000 square feet of gross floor area
Public library	Minimum of 25,000 square feet of gross floor area Maximum of 50,000 square feet of gross floor area
Maximum building height	Equivalent to existing building height plus an additional height sufficient to accommodate new construction for roof-top dwelling units consisting of one level or one level with a mezzanine, but in no case more than 20 feet above existing building height. New roof-top dwelling units shall be set back a minimum of 10 feet from the exterior walls of the existing building. The maximum height limit shall not apply to rooftop appurtenances provided such appurtenances do not exceed a height of 15 feet above roof surfaces.
Maximum building coverage	70% excluding parking decks
Maximum improvement coverage	90% of lot area with open paved pedestrian plazas and planting areas excluded from improvement coverage.

Minimum parking:		
	Residential	In accordance with RSIS standards, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon a presentation of substantial evidence by redeveloper that a lesser standard is justified through definitive shared parking arrangements or other proofs acceptable to the Planning Board.
	Nonresidential (except libraries)	In accordance with parking standards in the zoning ordinance as of the date of adoption of these Plan Amendments, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon the presentation by redeveloper of substantial evidence that such lesser standard is justified, taking into account, among other things parking, capacity and demand analyses and definitive shared parking arrangements.
	Public libraries	In accordance with parking standards in the zoning ordinance as of the date of adoption of these Plan Amendments, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon the presentation by redeveloper of substantial evidence that such lesser standard is justified, taking into account, among other things parking, capacity and demand analyses and definitive shared parking arrangements.
Minimum building setbacks		0' Feet from the public right of way
Additional Design Standards:		
Streetscape:		Street benches (to the extent that there is ample room along the right of way), and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.
Parking Structure Design Standards:		<p>The parking deck structure shall be architecturally compatible with, and emulate the style, materials, color, massing and details of the Edison Storage Battery Building.</p> <p>Cars parked within the parking structure/deck and on open top levels shall be screened from the street level line of site, as much as possible with architectural elements and/or landscaping.</p> <p>Vehicles on the first floor of the parking deck shall be fully screened through the use of architectural elements and landscaping.</p>
Utility Service and Transmission Lines:		All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground except where the developer demonstrates to the satisfaction of the Planning Board, by substantial evidence, that locating utilities under ground is either physically impracticable or economically infeasible, in which case above ground connections and distributions shall be allowed.

**TABLE II-B
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES - Continued**

E-MR Edison Mixed Residential Zone	Requirements
Permitted Uses Note: At the common boundary between the E-MR and E-C Zones, the requirements of any one zone may be extended by 50 feet into the adjacent zone.	One and two-family homes regulated under the provisions of the Infill Subzone Multi-family residential including townhouses. Surface parking as a principal use on Lot 116 in Block 116 associated with professional office development on Lot 115 in Block 116.01 Accessory uses for the above principal uses
Maximum residential density	17 dwelling units per acre of tract including acreage dedicated for new roadway purposes. Units may include single-family detached homes, duplex homes, townhouses and mid-rise apartments.
Maximum building height	See Specifics below
Townhouse numbers	Townhouses may not exceed more than 10 units in a single connected cluster or 20 units maximum if counting vertically stack units.
Maximum building coverage	See Specifics below
Maximum impervious coverage	See Specifics below
Minimum building setbacks	See Specifics below
Minimum parking	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C.5:21-3.1
Single Association Bulk Standards:	Where a residence or group of residences are governed by a Single Association, then the Bulk Standards affecting such particular type of units shall be superseded by the Standards for a Single Association.
Bulk Standards for One and Two Family Residences:	
Minimum Lot Size	One Family: 7,500 square feet. Two Family: 10,000 square feet
Minimum Lot Width	One Family: 50 feet Two Family: 75 feet
Minimum Front Yard:	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Maximum building coverage:	40% or 60% if governed by a single association subject to the Single Association Bulk Standards.
Maximum lot coverage:	55% or 80% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum Building Height:	2 ½ stories / 35' or 3 ½ stories / 42' if governed by a single association, subject to the Single Association Bulk Standards.
Bulk Standards for Townhouses and Multifamily Structures:	
Minimum Lot Size	None.
Minimum Lot Width	None.
Minimum Front Yard:	A minimum 25 foot landscaped setback shall be maintained around the perimeter of the project or 10 feet from the existing public right of way where no front yard

	parking is provided.
Maximum building coverage:	50% or 60% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum lot coverage:	80% Excluding there from all abutting public streets and right of ways.
Maximum Building Height:	2½ stories / 35' or 3 ½ stories / 42' if governed by a single association, subject to the Single Association Bulk Standards.
Minimum Open Space:	25% being shared open spaces within the Zone or 20% being shared open spaces within the Zone if governed by single association, subject to the Single Association Override.
Single Association Bulk Standards	
Qualifications:	Where a group of buildings, or cluster of units, or different units relate to a common association which association control such properties through a RCC (Restrictive Covenants and Conditions) or similar plan governing the use and enjoyment of such properties, then the following bulk standards shall supersede the standards applicable for the specific type of unit set forth herein.
Minimum Lot Size	One Family: None Two Family: None
Minimum Lot Width	One Family: None Two Family: None
Minimum Front Yard:	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Maximum building coverage:	60%
Maximum lot coverage:	80% Excluding there from existing streets and Right of Ways.
Maximum Building Height:	3 ½ stories / 42'
Minimum Open Space	20%
Streetscape:	Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.

**TABLE II-C
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES – Continued**

E-LR Edison Loft Residential Zone	Requirements
<p>Permitted Uses</p> <p>Note: At the common boundary between the E-MR and E-C Zones, the requirements of any one zone may be extended by 50 feet into the adjacent zone.</p>	<p>One and two-family homes regulated under the provisions of the Infill Subzone</p> <p>Multi-family residential including townhouses.</p> <p>Public and private parking lots, parking decks and parking garages.</p> <p>Loft residential where at least 50% of the net floor area is used for residential purposes with the remainder used as an artist’s studio or for home occupations not involving the servicing of customers on the premises.</p> <p>Offices for professional (not medical) and neighborhood commercial/retail uses on the ground floor only.</p> <p>Accessory uses for the above principal uses</p>
Maximum residential density	65 dwelling units per acre of tract Maximum of 130 dwelling units
Maximum building height	Four stories and 55 feet
Maximum building coverage	60% of tract area.
Maximum impervious coverage	90% of tract area.
Minimum building setbacks	0’ Feet from the public Right of Way
Minimum distance between buildings:	35 Ft.
Minimum parking	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C.5:21-3.1
Open Space:	All areas not dedicated to building or parking shall be appropriately landscaped. A minimum area of (10%) of the project area shall be designed to provide for passive recreational use.
Streetscape	Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.

**TABLE II-D
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES – Continued**

E-C Edison Commercial Zone	Requirements
Permitted Uses	<p>Non-residential limited to principal uses permitted in the B-1 Retail Business Zone</p> <p>Accessory uses for the above principal uses</p> <p>Ground level residential will be specifically prohibited.</p>
Maximum residential density	35 dwelling units per acre of tract Maximum of 130 dwelling units
Maximum building height	Four stories and 55 feet
Maximum building coverage	50% of tract area
Maximum impervious coverage	Existing to apply (99%)
Minimum building setbacks	No minimum building setbacks

Minimum parking		
	Residential	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C.5:21-3.1
	Nonresidential	One space for each 300 square feet of gross floor area.
Streetscape:		Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.

VI. DESIGN OBJECTIVES AND REQUIREMENTS

A. General Standards and Prohibitions

All utility distribution lines and utility service connections from such lines to the project area's individual uses, unless otherwise permitted, 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.

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.

All trash dumpsters shall be adequately screened, enclosed on all sides and secured.

Billboards and signboards for commercial advertising are prohibited.

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

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.

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.

Windows shall be architecturally consistent with the particular product being constructed and shall generally serve to enhance architectural character and attractiveness of the buildings.

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 façade treatments shall be used.

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.

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.

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 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

All parking levels shall be screened so as not to give the apparent perception of garage space from all street-level vantage points.

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.

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 as possible 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 façade.

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

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.

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.

Within surface parking areas, a minimum of one tree shall be planted for every 10 parking spaces. These trees should be interspersed throughout the parking area, but may be located in the planting areas around the perimeter of the parking area if space limitations dictate.

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.

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.

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 one (1) year of planting shall be replaced.

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.

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.

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.

All fencing is subject to review and approval by the Planning Board.

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.

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.

VII. SIGNAGE REQUIREMENTS

A. Residential Signage – No signage is permitted except as provided below.

1. Each residential building shall display the street address of the building on the front façade or front door of the building such that it is visible from the adjoining street right-of-way, sidewalk and carriage way.
2. 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.
3. Mid-rise residential buildings may also have one sign not to exceed twelve (12) square feet, attached flush to the building wall, identifying the name of the building or other identification details, if any. All signage must be designed to be compatible with the architectural style and color scheme of the building.
4. Loft residential buildings may also have one sign not to exceed twelve (12) square feet, attached flush to the building wall, identifying the name of the building or other identification details, if any. All signage must be designed to be compatible with the architectural style and color scheme of the building.
5. Home occupations may display a single sign not more than six (6) inches tall by twelve (12) inches long which may be attached flush to the front wall or door of the building, or to the mailbox.

B. Commercial Signage - All signage must be designed to be compatible with the architectural style 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

1. Wall Signs - Each ground floor commercial use shall be permitted one sign, which shall be flush mounted to the front building façade and located within a sign band that is integrated into the overall architectural design of the façade of the building. The sign band shall not exceed 30 inches in height nor extend more than 80% of the width of the store front that it is intended to serve. The top of the sign band shall not be located above the first floor level of the building, and not more than 15 feet above the adjoining sidewalk elevation. Any lettering, sign or logo placed within the sign band may not be taller than 24 inches.
2. Blade Signs - Each ground floor commercial use may also have one blade sign located on the first floor of the building fronting on Main Street. Second floor commercial uses may also provide a blade sign at the entrance doorway located at the sidewalk level. Blade signs shall not exceed a maximum of 2.5 feet in width by 2.0 feet in height. They shall be placed such that the lowest portion of the sign is not less than 8 feet above the sidewalk and the highest portion of the sign is not more than 12 feet above the sidewalk.
3. Window Signs – Not more than 50% of the total glazed area of any store front or individual window may contain window signage, consisting of decorative style lettering.
4. Directory Signs – Buildings having multiple tenants may have a directory sign flush mounted to the building and located near the entrance to the building serving the tenants. The directory sign may be no larger than 2 feet wide by 3 feet tall.
5. Awnings – Awnings are permitted for ground floor commercial tenants only. Awning shall extend a minimum of 5 feet and a maximum of 10 feet from the building façade, be made of canvas or equivalent material, and be retractable. They shall be of a uniform color palette, but may be different styles of fabric. They may contain, on the valance only, the users name and/or street number, not more than 4 inches in height. The valance shall be between 6 inches to 8 inches in height. The awnings shall be of the rectangular style, angled down towards the street, with no side panels. The lowest structural elements projecting over the sidewalks shall be between 8 feet and 9 feet from the sidewalk level; the valance shall not be lower than 7.5 feet. The highest structural elements of the awning, i.e. those elements adjacent to the building, shall be no higher than 15 feet above the sidewalk level. No portion of any awning may cover any portion of any second story window, including the window sill or other decorative or structural elements of the window.

