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# Reexamination Report West Orange

*Prepared by Heyer, Gruel + Associates January 2004*





Reexamination Report  
West Orange



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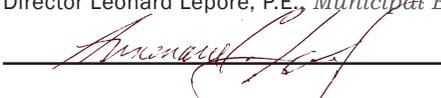
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ANNEMARIE UEBBING, PP #3738



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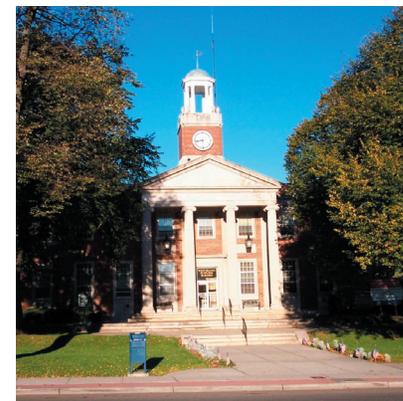
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## INTRODUCTION

The Township of West Orange began the process to reexamine its Master Plan, adopted in 1989 and its Master Plan Reexamination Report, adopted in 1997 (and revised in April and July 2000) during the Spring of 2003. A subcommittee of Planning Board members and Township staff was assembled to work with a Planning Consultant to provide an update to the goals, objectives, principles and implementation strategies developed in the two earlier documents. Meetings with key stakeholders including the Historic Commission, the Main Street Special Improvement District and the Mayor and Council were held to gather additional information and revise goals. During the process, the Township decided to digitize its tax maps and incorporate this information into the Master Plan in an effort to create a base for a geographic information system (GIS).

The format of this Reexamination Report follows the requirements of Article 11 of the Municipal Land Use Law (NJSA 40:55D- 89). Therefore, the first section of this Report is a reiteration of the objectives and issues from the 1997 Reexamination Report. This section is provided as a basis for the update. The second section reviews the goals and objectives and provides an analysis of whether the

issues still exist or have been addressed since the last report was adopted. In the third and fourth sections of the Report, the Township Planning Board presents the significant changes that have impacted elements of the Master Plan and recommends changes for each section. The Planning Board adopted a new Open Space and Recreation Element in January 2003, which is incorporated into this Report by reference. As of the start of this review, as well as this writing, the New Jersey Council on Affordable Housing (COAH) has not released new affordable housing numbers based on the 2000 Census. Therefore, the Township will draft a new Housing Element when the State provides the new information. The current Housing Element will remain in effect until such time as COAH provides new numbers and regulations. The last section of this Report considers additional areas for the Township and Planning Board to consider as Redevelopment opportunities, building on the process recently completed for the Downtown Redevelopment Area.





## WEST ORANGE MASTER PLAN REEXAMINATION REPORT

The Municipal Land Use Law (MLUL) requires a municipality to reexamine its Master Plan and development regulations every six years. The resulting Reexamination Report must contain the following elements, as required by law.

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have been increased subsequent to that date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised in 1997, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in the State, county, and municipal policies and objectives
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The statute requires the local planning board adopt by resolution the Reexamination Report and distribute it to the county planning board and surrounding municipalities. The purpose of the reexamination requirement is to ensure that the local Master Plan and development regulations remain viable and current and are capable of addressing the development regulations of the municipality.

**THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT.**

The following section was included in the Master Plan Reexamination Report, prepared in 1997.

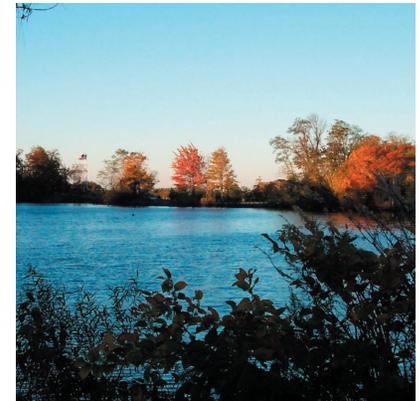
The West Orange Master Plan is a general guide for the physical, economic and social development of the Township. It has been prepared in accordance with the provisions of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D et seq. as amended) and it is designed to guide development in a manner which will promote and protect the health, safety, and general welfare of present and future residents of West Orange.

