

# Township of West Orange Master Plan Reexamination



## Community Kickoff Meeting

March 12, 2019



# Agenda

1. Welcome
2. Overview of Purpose and Process
3. Open Space and Recreation Plan Presentation
4. Background Information
5. Discussion of Master Plan Topics
6. Questions and Comments
7. Recap/Next Steps



# Purpose and Process

## What is a master plan?

- Per state law, policy document adopted by Planning Board
- Basis for zoning and other development regulations
- Addresses land use and housing at minimum
- Can address other topics
- Last full update: 2010



# Purpose and Process

## What is a master plan reexamination?

- Per state law, periodic update of master plan
- Required at least every 10 years – West Orange due by 2020
- Five mandatory components
  - Problems & objectives in last reexamination
  - Extent to which they have changed
  - Significant changes in assumptions, policies, objectives
  - Recommended changes to master plan or development regulations
  - Recommendations regarding redevelopment plans

# Purpose and Process

## What is proposed to be included?

- Required components of reexamination
- Updates to topical plan elements
  - Land Use (includes zoning and redevelopment recommendations)
  - Economic Development
  - Historic Preservation
  - Community Facilities, Utilities and Recycling
  - Circulation
  - Housing
  - Open Space and Recreation
  - Sustainability

# Purpose and Process

## Process

- Just starting out
- Gathering data and preparing mapping
- Met with Planning Board and various stakeholders
- First community meeting tonight
- Next: prepare initial concepts and recommendations
- Additional public meetings to follow

# Open Space and Recreation Plan

- **Presentation by Barbara Heskins Davis, PP, AICP**
  - Vice President, Programs
  - The Land Conservancy of New Jersey
- **Consultant to West Orange Open Space and Recreation Commission**

# Background Information

## What Has Changed Since 2010?

- Real Estate Market
  - e.g. housing prices, demand for different options
- Retail
  - A&P, Borders, Sports Authority, Toys R Us, etc. – where are they now?
- Transportation
  - e.g. ride sharing, interest in “complete streets”
- Technology
  - e.g. rise of smartphones and social media

# Background Information

## Demographics:

- Modest population growth since 2010
- Minimal shifts in age and racial breakdown of population
- Based on estimates, not formal Census

Estimated Population, Township of West Orange, 2010 to 2017

Year	Residents	Change	
		Number	Percent
2010	46,207	-	-
2011	46,588	381	0.8%
2012	46,726	138	0.3%
2013	47,132	406	0.9%
2014	47,361	229	0.5%
2015	47,498	137	0.3%
2016	47,645	147	0.3%
2017	48,435	790	1.7%
Change, 2010 to 2017		2,228	4.8%

Source: State of New Jersey Department of Labor and Workforce Development

# Background Information

## Development Activity:

- More definitive data available – e.g.

**Residential Housing Units Authorized by Building Permits, Township of West Orange, 2010-2018**

	1 & 2 Family Units	Multifamily Units	Mixed-Use Units	Total Permitted Units	Residential Demolition Permits
2010	64	0	0	64	3
2011	15	0	0	15	0
2012	8	0	0	8	3
2013	13	0	0	13	3
2014	11	0	0	11	2
2015	13	0	1	14	1
2016	7	299	0	306	2
2017	12	0	0	12	0
2018*	8	100	0	108	1
<b>Total</b>	<b>151</b>	<b>399</b>	<b>1</b>	<b>551</b>	<b>15</b>

*Source: State of New Jersey Department of Community Affairs, Division of Codes and Standards*

\* Through October

# Background Information

## Development Activity:

- 61 residential building permits/year in past 9 years
- Compared to annual average of 68, 2004-2008
- But over 70% for multifamily units in 2016 & 2018
- For average 17 1 & 2-family units/year

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# Background Information



## Development Activity:

- Also various projects
- Downtown redevelopment
- Other redevelopment:  
Executive Drive, Essex  
Green, former Harvard  
Press site
- Also development activity  
in neighborhood centers,  
such as Pleasantdale and  
Saint Cloud