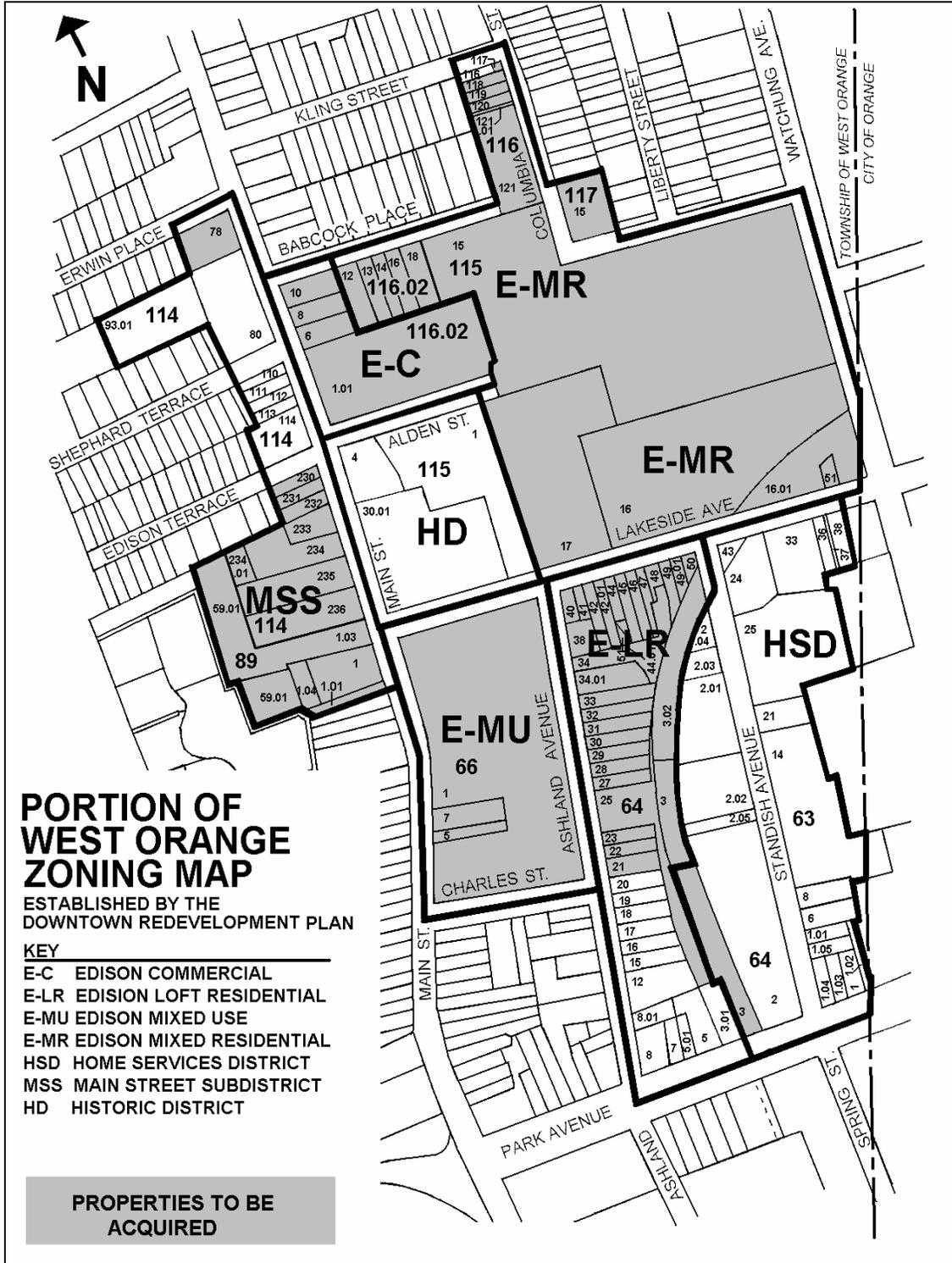
VIII. ACQUISITION PLAN

The Downtown Redevelopment Area is comprised of a mix of uses including residential and commercial uses as well as vacant land, underutilized properties and incompatible industrial land uses. It is important that the Redevelopment Area be redeveloped in a comprehensive manner that accommodates and preserves the conforming and desirable land uses. At the same time it is important that incompatible land uses, vacant land, underutilized property, dilapidated buildings, unsafe conditions and other impediments to proper development be removed in an orderly, planned and phased manner.

At this time, it is anticipated that any property to be acquired within the Redevelopment Area will be purchased and assembled by private development interests. However, if acquisition in this manner proves to be unsuccessful, municipal acquisition by eminent domain will be pursued in order to create properly planned and developable parcels of land.

As such, the properties within the Redevelopment Area shown below on Plate II (Acquisition Map) and further set forth on Table III-A – III-C are proposed as To Be Acquired

**PLATE II
ACQUISITION MAP: PROPERTIES TO BE ACQUIRED**



**TABLE III-A
PROPERTIES TO BE ACQUIRED**

Block 64

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	3	Park Avenue	E-LR	To Be Acquired
64	3.02	Standish Avenue	E-LR	To Be Acquired
64	21	42 Ashland Avenue	E-LR	To Be Acquired
64	22	40 Ashland Avenue	E-LR	To Be Acquired
64	23	38 Ashland Avenue	E-LR	To Be Acquired
64	25	30-32 Ashland Avenue	E-LR	To Be Acquired
64	27	28 Ashland Avenue	E-LR	To Be Acquired
64	28	26 Ashland Avenue	E-LR	To Be Acquired
64	29	24 Ashland Avenue	E-LR	To Be Acquired
64	30	22 Ashland Avenue	E-LR	To Be Acquired
64	31	20 Ashland Avenue	E-LR	To Be Acquired
64	32	18 Ashland Avenue	E-LR	To Be Acquired
64	33	16 Ashland Avenue	E-LR	To Be Acquired
64	34	8-10 Ashland Avenue	E-LR	To Be Acquired
64	34.01	12-14 Ashland Avenue	E-LR	To Be Acquired
64	38	4-6 Ashland Avenue	E-LR	To Be Acquired
64	40	44 Lakeside Avenue	E-LR	To Be Acquired
64	41	42 Lakeside Avenue	E-LR	To Be Acquired
64	42	40 Lakeside Avenue	E-LR	To Be Acquired
64	42.01	38 Lakeside Avenue	E-LR	To Be Acquired
64	44	36 Lakeside Avenue	E-LR	To Be Acquired
64	44.01	Lakeside Avenue - rear	E-LR	To Be Acquired
64	45	34 Lakeside Avenue	E-LR	To Be Acquired
64	46	32 Lakeside Avenue	E-LR	To Be Acquired
64	47	30 Lakeside Avenue	E-LR	To Be Acquired
64	48	28 Lakeside Avenue	E-LR	To Be Acquired
64	49	26 Lakeside Avenue	E-LR	To Be Acquired
64	49.01	24 Lakeside Avenue	E-LR	To Be Acquired
64	50	Lakeside Avenue	E-LR	To Be Acquired
64	51	Rear of Lakeside	E-LR	To Be Acquired

Block 66

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
66	1	144, 189 Main Street	E-MU	To Be Acquired
66	5	159 Main Street	E-MU	To Be Acquired
66	7	161 Main Street	E-MU	To Be Acquired

**TABLE III-B
PROPERTIES TO BE ACQUIRED**

Block 89

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
89	1	184-186 Main Street	Main Street Subzone	To Be Acquired
89	1.01	Main Street	Main Street Subzone	To Be Acquired
89	1.03	188-190 Main Street	Main Street Subzone	To Be Acquired
89	1.04	Main Street - rear	Main Street Subzone	To Be Acquired
89	59.01	Main Street - rear	Main Street Subzone	To Be Acquired

Block 114

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
114	78	244-252 Main Street	Main Street Subzone	To Be Acquired
114	230	214 Main Street	Main Street Subzone	To Be Acquired
114	231	212 Main Street	Main Street Subzone	To Be Acquired
114	232	210 Main Street	Main Street Subzone	To Be Acquired
114	233	206-208 Main Street	Main Street Subzone	To Be Acquired
114	234	202-204 Main Street	Main Street Subzone	To Be Acquired
114	234.01	Main Street – rear	Main Street Subzone	To Be Acquired
114	235	198-200 Main Street	Main Street Subzone	To Be Acquired
114	236	192-196 Main Street	Main Street Subzone	To Be Acquired

Block 115

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
115	15	Bab.Pl./ Col. / Watchung	E-MR	To Be Acquired
115	16	Lakeside Ave./ Watchung	E-MR	To Be Acquired
115	16.01	Lakeside Ave./ Watchung	E-MR	To Be Acquired
115	17	Lakeside Avenue	E-MR	To Be Acquired
115	51	Lakeside Avenue	E-MR	To Be Acquired

Block 116

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116	116	Kling Street	E-MR	To Be Acquired
116	118	33 Columbia Street	E-MR	To Be Acquired
116	119	35 Columbia Street	E-MR	To Be Acquired
116	120	37 Columbia Street	E-MR	To Be Acquired
116	121.01	Columbia Street	E-MR	To Be Acquired
116	121	Columbia Street	E-MR	To Be Acquired

**TABLE III-C
PROPERTIES TO BE ACQUIRED**

Block 116.02

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116.02	1.01	217-225 Main Street	E-C	To Be Acquired
116.02	6	227-229 Main Street	E-C	To Be Acquired
116.02	8	231-233 Main Street	E-C	To Be Acquired
116.02	10	235-237 Main Street	E-C	To Be Acquired
116.02	12	28-30 Babcock Place	E-MR	To Be Acquired
116.02	13	26 Babcock Place	E-MR	To Be Acquired
116.02	14	24 Babcock Place	E-MR	To Be Acquired
116.02	16	22 Babcock Place	E-MR	To Be Acquired
116.02	18	18-20 Babcock Place	E-MR	To Be Acquired

Block 117

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
117	15	Columbia Street	E-MR	To Be Acquired

IX. RELOCATION

The required amount of occupant relocation necessary to implement the amendments to the 2003 Redevelopment Plan is expected to be minimal. Should occupant relocation be necessary, the Township of West Orange will provide all displaced tenants and landowners with the appropriate relocation assistance pursuant to all applicable state and federal laws. The process of relocating affected persons and businesses will receive the careful attention of local officials. All persons and businesses to be relocated will be interviewed to determine their housing, occupancy and relocation needs.

X. AFFORDABLE HOUSING REQUIREMENTS

Any development within the Downtown 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.
- Township of West Orange Growth Share Ordinance adopted by Township Council on July 19, 2005.

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

Affordable Distribution: The affordable units shall be dispersed throughout the Redevelopment Area 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.

Affordability Restrictions: All affordable dwelling units constructed within the Redevelopment Area shall be deed restricted to remain affordable in accordance with COAH requirements. If there are applicable 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.