The Plan is based upon the objectives, principles, assumptions, policies and standards which are described in this section.

**Objectives**

The purpose of West Orange Master Plan is to do the following:

1. Encourage municipal actions which will guide the long range development of lands within the Township of West Orange in a manner which will promote the health, safety, and general welfare of present and future residents.
2. Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.
3. Provide adequate light, air and open space.
4. Ensure that development within the Township does not conflict with the development and general welfare of neighboring municipalities, the County, the region, and the State as a whole.
5. Establish appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods and preservation of the environment.
6. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. Provide sufficient space in appropriate locations for residential, recreational, commercial, industrial and open space uses in a manner which will provide balanced growth and development.
8. Encourage the location and design of transportation and circulation routes which will promote the free flow of traffic while discouraging routes and facilities resulting in congestion or blight.
9. Promote a desirable visual environment.
10. Promote the conservation of historic sites and districts, and scenic areas such as Llewellyn Park and Prospect Ridge, as well as open space, and natural resources and prevent degradation of the environment through improper use of land.





11. Encourage development and rehabilitation of the Main Street Central Business District.
12. Provide for the housing needs of senior citizens and low and moderate income households.
13. Improve and maintain residential neighborhoods by encouraging rehabilitation of existing dwellings and new residential construction at suitable densities.
14. Promote the recovery of recyclable materials from solid waste and encourage the conservation of energy.
15. Coordinate the public and private procedures and activities which influence land development with a view of promoting efficient use of land and lessening the cost of such development.
16. Encourage the continued economic development of the community.
17. Maintain a continuous planning process which will coordinate capital expenditures with the Master Plan and provide for development reviews to implement the Plan's policies and standards.
18. Utilize available funding sources at the Federal, State, and County level to improve and revitalize the community.

### Principles

The West Orange Master Plan is based upon the following principles:

1. Encourage residential development in locations and at densities which are compatible with existing development patterns and which can be properly served by public roadways, utilities, and services.
2. Locate public, commercial, and service uses at sites and locations which are suitable for their use environmentally, economically, and geographically, and can be adequately serviced by public infrastructure.
3. Protect natural and environmental resources including floodplains, wetlands, woodlands, steep slopes, and areas valuable as scenic, historical, cultural, or recreational resources.
4. Maintain community scale by limiting the intensity of commercial and residential development to assure compatibility with existing neighborhood character.

### Assumptions, Policies, and Standards

The West Orange Master Plan assumes a continuation of the region's economic growth which has contributed to the Township's recent development. Moreover, it assumes that there will be no catastrophic disasters which would require reconstruction or redevelopment of extensive portions of the Township. Continued growth will result in pressures to intensify existing land use and develop remaining available lands. Infill development and redevelopment should be balanced with the need to maintain open space. As the Township's infrastructure ages, existing roads, drainage facilities, and public buildings will require repair or replacement. Present problems of traffic congestion, the shortage of affordable housing, and the fiscal pressures to maintain quality services and infrastructure while stabilizing the municipal tax rate will continue to be issues.

In order to address these issues, the Township Plan is based upon the following general polices and standards:

### Housing and Neighborhood Preservation

West Orange has a variety of housing types and residential neighborhoods. A substantial portion of the housing stock (over 40 percent) predates World War II. Housing costs are high, particularly for owner-occupied units. There is a need for housing affordable to senior citizens and young households. The Township's planning policy is to maintain the existing stock of viable housing, particularly for low and moderate income households, through code enforcement and rehabilitation programs. Furthermore, since the value of housing is related to neighborhood conditions, the Township should give priority consideration to drainage, sidewalk, curb, safety, and recreation improvements. The Township should encourage and provide for construction of additional senior citizen housing within the community to help meet its obligation to provide opportunities for affordable housing. The Township should create a Housing Trust Fund financed by developer contributions which will be committed to the rehabilitation and production of affordable low and moderate income housing.