# Background Information

## Other Planning and Related Efforts:

- Green Infrastructure Feasibility Study (2013)
- Complete Streets Concept Plan (2015)
- Pedestrian Safety Action Plan (2015)
- Master Plan Circulation Element Amendment (2016)
- Downtown West Orange Alliance Design Guidelines (2017)
- Survey of Older Adults (2018)

# Background Information

## Zoning Ordinance:

- Controls what can be built
- Uses and bulk
- Does not control timing
- Extensive update in 2012
  - Implement 2010 Reexamination recommendations
  - Fix other issues identified by zoning committee
  - More could be done

# Background Information

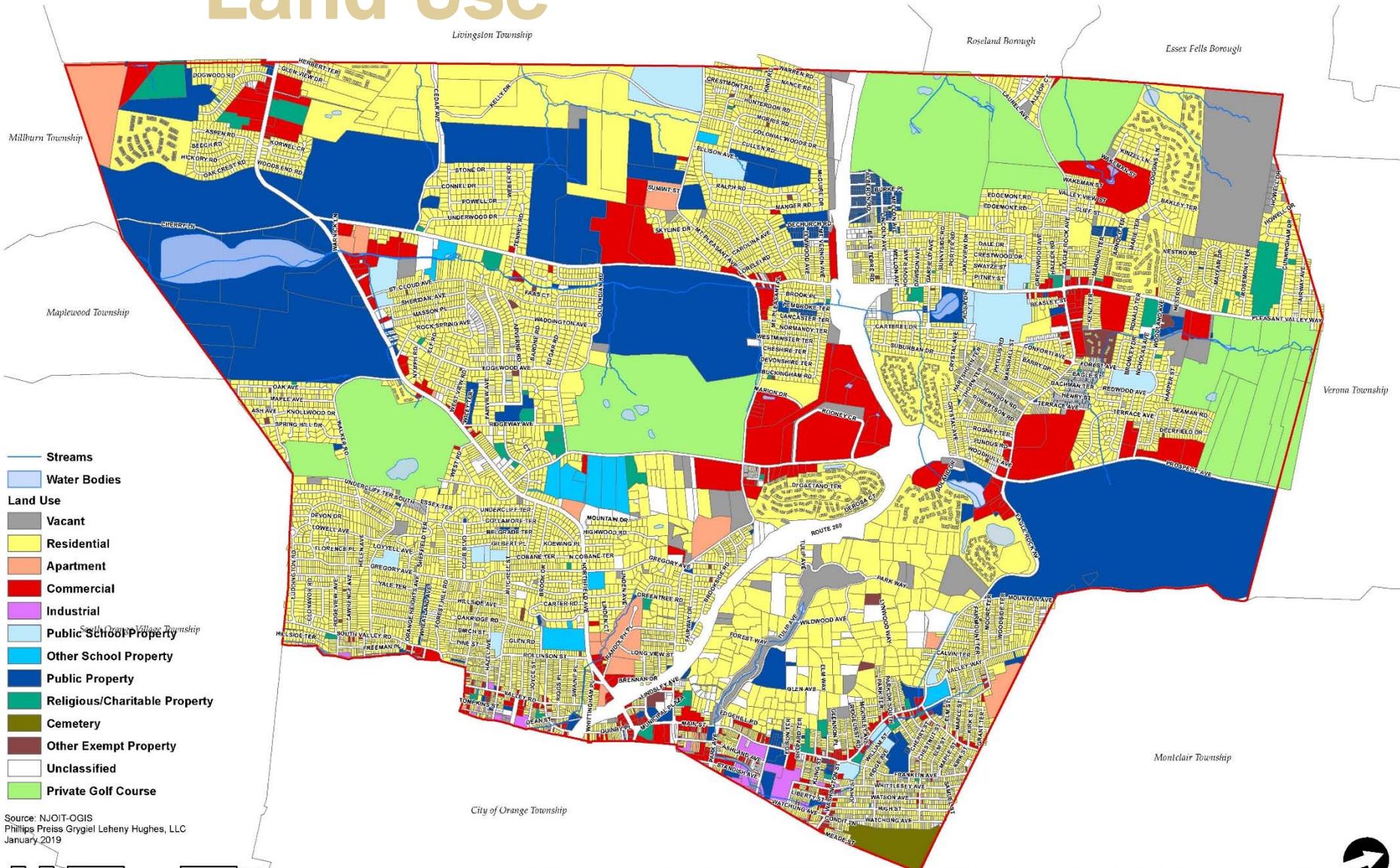
## Redevelopment Plans:

- Permitted for areas determined to be “in need of redevelopment” or “in need of rehabilitation”
- Multiple in West Orange
  - Downtown (Edison Village)
  - Organon site
  - Harvard Press site
  - Part of Executive Drive
- Allow for more specific regulations
- Can control timing and appearance of development

# Master Plan Topics: Land Use

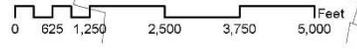
- Includes zoning and redevelopment recommendations
- Review existing land uses
- Determine if additional zoning changes warranted
  - Permitted (and prohibited) uses
  - Bulk regulations (e.g. height, yards, coverage, etc.)
  - Parking standards
  - Application requirements

# Master Plan Topics: Land Use



- Streams
- Water Bodies
- Land Use**
- Vacant
- Residential
- Apartment
- Commercial
- Industrial
- Public School Property
- Other School Property
- Public Property
- Religious/Charitable Property
- Cemetery
- Other Exempt Property
- Unclassified
- Private Golf Course

Source: NJGIT-OGIS  
Phillips Preiss Grygiel Leheny Hughes, LLC  
January 2019



**INITIAL DRAFT EXISTING LAND USE**



# Master Plan Topics: Economic Development

- Leverage Township's existing assets, including:
  - Thomas Edison National Historic Park
  - Turtle Back Zoo
  - Other County facilities
- Coordinate with land use and circulation recommendations
- Downtown
- Neighborhood centers
- Other opportunities



# Master Plan Topics: Historic Preservation

- Updating inventory of historic structures
- Considering designation of additional local landmarks
- Reviewing changes to historic structures
- Can advise homeowners and property owners how to undertake improvements to historic structures



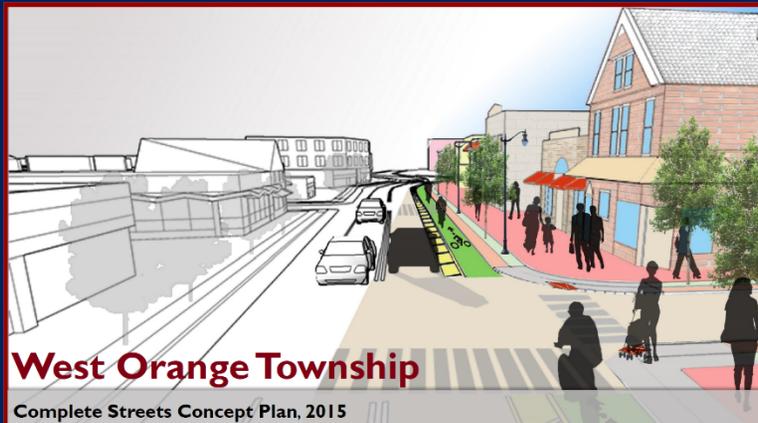
# Master Plan Topics: Community Facilities, Utilities and Recycling

- Updating inventory of facilities
- Determine current needs
- Coordinate with other Township efforts



# Master Plan Topics: Circulation

- Significant amount of State and County roads in West Orange
- Promote public transportation
- Build upon Township's "Complete Streets" policy and prior Master Plan amendment



# Master Plan Topics: Housing

- Separate ongoing effort for compliance with affordable housing obligation and mandates
- Coordinate with those efforts
- Provide more general goals and recommendations



# Master Plan Topics: Open Space and Recreation

- Separate effort by Open Space and Recreation Commission
- Coordinate with its work
- Provide more general goals and recommendations



# Master Plan Topics: Sustainability

- 2010 Reexamination included West Orange's first Master Plan Sustainability Element
- Update and amend
- Coordinate with other Township efforts