XI. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

The local land use objectives for the Township of West Orange are stated in the 1989 Master Plan (amended in 1992) and are reviewed in the latest 2004 Reexamination Report. Two of the objectives of the 1989 Master Plan are to “Encourage development and rehabilitation of the Main Street Central Business District” and to “Encourage the economic development of the community.” As stated in the Reexamination Report with respect to the Main Street - Valley Road Corridor:

The improvement and revitalization of commercial and residential areas within the Main Street – Valley road Corridor should continue to be the focus of municipal efforts and design review standards to encourage a unified building appearance, conservation of historic structure, streetscape, and parking improvements. Municipal support for commercial and residential rehabilitation should be continued as part of the long term public commitment to maintain and improve this area. [Page 6]

Under the heading of Economic Development, the latest Reexamination Report noted the following:

The Main Street/Valley Road Corridor is an existing overlay zone that includes numerous linked neighborhood commercial centers. Economic development and redevelopment should continue to be a focus in this area. [Page 25]

With respect to historic preservation, the latest Reexamination Report documents that:

The Edison National Historic Site, the nearby Llewellyn Park Historic District (containing Edison’s home known as Glenmont) and the Edison Storage Battery Building are listed on the National Register of Historic Places and the New Jersey Register of Historic Places. Additionally, the Edison Storage Battery Building has also been recognized as historic by the West Orange Preservation Commission. [Page 28]

Concerning community facilities, the latest Reexamination Report observed that:

The West Orange Library Board prepared a report recommending replacement of the existing 25,000 square foot facility which was considered no longer sufficient to accommodate the collections, services and extended use by the community. The Reexamination Report noted that “Plans for a new library facility have been incorporated into the West Orange Downtown Redevelopment Plan adopted by the Township.” [Page 35]

With respect to redevelopment plans, the latest Reexamination Report observed the following:

The Township adopted the Downtown Redevelopment Plan in early 2003 and has begun implementation of the plan. As the plan progresses, the Township should consider other areas to study for possible redevelopment activities. One area that should be considered is the Lower Valley section. This area provides a gateway to the Township and should be enhanced to provide a welcoming entrance to the eastern section. Connection to the Highland Avenue Train station can increase opportunities for redevelopment in the area. [Page 48]

The 1989 Land Use Plan element of the Master Plan recommended an I-Industrial designation for much of the area for which an amendment to the Downtown Redevelopment Plan is proposed. In addition to the Industrial designation, the Land Use Plan recommended a B-1 Retail designation for the properties along Main Street north of Alden Street (Lots 1.01, 6, 8 and 10 in Block 116.02) and an R-M Multifamily

designation for the properties fronting on Babcock Place (Lots 12, 13, 14, 16 and 18 in Block 116.02 and part of Lot 15 in Block 115). Main Street and Park Avenue were designated as minor arterial roadways, the Edison National Historic Site was shown on the Land Use Plan as well as the West Orange Public Works garage. Also, a portion of the area closest to the City of Orange was indicated as lying within a flood hazard area.

The proposed amendments to the Downtown Redevelopment Plan are generally consistent with and supportive of the objectives voiced in the 1989 Master Plan and reviewed in the latest Reexamination Report. It is noted that the three dominant multi-story Edison Storage Battery Buildings on Lot 1 in Block 66 are to be retained and adapted for retail and residential reuse. Although retention of certain main buildings is planned, modifications are anticipated such as the construction of additional dwelling units above the existing buildings and construction of adjacent new structures and buildings such as a parking garage, retail space and a public library in place of existing paved parking areas and buildings.

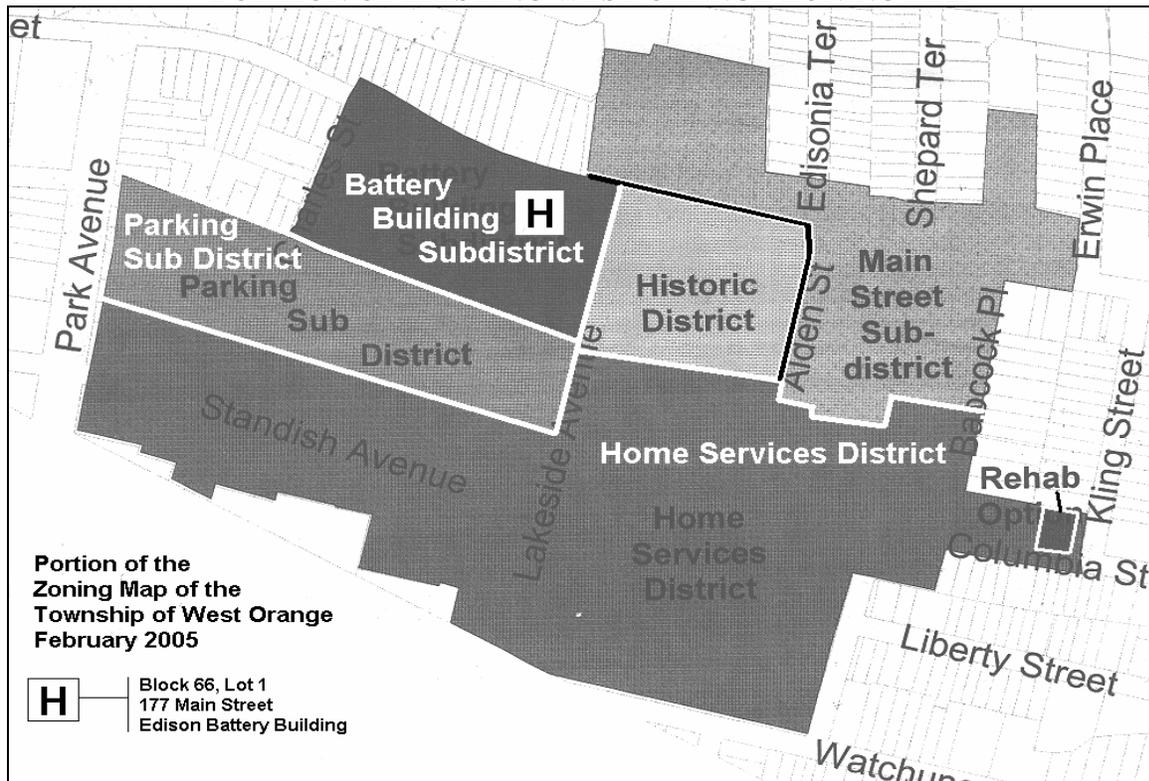
The proposed amendments to the Downtown Redevelopment Plan preserve the existing arterial road function of Main Street with its bus service and relies on sanitary sewer, electric, gas and water services which are considered adequate to accommodate the anticipated development. Implementation of the plan amendments will necessitate relocation of the West Orange Public Works offices and maintenance yard.

XII. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

The existing 2003 Redevelopment Plan indicates that provisions of the West Orange Land Use Ordinance are to be superseded by the Downtown Redevelopment Plan standards, as shown on a portion of the West Orange Zoning map in Plate III.

The standards in these Plan Amendments are intended to supersede the standards in the West Orange Land Use Ordinance.

**PLATE III
PORTION OF EXISTING WEST ORANGE ZONING MAP**



XIII. RELATIONSHIP TO OTHER PLANS

A comparison of the proposed amendments to the 2003 Redevelopment Plan to the Zoning Ordinance and Master Plan for the City of Orange shows that the residential uses in the proposed West Orange E-MR Zone are across Watchung Avenue from residential uses in the A-2 One, Two and More Residential Zone in the City of Orange. The policies advanced in the amendments to the 2003 Redevelopment Plan are consistent with the policies for Metropolitan Planning Areas (PA-1) in the March 1, 2001 State Development and Redevelopment Plan which encourages efficient use of existing resources in urbanized areas.

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 an infill development, while also discouraging sprawl in suburban and rural areas through more compact development.

The County of Essex has an older master plan, which has not been updated in many years.

**SECOND AMENDMENT TO DOWNTOWN REDEVELOPMENT PLAN
TOWNSHIP OF WEST ORANGE**

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I. INTRODUCTION

The “Amendments to Downtown Redevelopment Plan” adopted August 15, 2006 (the “**First Amendment**”), amended the March 2003 Downtown Redevelopment Plan (the “**Original Plan**”). This “Second Amendment to Downtown Redevelopment Plan” (the “**Second Amendment**”) amends and restates the First Amendment and further modifies the Original Plan. The Original Plan and this Second Amendment together comprise and are referred to herein as the “**Plan**” or the “**Redevelopment Plan**”.

II. OBJECTIVES

To promote the principles of a mixed-use community with a variety of housing choices and commercial uses; to provide pedestrian-friendly streets and public rights-of-way; to minimize automobile use by maximizing the appeal of mass transit; to provide adequate parking for all proposed uses, while encouraging reduced automobile use and shared parking; and to support the historic and architectural integrity of the community.

III. ADMINISTRATIVE PROVISIONS

The Redevelopment Plan, shall supersede the applicable provisions of the Township of West Orange Land Development Ordinance (the “**Zoning Ordinance**”). Any zoning question that is not addressed herein shall refer to the Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of the Redevelopment Plan, as provided below. Upon final adoption of this Second Amendment by the Municipal Council of the Township of West Orange, the Zoning Ordinance and Zoning Map shall be amended to rezone the properties rezoned herein to conform with the provisions of the Redevelopment Plan as amended hereby, and all underlying zoning shall be voided.

All development within the Downtown Redevelopment Area (the “**Area**” or the “**Redevelopment Area**”) shall be consistent with the guidelines, standards, and requirements of the Redevelopment Plan. The regulations and controls in the Redevelopment Plan may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.

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.

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, so that compliance of such plans with the 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. Regular maintenance and minor repair shall not require Planning Board review.

The provisions of the Redevelopment 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 the Original Plan by the Township of West Orange Municipal Council. This Second Amendment and any subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such subsequent amendments.

Site plan review shall be conducted by the Planning Board pursuant to the *Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.* As part of the site plan review, the Planning Board may require that the applicant provide additional studies, data and analyses that are not referenced in the Plan but are reasonably needed for an informed review. Such additional information may include, but is not limited to, parking and traffic studies, fiscal impact analyses, and sanitary and storm sewer investigations to determine the adequacy of the respective utilities.

Any subdivision of lots and parcels of land within the Area shall be in accordance with the requirements of the Plan and any plan amendments.

The Planning Board may grant deviations from the regulations contained within the Original Plan as amended by the Second Amendment, 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 *Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.* Such deviations may be granted 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 the 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 the Redevelopment Plan related to a specific piece of property where the purposes of the Redevelopment Plan would be advanced by such deviation from the strict application or the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from the design standards associated with 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 if the literal enforcement of one or more provisions is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site.

No deviations from the regulations contained in the Redevelopment Plan shall be granted if such deviation would 1) result in permitting or expanding a use that is not a permitted use within the Area, 2) result in an increase in the maximum permitted height of greater than ten percent, or 3) result in an increase in the permitted density within the Area. An application requesting a deviation from the requirements of the 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).*

If any word, phrase, clause, section or provision of this document 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.

IV. AFFECTED PROPERTIES

Table I lists the properties, by tax map block and lot number, which are affected by this Second Amendment by being placed in a different redevelopment zoning district. As further clarification, Table 1-A lists all of the properties in the Area and identify the intended zoning district changes.