### Environment and Open Space

Although West Orange's natural features have been substantially altered by development, the Township has retained large areas of open space either as part of the Essex County Park System or as golf courses and country clubs. Moreover, remaining undeveloped lands contain areas of steep slope, woodland, wetlands and flood hazard areas whose disturbances should be discouraged. Accordingly, land use regulations should establish development standards that require a minimum contiguous developable area for lots. Site design standards should limit the disturbance of environmentally critical features. Development standards should encourage the conservation of quasi-public open space and recreation areas through cluster provisions.

### Land Use

Prior land use planning and regulation have produced stable residential neighborhoods and commercial districts. The character of these areas and their suitability for particular uses can best be provided for by maintaining established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the existing character of development are needed to restrict the coverage of lots of buildings, impervious surfaces, driveways, and parking areas. Within commercial districts, floor area ratio controls should be applied to control the intensity of commercial uses.

### 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, 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.

### Economic Development

Development which creates employment opportunities and beneficial commercial activity should continue to be encouraged where it is compatible with adjacent land use, sensitive environmental features, and the need to maintain adequate facilities, services, and circulation patterns.

**THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE BEEN INCREASED SUBSEQUENT TO THAT DATE**

The Planning Board of West Orange Township reviewed the Objectives and Principles established in 1989 and updated in 1997. As the Township continues to address increased pressure for development of its remaining sites, the Board has relied on the objectives and principles, which have provided valuable guidance, in reviewing and commenting on proposed Zoning Ordinance changes. Many of the objectives and principles remain in their original format, as they continue to be relevant to the issues facing the Township. Where objectives and principles have been revised, however, an explanation is provided. Further implementation of the proposed changes are included in the appropriate elements of this Reexamination Report.

**MASTER PLAN OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES AND STANDARDS**

The West Orange Master Plan is a general guide for the physical, economic and social development of the Township. It has been prepared in accordance with the provisions of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D et seq. as amended) and it is designed to guide land use and development in a manner that will promote and protect the health, safety, and general welfare of present and future residents of West Orange.

The Master Plan is based upon the objectives, principles, assumptions, policies and standards that are described in this section.

**Objectives**

The purpose of West Orange Master Plan is to do the following:

1. Encourage municipal actions which will guide the long range development of lands within the Township of West Orange in a manner which will promote the health, safety, and general welfare of present and future residents.
2. Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.
3. Not only provide, but preserve adequate light, air and open space. .
4. Ensure that development within the Township does not conflict with the development and general welfare of neighboring municipalities, the County, the region, and the State as a whole.
5. Encourage the preservation of neighborhoods and the environment.
6. Encourage the appropriate and efficient expenditure of public funds through coordination of public development with land use policies.
7. Provide sufficient space in appropriate locations for residential, recreational, commercial/retail, industrial and open space uses in a manner which will provide balanced growth and development.
8. Encourage the location and design of transportation and circulation routes which will promote the safe and efficient flow of traffic while discouraging routes and facilities resulting in congestion or compromised safety.





9. Promote a desirable visual environment through creative development techniques and good civic design and arrangements.  
The Zoning Regulations should contain specific design guidelines that will allow the Planning Board to enforce provisions to guide development that is in character with the existing development in the Township. Creative development techniques can include the use of cluster zoning, at comparable densities, that will encourage the preservation of open space and the Township's natural features.
10. Promote the preservation of historic buildings, structures, sites, objects, and districts, and maintain the appropriate settings for such places.
11. Encourage development, redevelopment and rehabilitation of the Main Street Central Business District and the Downtown Redevelopment Area.  
In December 2002, the Planning Board adopted the Downtown Redevelopment Plan. The Township Council adopted the Plan in February 2003. This plan provides guidelines and regulations for the redevelopment of the Edison Storage Battery Building and its surrounding area. The adoption of this plan emphasizes the importance of the revitalization of this area within the Township and should be included in the objectives of the Master Plan.
12. Provide for the housing needs of senior citizens and low and moderate income households.