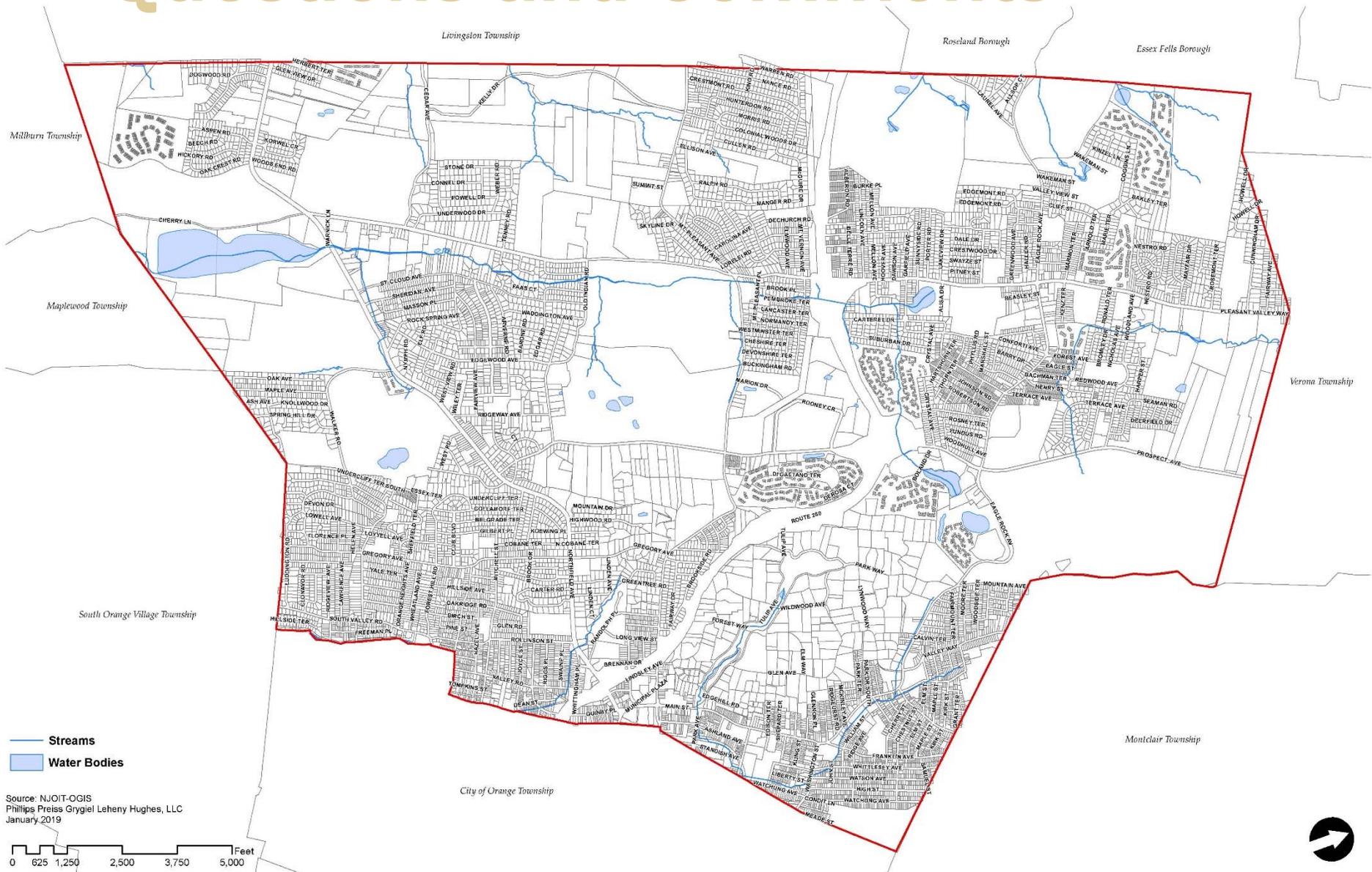
# Questions and Comments

- Can also provide written comments tonight
- Or submit later by mail or email
- Any information that may be useful is welcome (comments, photos, maps, ideas...)

Planning Board  
66 Main Street  
West Orange, NJ 07052

Email: [planningboard@westorange.org](mailto:planningboard@westorange.org)

# Questions and Comments



# Recap/Next Steps

- Next meeting likely in spring
- Another one a few months after
- Goal of completing plan update later this year

# Contact Information

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