**TABLE I
PROPERTIES REZONED BY THE
SECOND AMENDMENT TO THE DOWNTOWN REDEVELOPMENT PLAN***

BLOCK	LOTS	GENERAL LOCATION / COMMENT
64	3 (portion), 3.02, 21, 22, 23, 25 , 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 38, 40, 41, 42, 42.01, 44, 44.01, 45, 46, 47, 48, 49, 49.01, 50 and 51	East of Ashland Avenue and south of Lakeside Avenue. Rezoned from Infill Subzone, Parking Subzone and Home Services District to E-LR District.
66	1, 5, 7	East of Main Street, West of Ashland Avenue, South of Lakeside Avenue and north of Charles Street. Rezoned from Battery Building Subzone to E-MU.
115	15, 16, 16.01, 17 and 51	East of Alden Street, south of Babcock Place and Columbia Street, west of Watchung Avenue and north of Lakeside Avenue. Rezoned from Home Services District to E-MR.
116.02	1.01, 6, 8, 10, 12, 13, 14, 16 and 18	East of Main Street, south of Babcock Place and Columbia Street, west of Watchung Avenue and north of Lakeside Avenue. Rezoned from Main Street Subzone to E-C and E-MR Zones.
116	117, 118, 119 120, 121 and 121.01	West of Columbia Street. Rezoned from Infill Subzone and Rehab Option E-MR Zone.
116	116	Kling Street. Rezoned to permit surface parking.
117	15	East of Columbia Street. Rezoned from Infill Subzone to E-MR Zone.
64	3 (portion), 3.01, 5, 5.01, 7, 8, 8.01, 12, 15, 16, 17, 18, 19, and 20	East of Ashland Avenue, north of Park Avenue. Rezoned from Infill Subzone to E-LR Zone.
64	3 (portion)	Park Avenue. Rezoned from Infill Subzone to Home Services District.

*The Downtown Redevelopment Plan was recommended by the West Orange Planning Board in December of 2002 and adopted by the West Orange Township Council in March of 2003.

**TABLE 1-A
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 63

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
63	1	1 Park Avenue	Home Services District	No Change
63	1.01	7 Standish Avenue	Home Services District	No Change
63	1.02	Park Avenue	Home Services District	No Change
63	1.03	3 Park Avenue	Home Services District	No Change
63	1.04	5 Park Avenue	Home Services District	No Change
63	1.05	5 Standish Avenue	Home Services District	No Change
63	6	11 Standish Avenue	Home Services District	No Change
63	8	15 Standish Avenue	Home Services District	No Change
63	14	41-67 Standish Avenue	Home Services District	No Change
63	21	45 Standish Avenue	Home Services District	No Change
63	24	22 Lakeside Avenue	Home Services District	No Change
63	25	47 Standish Avenue	Home Services District	No Change
63	33	18-20 Lakeside Avenue	Home Services District	No Change
63	36	10 Lakeside Avenue	Home Services District	No Change
63	37	8 Lakeside Avenue	Home Services District	No Change
63	38	6 Lakeside Avenue	Home Services District	No Change
63	43	Lakeside Ave. / Standish	Home Services District	No Change

Block 64-Part

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	2	17 Park Ave. / Standish	Home Services District	No Change
64	2.01	Standish Avenue	Home Services District	No Change
64	2.02	Standish Avenue	Home Services District	No Change
64	2.03	Standish Avenue	Home Services District	No Change
64	2.04	Standish Avenue	Home Services District	No Change
64	2.05	Standish Avenue	Home Services District	No Change
64	3	Park Avenue	E-LR	From Infill Sub
64	3.01	Park Avenue	E-LR	From Infill Sub
64	3.02	Standish Avenue	E-LR	From HSD
64	5	23-25 Park Avenue	E-LR	From Infill Sub
64	5.01	27 Park Avenue	E-LR	From Infill Sub
64	7	29 Park Avenue	E-LR	From Infill Sub
64	8	31-33 Park Avenue	E-LR	From Infill Sub
64	8.01	66 Ashland Avenue	E-LR	From Infill Sub
64	12	60 Ashland Avenue	E-LR	From Infill Sub
64	15	56 Ashland Avenue	E-LR	From Infill Sub
64	16	54 Ashland Avenue	E-LR	From Infill Sub
64	17	52 Ashland Avenue	E-LR	From Infill Sub
64	18	50 Ashland Avenue	E-LR	From Infill Sub
64	19	48 Ashland Avenue	E-LR	From Infill Sub
64	20	44-46 Ashland Avenue	E-LR	From Infill Sub

TABLE 1-A, cont'd
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA

Block 64 - Continued

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	21	42 Ashland Avenue	E-LR	From PSZ
64	22	40 Ashland Avenue	E-LR	From PSZ
64	23	38 Ashland Avenue	E-LR	From PSZ
64	25	30-32 Ashland Avenue	E-LR	From PSZ
64	27	28 Ashland Avenue	E-LR	From PSZ
64	28	26 Ashland Avenue	E-LR	From PSZ
64	29	24 Ashland Avenue	E-LR	From PSZ
64	30	22 Ashland Avenue	E-LR	From PSZ
64	31	20 Ashland Avenue	E-LR	From PSZ
64	32	18 Ashland Avenue	E-LR	From PSZ
64	33	16 Ashland Avenue	E-LR	From PSZ
64	34	8-10 Ashland Avenue	E-LR	From PSZ
64	34.01	12-14 Ashland Avenue	E-LR	From PSZ
64	38	4-6 Ashland Avenue	E-LR	From PSZ
64	40	44 Lakeside Avenue	E-LR	From PSZ
64	41	42 Lakeside Avenue	E-LR	From PSZ
64	42	40 Lakeside Avenue	E-LR	From PSZ
64	42.01	38 Lakeside Avenue	E-LR	From PSZ
64	44	36 Lakeside Avenue	E-LR	From PSZ
64	44.01	Lakeside Avenue - rear	E-LR	From PSZ
64	45	34 Lakeside Avenue	E-LR	From PSZ*
64	46	32 Lakeside Avenue	E-LR	From HSD*
64	47	30 Lakeside Avenue	E-LR	From HSD
64	48	28 Lakeside Avenue	E-LR	From HSD
64	49	26 Lakeside Avenue	E-LR	From HSD
64	49.01	24 Lakeside Avenue	E-LR	From HSD
64	50	Lakeside Avenue	E-LR	From HSD
64	51	Rear of Lakeside	E-LR	From PSZ

* Zoning Map in Original Plan does not indicate precise boundary between the Parking Subzone and the Home Services District

Block 66

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
66	1	144, 189 Main Street	E-MU	From BBS
66	5	159 Main Street	E-MU	From BBS
66	7	161 Main Street	E-MU	From BBS

TABLE 1-A, cont'd
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA

Block 89

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
89	1	184-186 Main Street	Main Street Subzone	No Change
89	1.01	Main Street	Main Street Subzone	No Change
89	1.03	188-190 Main Street	Main Street Subzone	No Change
89	1.04	Main Street - rear	Main Street Subzone	No Change
89	59.01	Main Street - rear	Main Street Subzone	No Change

Block 114

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
114	78	244-252 Main Street	Main Street Subzone	No Change
114	80	230-242 Main Street	Main Street Subzone	No Change
114	93.01	Main Street – rear	Main Street Subzone	No Change
114	110	228 Main Street	Main Street Subzone	No Change
114	111	226 Main Street	Main Street Subzone	No Change
114	112	224 Main Street	Main Street Subzone	No Change
114	113	222 Main Street	Main Street Subzone	No Change
114	114	216-220 Main Street	Main Street Subzone	No Change
114	230	214 Main Street	Main Street Subzone	No Change
114	231	212 Main Street	Main Street Subzone	No Change
114	232	210 Main Street	Main Street Subzone	No Change
114	233	206-208 Main Street	Main Street Subzone	No Change
114	234	202-204 Main Street	Main Street Subzone	No Change
114	234.01	Main Street – rear	Main Street Subzone	No Change
114	235	198-200 Main Street	Main Street Subzone	No Change
114	236	192-196 Main Street	Main Street Subzone	No Change

Block 115

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
115	1	Alden Street / Lakeside	Historic District	No Change
115	4	207-215 Main Street	Historic District	No Change
115	15	Bab.Pl./ Col. / Watchung	E-MR	From HSD
115	16	Lakeside Ave./ Watchung	E-MR	From HSD
115	16.01	Lakeside Ave./ Watchung	E-MR	From HSD
115	17	Lakeside Avenue	E-MR	From HSD
115	30.1	193-203 Main Street	Historic District	No Change
115	51	Lakeside Avenue	E-MR	From HSD

TABLE 1-A, cont'd
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA

Block 116

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116	116	Kling Street	E-MR	From Infill Sub
116	117	Columbia St. / Kling St.	E-MR	From Infill Sub
116	118	33 Columbia Street	E-MR	From Rehab Opt
116	119	35 Columbia Street	E-MR	From Rehab Opt
116	120	37 Columbia Street	E-MR	From Rehab Opt
116	121.01	Columbia Street	E-MR	From Infill Sub
116	121	Columbia Street	E-MR	From Infill Sub

Block 116.02

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116.02	1.01	217-225 Main Street	E-C	From MSS
116.02	6	227-229 Main Street	E-C	From MSS
116.02	8	231-233 Main Street	E-C	From MSS
116.02	10	235-237 Main Street	E-C	From MSS
116.02	12	28-30 Babcock Place	E-MR	From MSS
116.02	13	26 Babcock Place	E-MR	From MSS
116.02	14	24 Babcock Place	E-MR	From MSS
116.02	16	22 Babcock Place	E-MR	From MSS
116.02	18	18-20 Babcock Place	E-MR	From MSS

Block 117

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
117	15	Columbia Street	E-MR	From Infill Sub

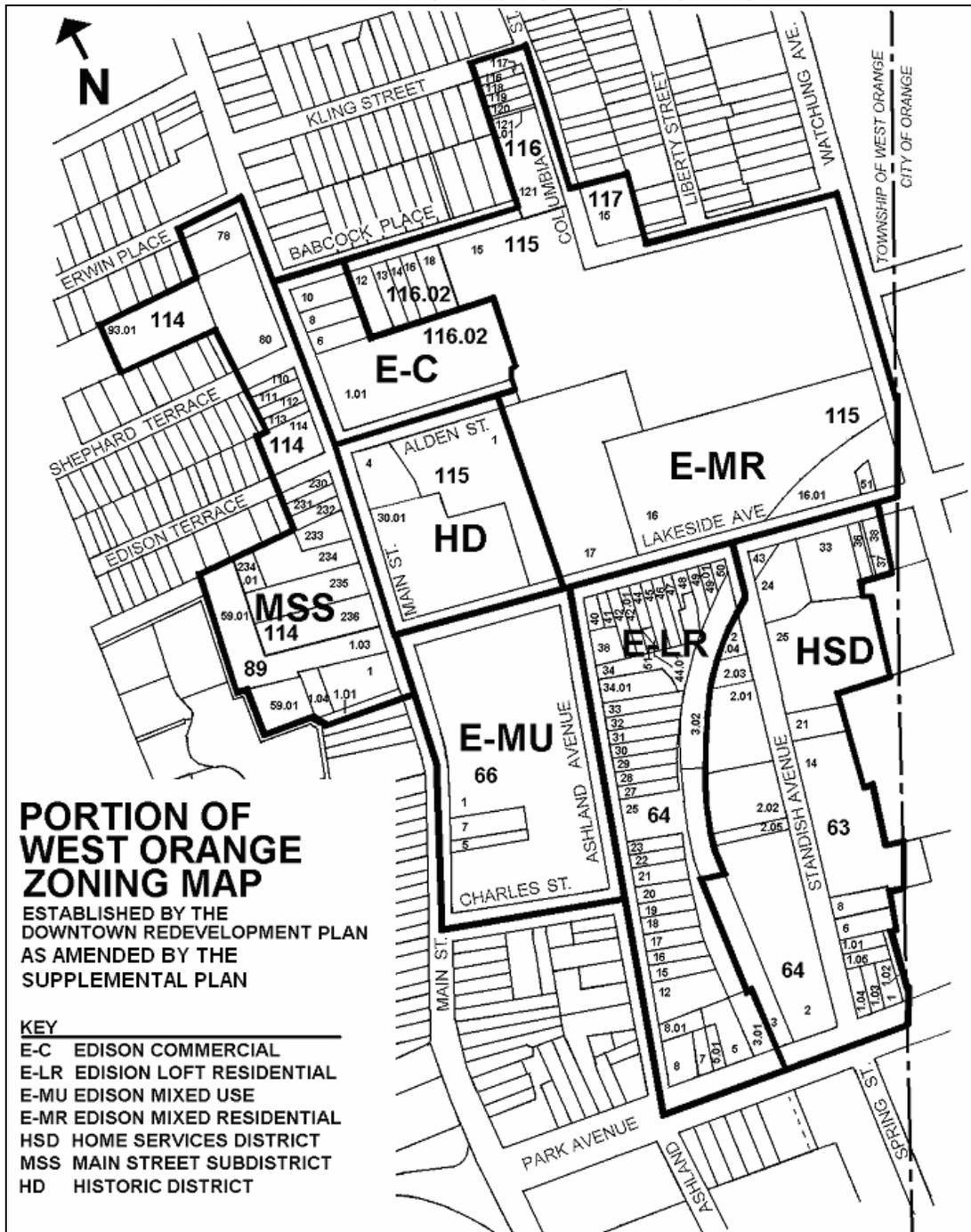
KEY TO TABLE 1-A

E-C **EDISON COMMERCIAL**
E-LR **EDISON LOFT RESIDENTIAL**
E- MU **EDISON MIXED USE**
E - MR **EDISON MIXED RESIDENTIAL**
HSD **HOME SERVICES DISTRICT**
MSS **MAIN STREET SUBDISTRICT**

V. DISTRICT LAND USE REGULATIONS

The Original Plan is to be amended by replacing and superseding all of the Battery Building Subzone, the Parking Subzone and the Infill Subzone by new zoning designations as shown on Plate I and by new land use regulations for these zones as described in Tables II-A through II-D. Plate I constitutes the Zoning Map as established by the Original Plan and as amended by the Second Amendment.

PLATE I ZONING MAP: DOWNTOWN REDEVELOPMENT PLAN ZONES AND AMENDMENT TO WEST ORANGE ZONING MAP



**TABLE II-A
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES**

E-MU Edison Mixed Use Zone	Requirements
Permitted uses	<ul style="list-style-type: none"> (1.) Public and private parking lots, parking decks and parking garages (2.) Multi-family residential (3.) Loft residential where at least 50% of the net floor area of any dwelling unit is used for residential purposes with the remainder used as an artist's studio or for home occupations not involving the servicing of customers on the premises. (4.) Non-residential limited to principal uses permitted in the B-1 Retail Business Zone (5.) Wireless telephone transmission antennas and related equipment not to exceed 1 carrier per 12,000 square feet of roof area. (6.) Cultural centers, including performing arts center and visual arts center. (7.) Accessory uses for the above principal uses
Maximum residential density (Numbers 3, 4 & 5 are meant to be incremental)	<ul style="list-style-type: none"> (1.) 75 dwelling units per acre of tract area: (2.) 75 du/ac x 4.68 ac = 351 total units (3.) Maximum of 255 units in existing buildings adapted to residential use. (4.) Maximum of 45 units in new construction utilizing existing structures or buildings as a foundation. (5.) Maximum of 45 units in new construction provided such units are located above ground-level permitted non-residential uses.
Maximum nonresidential	55,000 square feet of gross floor area
Minimum nonresidential	15,000 square feet of gross floor area
Maximum building height	<p>Equivalent to existing building height plus an additional height sufficient to accommodate new construction for roof-top dwelling units consisting of two stories, but in no case more than 24 feet above existing building height.</p> <p>New roof-top dwelling units shall be set back a minimum of 8 feet from the exterior walls of the existing building at the lower level of the building and 16 feet from the exterior walls at the upper level of the existing building. Such minimum setbacks from exterior walls for new construction shall not apply to new vertical building elements such as stair and elevator towers.</p> <p>Roof decks shall be allowed within the required setback areas.</p> <p>The maximum height limit shall not apply to rooftop appurtenances provided such appurtenances do not exceed a height of 15 feet above roof surfaces.</p>
Maximum building coverage	70% excluding parking decks

Maximum improvement coverage	90% of lot area with open paved pedestrian plazas and planting areas excluded from improvement coverage.
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TABLE II-A

LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES - Continued

E-MU Edison Mixed Use Zone		Requirements - continued
Minimum parking (no. of spaces):		
	Residential	In accordance with RSIS standards, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon a presentation of substantial evidence by the redeveloper that a lesser standard is justified through definitive shared parking arrangements or other proofs acceptable to the Planning Board.
	Nonresidential	In accordance with parking standards in the Zoning Ordinance as of the date of adoption of these Plan Amendments, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon the presentation by redeveloper of substantial evidence that such lesser standard is justified, taking into account, among other things parking, capacity and demand analyses and definitive shared parking arrangements.
Minimum building setbacks		0 feet from the public right of way
Additional Design Standards:		
Streetscape:		Street benches (to the extent that there is ample room along the right of way), and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner prescribed by the Original Plan.
Parking Structure Design Standards:		The parking deck structure shall be architecturally compatible with, and emulate the style, materials, color, massing and details of the existing or the proposed buildings on the site. Cars parked within the parking structure/deck and on open top levels shall be screened from the street level line of site, as much as possible with architectural elements, existing Edison Battery Building and proposed new buildings and/or landscaping. Vehicles on the first floor of the parking deck shall be fully screened through the use of architectural elements, new buildings, and/or landscaping.
Utility Service and Transmission Lines:		All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground except where the developer demonstrates to the satisfaction of the Planning Board, by substantial evidence, that locating utilities underground is either physically impracticable or economically infeasible, in which case above-ground connections and distributions shall be allowed.

**TABLE II-B
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES - Continued**

E-MR Edison Mixed Residential Zone	Requirements
Permitted Uses Note: At the common boundary between the E-MR and E-C Zones, the requirements of any one zone may be extended by 50 feet into the adjacent zone.	One and two-family homes regulated under the provisions of the Infill Subzone. Multi-family residential including townhouses. Surface parking as a principal use on Lot 116 in Block 116 associated with professional office development on Lot 115 in Block 116.01. Accessory uses for the above principal uses.
Maximum residential density	17 dwelling units per acre of tract including acreage dedicated for new roadway purposes. Units may include single-family detached homes, duplex homes, townhouses and mid-rise apartments.
Maximum building height	See Specifics below.
Townhouse numbers	Townhouses may not exceed more than 10 units in a single connected cluster or 20 units maximum if counting vertically stack units.
Maximum building coverage	See Specifics below.
Maximum impervious coverage	See Specifics below.
Minimum building setbacks	See Specifics below.
Minimum parking	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C. 5:21-3.1.
Single Association Bulk Standards:	Where a residence or group of residences is governed or to be governed by a Single Association, then the Bulk Standards affecting such particular type of units shall be superseded by the Standards for a Single Association.
Bulk Standards for One and Two Family Residences:	
Minimum Lot Size	One Family: 7,500 square feet. Two Family: 10,000 square feet.
Minimum Lot Width	One Family: 50 feet. Two Family: 75 feet.
Minimum Front Yard:	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Maximum building coverage:	40% or 60% if governed by a single association subject to the Single Association Bulk Standards.
Maximum lot coverage:	55% or 80% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum Building Height:	2 ½ stories / 35' or 3 ½ stories / 42' if governed by a single association, subject to the Single Association Bulk Standards.

**TABLE II-B
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES - Continued**

Bulk Standards for Townhouses and Multifamily Structures:	
Minimum Lot Size	None.
Minimum Lot Width	None.
Minimum Front Yard:	A minimum 25 foot landscaped setback shall be maintained around the perimeter of the project or 10 feet from the existing public right of way where no front yard parking is provided.
Maximum building coverage:	50% or 60% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum lot coverage:	80% Excluding there from all abutting public streets and right of ways.
Maximum Building Height:	2½ stories / 35' or 3 ½ stories / 42' if governed by a single association, subject to the Single Association Bulk Standards.
Minimum Open Space:	25% being shared open spaces within the Zone or 20% being shared open spaces within the Zone if governed by single association, subject to the Single Association Override.
Single Association Bulk Standards	
Qualifications:	Where a group of buildings, or cluster of units, or different units relate to a common association which association control such properties through a RCC (Restrictive Covenants and Conditions) or similar plan governing the use and enjoyment of such properties, then the following bulk standards shall supersede the standards applicable for the specific type of unit set forth herein.
Minimum Lot Size	One Family: None. Two Family: None.
Minimum Lot Width	One Family: None. Two Family: None.
Minimum Front Yard:	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Maximum building coverage:	60%
Maximum lot coverage:	80% Excluding there from existing streets and right of ways.
Maximum Building Height:	3 ½ stories / 42'
Minimum Open Space	20%
Streetscape:	Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the Original Plan.

**TABLE II-C
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES – Continued**

E-LR Edison Loft Residential Zone	Requirements
<p>Permitted Uses</p> <p>Note: At the common boundary between the E-MR and E-C Zones, the requirements of any one zone may be extended by 50 feet into the adjacent zone.</p>	<p>One and two-family homes regulated under the provisions of the Infill Subzone.</p> <p>Multi-family residential including townhouses.</p> <p>Public and private parking lots, parking decks and parking garages.</p> <p>Loft residential where at least 50% of the net floor area is used for residential purposes with the remainder used as an artist’s studio or for home occupations not involving the servicing of customers on the premises.</p> <p>Offices for professional (not medical) and neighborhood commercial/retail uses on the ground floor only.</p> <p>Accessory uses for the above principal uses.</p>
<p>Maximum residential density</p>	<p>65 dwelling units per acre of tract. Maximum of 130 dwelling units.</p>
<p>Maximum building height</p>	<p>Four stories and 60 feet.</p>
<p>Maximum building coverage</p>	<p>60% of tract area.</p>
<p>Maximum impervious coverage</p>	<p>90% of tract area.</p>
<p>Minimum building setbacks</p>	<p>0 feet from the public right of way.</p>
<p>Minimum distance between buildings:</p>	<p>35 Ft.</p>
<p>Minimum parking</p>	<p>In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C. 5:21-3.1.</p>
<p>Open Space:</p>	<p>All areas not dedicated to building or parking shall be appropriately landscaped. A minimum area of (10%) of the project area shall be designed to provide for passive recreational use.</p>
<p>Streetscape</p>	<p>Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the Original Plan.</p>

**TABLE II-D
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES – Continued**

E-C Edison Commercial Zone		Requirements
Permitted Uses		Non-residential limited to principal uses permitted in the B-1 Retail Business Zone. Accessory uses for the above principal uses. Ground level residential will be specifically prohibited.
Maximum residential density		35 dwelling units per acre of tract. Maximum of 130 dwelling units.
Maximum building height		Four stories and 60 feet.
Maximum building coverage		50% of tract area.
Maximum impervious coverage		Existing to apply (99%).
Minimum building setbacks		No minimum building setbacks.
Minimum parking		
	Residential	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C. 5:21-3.1.
	Nonresidential	One space for each 300 square feet of gross floor area.
Streetscape:		Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the Original Plan.

VI. DESIGN OBJECTIVES AND REQUIREMENTS

A. General Standards and Prohibitions

All utility distribution lines and utility service connections from such lines to the project area's individual uses, unless otherwise permitted, 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.

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.

All trash dumpsters shall be adequately screened, enclosed on all sides and secured.

Billboards and signboards for commercial advertising are prohibited.

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.

Developers are encouraged (but not required) to provide for environmentally sensitive development and to incorporate into their projects the US Green Building Council's Leadership in Energy and Environmental Design (LEED) requirements for green building design, to the extent feasible.

B. New Building Design

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.

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.

Windows shall be architecturally consistent with the particular product being constructed and shall generally serve to enhance architectural character and attractiveness of the buildings.

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 façade treatments shall be used.

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.

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.

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 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

All parking levels shall be screened so as not to give the apparent perception of garage space from all street-level vantage points.

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.

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 as possible 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 façade.

Interior garage lighting shall utilize fixtures that will not readily expose the lighting source to view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall generally 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

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.

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.

Within surface parking areas, a minimum of one tree shall be planted for every 10 parking spaces. These trees should be interspersed throughout the parking area, but may be located in the planting areas around the perimeter of the parking area if space limitations dictate.

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.

All street frontage within the Area 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.

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 one (1) year of planting shall be replaced.

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.

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.

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 that fifteen (15) feet in height is encouraged.

All fencing is subject to review and approval by the Planning Board.

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.

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.

VII. SIGNAGE REQUIREMENTS

A. Residential Signage – No signage is permitted except as provided below.

1. Each residential building shall display the street address of the building on the front façade or front door of the building such that it is visible from the adjoining street right-of-way, sidewalk and carriage way.
2. 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.
3. Mid-rise residential buildings may also have one sign not to exceed twelve (12) square feet, attached flush to the building wall, identifying the name of the building or other identification details, if any. All signage must be designed to be compatible with the architectural style and color scheme of the building.
4. Loft residential buildings may also have one sign not to exceed twelve (12) square feet, attached flush to the building wall, identifying the name of the building or other identification details, if any. All signage must be designed to be compatible with the architectural style and color scheme of the building.
5. Home occupations may display a single sign not more than six (6) inches tall by twelve (12) inches long which may be attached flush to the front wall or door of the building, or to the mailbox.

B. Commercial Signage - All signage must be designed to be compatible with the architectural style 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

1. Wall Signs - Each ground floor commercial use shall be permitted one sign, which shall be flush mounted to the front building façade and located within a sign band that is integrated into the overall architectural design of the façade of the building. The sign band shall not exceed 30 inches in height nor extend more than 80% of the width of the store front that it is intended to serve. The top of the sign band shall not be located above the first floor level of the building, and not more than 15 feet above the adjoining sidewalk elevation. Any lettering, sign or logo placed within the sign band may not be taller than 24 inches.
2. Blade Signs - Each ground floor commercial use may also have one blade sign located on the first floor of the building fronting on Main Street. Second floor commercial uses may also provide a blade sign at the entrance doorway located at the sidewalk level. Blade signs shall not exceed a maximum of 2.5 feet in width by 2.0 feet in height. They shall be placed such that the lowest portion of the sign is not less than 8 feet above the sidewalk and the highest portion of the sign is not more than 12 feet above the sidewalk.
3. Window Signs – Not more than 50% of the total glazed area of any store front or individual window may contain window signage, consisting of decorative style lettering.
4. Directory Signs – Buildings having multiple tenants may have a directory sign flush mounted to the building and located near the entrance to the building serving the tenants. The directory sign may be no larger than 2 feet wide by 3 feet tall.
5. Awnings – Awnings are permitted for ground floor commercial tenants only. Awning shall extend a minimum of 5 feet and a maximum of 10 feet from the building façade, be made of canvas or equivalent material, and be retractable. They shall be of a uniform color palette, but may be different styles of fabric. They may contain, on the valance only, the users name and/or street number, not more than 4 inches in height. The valance shall be between 6 inches to 8 inches in height. The awnings shall be of the rectangular style, angled down towards the street, with no side panels. The lowest structural elements projecting over the sidewalks shall be between 8 feet and 9 feet from the sidewalk level; the valance shall not be lower than 7.5 feet. The highest structural elements of the awning, i.e. those elements adjacent to the building, shall be no higher than 15 feet above the sidewalk level. No portion of any awning may cover any portion of any second story window, including the window sill or other decorative or structural elements of the window.

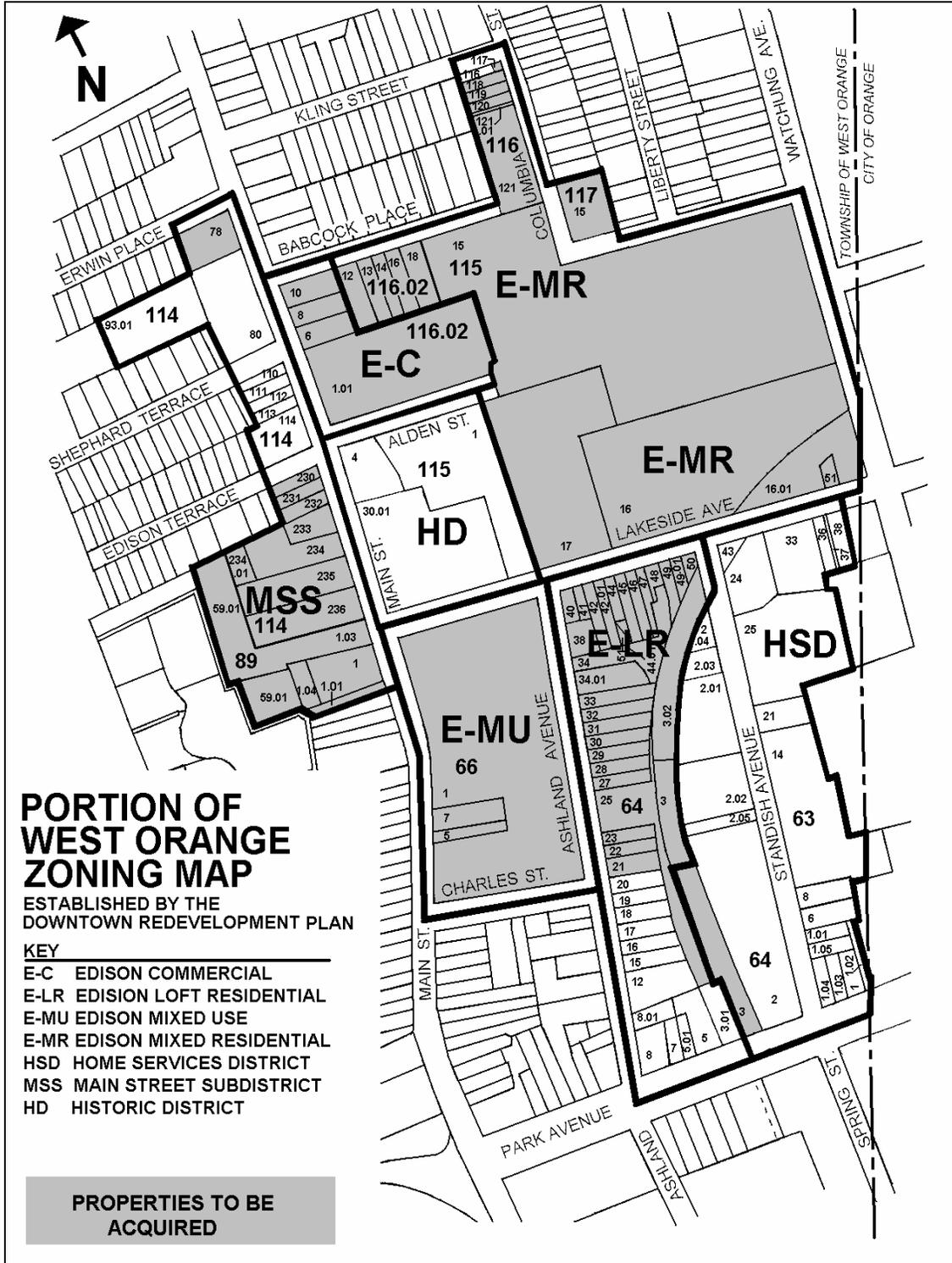
VIII. ACQUISITION PLAN

The Redevelopment Area is comprised of a mix of uses including residential and commercial uses as well as vacant land, underutilized properties and incompatible industrial land uses. It is important that the Redevelopment Area be redeveloped in a comprehensive manner that accommodates and preserves the conforming and desirable land uses. At the same time it is important that incompatible land uses, vacant land, underutilized property, dilapidated buildings, unsafe conditions and other impediments to proper development be removed in an orderly, planned and phased manner.

At this time, it is anticipated that any property to be acquired within the Redevelopment Area will be purchased and assembled by private development interests. However, if acquisition in this manner proves to be unsuccessful, municipal acquisition by eminent domain will be pursued in order to create properly planned and developable parcels of land.

As such, the properties within the Redevelopment Area shown below on Plate II (Acquisition Map) and further set forth on Table III-A – III-C are proposed as To Be Acquired.

**PLATE II
ACQUISITION MAP: PROPERTIES TO BE ACQUIRED**



**TABLE III-A
PROPERTIES TO BE ACQUIRED**

Block 64

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	3	Park Avenue	E-LR	To Be Acquired
64	3.02	Standish Avenue	E-LR	To Be Acquired
64	21	42 Ashland Avenue	E-LR	To Be Acquired
64	22	40 Ashland Avenue	E-LR	To Be Acquired
64	23	38 Ashland Avenue	E-LR	To Be Acquired
64	25	30-32 Ashland Avenue	E-LR	To Be Acquired
64	27	28 Ashland Avenue	E-LR	To Be Acquired
64	28	26 Ashland Avenue	E-LR	To Be Acquired
64	29	24 Ashland Avenue	E-LR	To Be Acquired
64	30	22 Ashland Avenue	E-LR	To Be Acquired
64	31	20 Ashland Avenue	E-LR	To Be Acquired
64	32	18 Ashland Avenue	E-LR	To Be Acquired
64	33	16 Ashland Avenue	E-LR	To Be Acquired
64	34	8-10 Ashland Avenue	E-LR	To Be Acquired
64	34.01	12-14 Ashland Avenue	E-LR	To Be Acquired
64	38	4-6 Ashland Avenue	E-LR	To Be Acquired
64	40	44 Lakeside Avenue	E-LR	To Be Acquired
64	41	42 Lakeside Avenue	E-LR	To Be Acquired
64	42	40 Lakeside Avenue	E-LR	To Be Acquired
64	42.01	38 Lakeside Avenue	E-LR	To Be Acquired
64	44	36 Lakeside Avenue	E-LR	To Be Acquired
64	44.01	Lakeside Avenue - rear	E-LR	To Be Acquired
64	45	34 Lakeside Avenue	E-LR	To Be Acquired
64	46	32 Lakeside Avenue	E-LR	To Be Acquired
64	47	30 Lakeside Avenue	E-LR	To Be Acquired
64	48	28 Lakeside Avenue	E-LR	To Be Acquired
64	49	26 Lakeside Avenue	E-LR	To Be Acquired
64	49.01	24 Lakeside Avenue	E-LR	To Be Acquired
64	50	Lakeside Avenue	E-LR	To Be Acquired
64	51	Rear of Lakeside	E-LR	To Be Acquired

Block 66

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
66	1	144, 189 Main Street	E-MU	To Be Acquired
66	5	159 Main Street	E-MU	To Be Acquired
66	7	161 Main Street	E-MU	To Be Acquired

**TABLE III-B
PROPERTIES TO BE ACQUIRED**

Block 89

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
89	1	184-186 Main Street	Main Street Subzone	To Be Acquired
89	1.01	Main Street	Main Street Subzone	To Be Acquired
89	1.03	188-190 Main Street	Main Street Subzone	To Be Acquired
89	1.04	Main Street - rear	Main Street Subzone	To Be Acquired
89	59.01	Main Street - rear	Main Street Subzone	To Be Acquired

Block 114

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
114	78	244-252 Main Street	Main Street Subzone	To Be Acquired
114	230	214 Main Street	Main Street Subzone	To Be Acquired
114	231	212 Main Street	Main Street Subzone	To Be Acquired
114	232	210 Main Street	Main Street Subzone	To Be Acquired
114	233	206-208 Main Street	Main Street Subzone	To Be Acquired
114	234	202-204 Main Street	Main Street Subzone	To Be Acquired
114	234.01	Main Street – rear	Main Street Subzone	To Be Acquired
114	235	198-200 Main Street	Main Street Subzone	To Be Acquired
114	236	192-196 Main Street	Main Street Subzone	To Be Acquired

Block 115

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
115	15	Bab.Pl./ Col. / Watchung	E-MR	To Be Acquired
115	16	Lakeside Ave./ Watchung	E-MR	To Be Acquired
115	16.01	Lakeside Ave./ Watchung	E-MR	To Be Acquired
115	17	Lakeside Avenue	E-MR	To Be Acquired
115	51	Lakeside Avenue	E-MR	To Be Acquired

Block 116

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116	116	Kling Street	E-MR	To Be Acquired
116	118	33 Columbia Street	E-MR	To Be Acquired
116	119	35 Columbia Street	E-MR	To Be Acquired
116	120	37 Columbia Street	E-MR	To Be Acquired
116	121.01	Columbia Street	E-MR	To Be Acquired
116	121	Columbia Street	E-MR	To Be Acquired

**TABLE III-C
PROPERTIES TO BE ACQUIRED**

Block 116.02

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116.02	1.01	217-225 Main Street	E-C	To Be Acquired
116.02	6	227-229 Main Street	E-C	To Be Acquired
116.02	8	231-233 Main Street	E-C	To Be Acquired
116.02	10	235-237 Main Street	E-C	To Be Acquired
116.02	12	28-30 Babcock Place	E-MR	To Be Acquired
116.02	13	26 Babcock Place	E-MR	To Be Acquired
116.02	14	24 Babcock Place	E-MR	To Be Acquired
116.02	16	22 Babcock Place	E-MR	To Be Acquired
116.02	18	18-20 Babcock Place	E-MR	To Be Acquired

Block 117

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
117	15	Columbia Street	E-MR	To Be Acquired

IX. RELOCATION

The required amount of occupant relocation necessary to implement the Redevelopment Plan is expected to be minimal. Should occupant relocation be necessary, the Township of West Orange will provide all displaced tenants and landowners with the appropriate relocation assistance pursuant to all applicable laws. The process of relocating affected persons and businesses will receive the careful attention of local officials. All persons and businesses to be relocated will be interviewed to determine their housing, occupancy and relocation needs.

X. AFFORDABLE HOUSING REQUIREMENTS

Any development within the 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.
- Township of West Orange Growth Share Ordinance adopted by Township Council on July 19, 2005.

and, whenever a redevelopment agreement has been entered into between a redeveloper and the Township, on the terms and conditions and in the manner set forth in such redevelopment agreement.

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

Affordable Distribution: The affordable units shall be dispersed throughout the Redevelopment Area 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.

Affordability Restrictions: All affordable dwelling units constructed within the Redevelopment Area shall be deed restricted to remain affordable in accordance with COAH requirements. If there are applicable 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.

XI. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

The local land use objectives for the Township of West Orange are stated in the 1989 Master Plan (amended in 1992) and are reviewed in the latest 2004 Reexamination Report. Two of the objectives of the 1989 Master Plan are to “Encourage development and rehabilitation of the Main Street Central Business District” and to “Encourage the economic development of the community.” As stated in the Reexamination Report with respect to the Main Street - Valley Road Corridor:

The improvement and revitalization of commercial and residential areas within the Main Street – Valley road Corridor should continue to be the focus of municipal efforts and design review standards to encourage a unified building appearance, conservation of historic structure, streetscape, and parking improvements. Municipal support for commercial and residential rehabilitation should be continued as part of the long term public commitment to maintain and improve this area. [Page 6]

Under the heading of Economic Development, the latest Reexamination Report noted the following:

The Main Street/Valley Road Corridor is an existing overlay zone that includes numerous linked neighborhood commercial centers. Economic development and redevelopment should continue to be a focus in this area. [Page 25]

With respect to historic preservation, the latest Reexamination Report documents that:

The Edison National Historic Site, the nearby Llewellyn Park Historic District (containing Edison’s home known as Glenmont) and the Edison Storage Battery Building are listed on the National Register of Historic Places and the New Jersey Register of Historic Places. Additionally, the Edison Storage Battery Building has also been recognized as historic by the West Orange Preservation Commission. [Page 28]

With respect to redevelopment plans, the latest Reexamination Report observed the following:

The Township adopted the Downtown Redevelopment Plan in early 2003 and has begun implementation of the plan. As the plan progresses, the Township should consider other areas to study for possible redevelopment activities. One area that should be considered is the Lower Valley section. This area provides a gateway to the Township and should be enhanced to provide a welcoming entrance to the eastern section. Connection to the Highland Avenue Train station can increase opportunities for redevelopment in the area. [Page 48]

The 1989 Land Use Plan element of the Master Plan recommended an I-Industrial designation for much of the area for which an amendment to the Downtown Redevelopment Plan is proposed. In addition to the Industrial designation, the Land Use Plan recommended a B-1 Retail designation for the properties along Main Street north of Alden Street (Lots 1.01, 6, 8 and 10 in Block 116.02) and an R-M Multifamily designation for the properties fronting on Babcock Place (Lots 12, 13, 14, 16 and 18 in Block 116.02 and part of Lot 15 in Block 115). Main Street and Park Avenue were designated as minor arterial roadways; the Edison National Historic Site was shown on the Land Use Plan as well as the West Orange Public

Works garage. Also, a portion of the area closest to the City of Orange was indicated as lying within a flood hazard area.

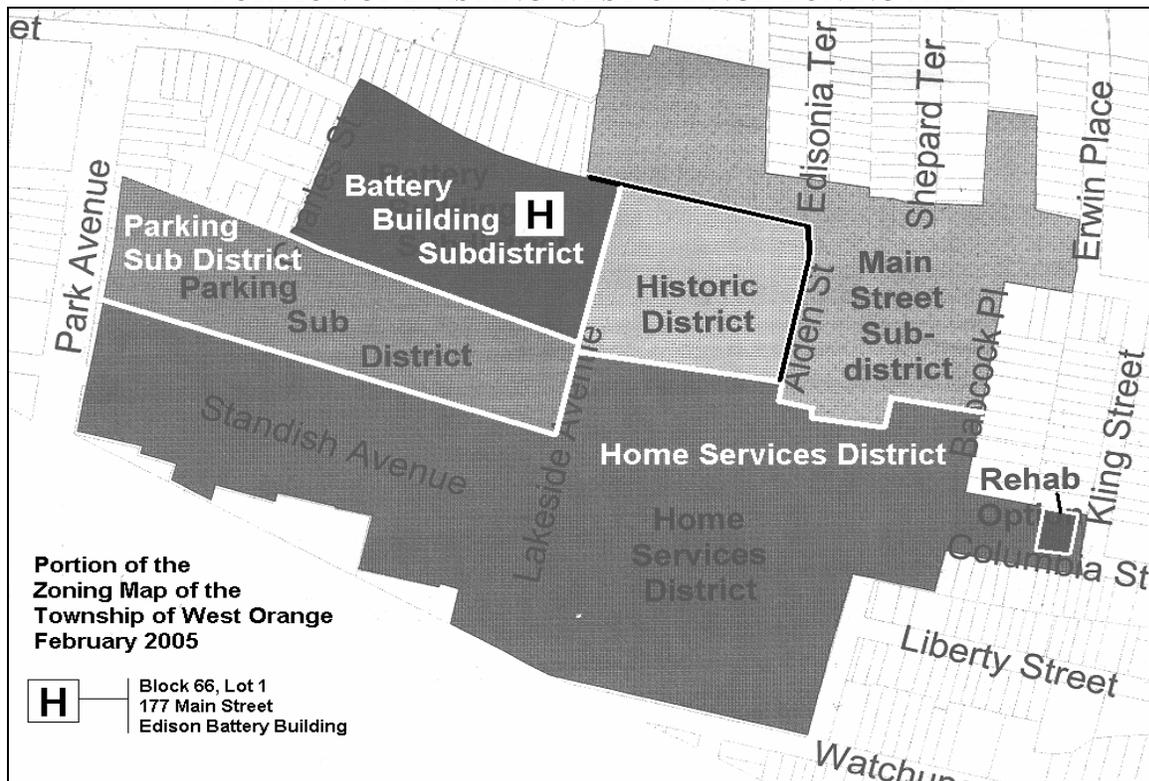
The Redevelopment Plan is generally consistent with and supportive of the objectives voiced in the 1989 Master Plan and reviewed in the latest Reexamination Report. It is noted that the three dominant multi-story Edison Storage Battery Buildings on Lot 1 in Block 66 are to be retained and adapted for retail and residential reuse. Although retention of certain main buildings is planned, modifications are anticipated such as the construction of additional dwelling units above the existing buildings and construction of adjacent new structures and buildings such as a parking garage and retail space and mixed retail and residential buildings in place of existing paved parking areas and buildings.

The Redevelopment Plan preserves the existing arterial road function of Main Street with its bus service and relies on sanitary sewer, electric, gas and water services which are considered adequate to accommodate the anticipated development. Implementation of the Redevelopment Plan will necessitate relocation of the West Orange Public Works offices and maintenance yard.

XII. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

The Redevelopment Plan is intended to supersede the standards in the Zoning Ordinance. Plate III shows the zoning districts in the Redevelopment Area as established by the Original Plan which will be superseded by Plate I as established in the Redevelopment Plan on the Zoning Map of the Township of West Orange.

**PLATE III
PORTION OF EXISTING WEST ORANGE ZONING MAP**



XIII. RELATIONSHIP TO OTHER PLANS

A comparison of Redevelopment Plan to the Zoning Ordinance and Master Plan for the City of Orange shows that the residential uses in the proposed West Orange E-MR Zone are across Watchung Avenue from residential uses in the A-2 One, Two and More Residential Zone in the City of Orange. The policies advanced in the amendments to the 2003 Redevelopment Plan are consistent with the policies for Metropolitan Planning Areas (PA-1) in the March 1, 2001 State Development and Redevelopment Plan which encourages efficient use of existing resources in urbanized areas.

The Redevelopment 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 an infill development, while also discouraging sprawl in suburban and rural areas through more compact development.

The County of Essex has an older master plan, which has not been updated in many years.

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

December 2010

Prepared by:

Susan Borg, P.P., A.I.C.P.

NJ License # 4135 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.

**THIRD AMENDMENT TO DOWNTOWN REDEVELOPMENT PLAN
TOWNSHIP OF WEST ORANGE
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I. INTRODUCTION

The "Amendments to Downtown Redevelopment Plan" adopted August 15, 2006 (the "**First Amendment**"), amended the March 2003 Downtown Redevelopment Plan (the "**Original Plan**"). The "**Second Amendment**" was adopted March 6, 2007. This third amendment (the "**Third Amendment**") amends and restates the First and Second Amendments and further modifies the Original Plan. The Original Plan, the Second Amendment together with this Third Amendment comprise and are referred to herein as the "**Plan**" or the "**Redevelopment Plan**".

II. OBJECTIVES

This Third Amendment amends the Home Services District (HSD) to add bus parking as a permitted use in this district. This will continue to promote the principles of a mixed-use community with a variety of housing choices and commercial uses; to provide pedestrian-friendly streets and public rights-of-way; to create more parking for school vehicles and create more off street parking.

Many of the light industrial uses existing in this zone have been members of the community for many years. Bus parking has been located in this area for many years and provides a benefit to the Township. In addition by adding the off street parking to this area will create an enhanced street setting.

None of the existing permitted uses within the Home Services District are rescinded or modified by this Third Amendment.

III. ADMINISTRATIVE PROVISIONS

The Redevelopment Plan, shall supersede the applicable provisions of the Township of West Orange Land Development Ordinance (the "**Zoning Ordinance**"). Any zoning question that is not addressed herein shall refer to the Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of the Redevelopment Plan, as provided below. Upon final adoption of this Third Amendment by the Municipal Council of the Township of West Orange, the Zoning Ordinance and Zoning Map shall be amended to rezone the properties rezoned herein to conform with the provisions of the Redevelopment Plan as amended hereby, and all underlying zoning shall be voided.

All development with the Downtown Redevelopment Area shall be consistent with the guidelines, standards and requirements of the Redevelopment Plan. The regulations and controls in the Redevelopment Plan may be implement, where applicable, by appropriate covenants, or other provisions, or through agreements for land deposition and conveyances executed thereto.

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 has been approved by the Planning Board.

Prior to the commencement of any new construction, reconstruction, or rehabilitation of any existing structure or property change of use; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review, so that compliance of such plans with the 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. Regular maintenance and minor repair shall not require Planning Board review.

The provisions of the Redevelopment 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 the Original Plan by the Township of West Orange Municipal Council. This Third Amendment and any subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such subsequent amendments.

Site plan review shall be conducted by the Planning Board pursuant to the *Municipal Land Use Law*, **N.J.S.A. 40:55D-1 et seq.** As part of the site plan review, the Planning Board may require that the applicant provide additional studies, data and analyses that are not referenced in the Plan but are reasonably needed for an informed review. Such additional information may include, but is not limited to, parking and traffic studies, fiscal impact analyses, and sanitary and storm sewer investigations to determine the adequacy of the respective utilities.

Any subdivision of lots and parcels of land within the Area shall be in accordance with the requirements of the Plan and any plan amendments.

The Planning Board may grant deviations from the regulations contained within the Original Plan as amended, including by the Third Amendment, 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 *Local Redevelopment and Housing Law*, **N.J.S.A. 40A:12A-1 et seq.** Such deviations may be granted 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 the 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 the Redevelopment Plan related to a specific piece of property where the purposes of the Redevelopment Plan would be advanced by such deviation from the strict application or the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from the design standards associated with 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 if the literal enforcement of one or more provisions is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site.

No deviations from the regulations contained in the Redevelopment Plan shall be granted if such deviation would 1) result in permitting or expanding a use that is not a permitted use within the Area, 2) result in an increase in the maximum permitted height of greater than ten percent, or 3) result in an increase of the permitted density within the Area. An application requesting a deviation from the requirements of the 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)**.

If any word, phrase, clause, section or provision of this document 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.

IV. AFFECTED PROPERTIES

Table I lists the properties, by tax map block and lot number, which are affected by this Third Amendment by adding bus parking as a permitted use in the Home Services District. As further clarification, Table 1-A lists all of the properties in the Area and identify the intended zoning district changes.

TABLE 1-
PROPERTIES LOCATED IN THE HOME SERVICES DISTRICT (HSD) ZONE
Affected Properties

Block 63

BLOCK	LOT	STREET ADDRESS	ZONE	
63	1	1 Park Avenue	Home Services District	
63	1.01	7 Standish Avenue	Home Services District	
63	1.02	Park Avenue	Home Services District	
63	1.03	3 Park Avenue	Home Services District	
63	1.04	5 Park Avenue	Home Services District	
63	1.05	5 Standish Avenue	Home Services District	
63	6	11 Standish Avenue	Home Services District	
63	8	15 Standish Avenue	Home Services District	
63	14	41-67 Standish Avenue	Home Services District	
63	21	45 Standish Avenue	Home Services District	
63	24	22 Lakeside Avenue	Home Services District	
63	25	47 Standish Avenue	Home Services District	
63	33	18-20 Lakeside Avenue	Home Services District	
63	36	10 Lakeside Avenue	Home Services District	
63	37	8 Lakeside Avenue	Home Services District	
63	38	6 Lakeside Avenue	Home Services District	
63	43	Lakeside Ave. I Standish	Home Services District	
63	33.01	Lakeside Avenue	Home Services District	
63	39	Lakeside Avenue	Home Services District	
63	40	Lakeside Avenue	Home Services District	
63	41	Not fronting a street	Home Services District	

Block 64

BLOCK	LOT	STREET ADDRESS	ZONE	
64	2	17 Park Avenue. I Standish	Home Services District	
64	2.01	Standish Avenue	Home Services District	
64	2.02	Standish Avenue	Home Services District	
64	2.03	Standish Avenue	Home Services District	
64	2.04	Standish Avenue	Home Services District	
64	2.05	Standish Avenue	Home Services District	
64	3 (portion)	Park Avenue	Home Services District	

PLATE I
ZONING MAP: DOWNTOWN REDEVELOPMENT PLAN ZONES

TABLE II

TABLE 2
LAND USE REGULATIONS FOR THE HOME SERVICES DISTRICT

Home Services District	Requirements
Permitted Uses	<ol style="list-style-type: none"> 1. Bus Parking 2. Art/Crafts studio space 3. Lumber Yards 4. Printing facilities and uses related to printing such as printing supplies and engraving operation 5. Warehouses 6. Machine shops 7. Research laboratories 8. Retail 9. Wholesale businesses 10. Surface or structures/deck parking
Permitted Accessory Uses	<ol style="list-style-type: none"> 1. Uses customary, incidental and accessory to the principal use such as signage and parking 2. Offices
Bulk Standards	<ol style="list-style-type: none"> 1. Maximum height: 35 Feet 2. Front yard set back: Current sidewalk width and roadway must be maintained. Maximum front yard setback: 20 Feet
Parking/ Loading Standards	<ol style="list-style-type: none"> 1. One (1) space for each 400 square feet of any permitted principal use 2. Off-street parking and loading areas shall be coordinated with the public street system serving the HSD in order to avoid conflicts with through-traffic, obstruction to pedestrian walks, and vehicular between and among mixed uses is encouraged and will be factored in for purposed calculations. 3. A minimum of ten percent of any structure parking facility including buses shall be landscaped and shall include one shade tree for every ten parking spaces. A landscape buffer of the perimeter shall be planted. 4. Service entrances and loading areas between adjacent building shall be consolidated and separated from walkways and pedestrian entrances to the extent possible
Design Standards	<ol style="list-style-type: none"> 1. The HSD shall contain decorative banners and/or signage to reinforce the character of the district 2. Trash receptacles, dumpsters and parking areas (including, but not limited to, parking as a principal use) shall be effectively screened by landscaping, fencing, low walls or other appropriate means to reduce their visual impact on surrounding residential properties.

V. DESIGN OBJECTIVES AND REQUIREMENT

The general standards and Prohibitions, New Building Design, Parking Structure Design requirements, landscape, lighting and Open Space, Signage requirements, Commercial signage remain the same as in the Second Amendment dated, February 7, 1907

VI. ACQUISITION PLAN

The acquisition plan remains unchanged from that of the Original Plan and the previous Amendments.

VII. RELOCATION AND AFFORDABLE HOUSING REQUIREMENTS

Remains unchanged from that of the Original Plan and the previous Amendments.

VIII. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

Remains unchanged from that of the Original Plan and the previous Amendments.

IX. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

Remains unchanged from that of the Original Plan and the previous Amendments.

X. RELATIONSHIP TO OTHER PLANS

A comparison of the Redevelopment Plan as amended, including by this Third Amendment, to the Zoning Ordinance and Master Plan for the City of Orange shows that the residential uses in the proposed West Orange E-MR Zone are across Watchung Avenue from residential uses in the A-2 One, Two and More Residential Zone in the City of Orange. The policies advanced in the amendments to the 2003 Redevelopment Plan are consistent with the policies for Metropolitan Planning Areas (PA-1) in the March 1, 2001 State Development and Redevelopment Plan which encourages efficient use of existing resources in urbanized areas.

The Redevelopment Plan, as amended, including by this Third Amendment, 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 an infill development, while also discouraging sprawl in suburban and rural areas through more compact development.

The County of Essex has an older master plan, which has not been updated in many years.