13. Improve and maintain residential neighborhoods by encouraging rehabilitation of existing dwellings and new residential construction at suitable densities.
14. Promote the recovery of recyclable materials from solid waste and encourage the conservation of energy.
15. Coordinate the public and private procedures and activities which influence land development.
16. Encourage economic development and redevelopment compatible with the suburban character of the town and with particular sensitivity to existing residential neighborhoods.  
As the amount of open space continues to diminish, the Township wants to stress the importance of redevelopment of its neighborhoods. As commercial and industrial facilities become obsolete and outdated, efforts should be made to rehabilitate and revitalize these areas prior to, or in lieu of, the development of existing open space.
17. Maintain a continual planning process which will coordinate capital expenditures with the Master Plan and provide for development reviews to implement the Plan's policies and standards.
18. Utilize available funding sources at the Federal, State, and County level to improve and revitalize the community.

## Principles

The West Orange Master Plan is based upon the following principles:

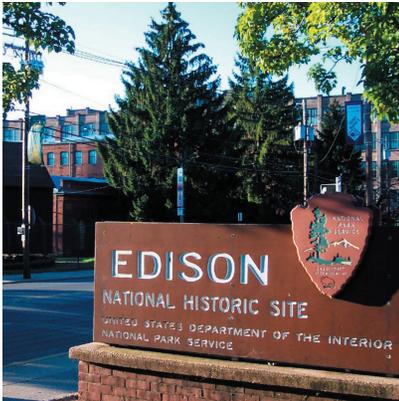
1. Encourage appropriate residential development, whether single family or cluster housing, in locations and densities that are consistent with existing zoning and development patterns and that can be properly served by public roadways, utilities, and services.

The Planning Board has revised this Principle to specifically address the character of the Township. There is a strong tension between encouraging single family housing development throughout the Township and preserving open space within the Township. Through revised zoning standards, maintaining the residential character of the Township and preserving open space can be compatible. The key principle is to retain the character of the Township, particularly residential neighborhoods, by providing zoning that is compatible with the surrounding zoning and development patterns established by those neighborhoods, while at the same time, achieve open space preservation. Remaining developable sites should be reviewed in this context. Permitting residential development of those sites and preserving open space as part of that development, when and where appropriate, is achievable through the use of cluster zoning (e.g., open space set-asides in return for clustered units).

The Board views low density cluster zoning as a sound planning tool that offers the flexibility to allow residential development and encourage open space preservation.

2. Locate public, commercial/retail, industrial, residential and service uses at sites and locations which are suitable for their use environmentally, economically, and geographically, and can be adequately serviced by public infrastructure.
3. Protect natural features and environmental resources including, but not limited to, floodplains, wetlands, woodlands, steep slopes, ridgelines, and areas valuable as scenic, historical, cultural, or recreational resources.
4. Maintain community scale by limiting the intensity of commercial/retail, industrial and residential development to assure compatibility with existing neighborhood character.





### Assumptions, Policies, and Standards

The Assumptions, Policies and Standards have been revised to include items that have been addressed since the adoption of the Reexamination Report. The Planning Board has considered the need to balance development in character with the existing neighborhoods and the increase of development pressure as the State starts to implement its Smart Growth policies. Redevelopment of older areas and maintenance of existing facilities continues to be a priority of the Board. Therefore, the assumptions, policies and standards have been revised as follows:

The West Orange Master Plan assumes a continuation of the region's economic growth, which has contributed to the Township's recent development activity. Continued economic growth and development will result in pressures to intensify existing land uses and develop remaining available lands. The Township has an aging infrastructure. Within the foreseeable future, many of the Township's existing roads, drainage facilities, and public buildings will require repair or replacement. New development will place increased pressure on the infrastructure system; however, it also provides an opportunity to fund infrastructure improvements or expansions. Infill development and new development should be balanced with the need to maintain open space. In addition, redevelopment and rehabilitation of existing structures should be encouraged. In order to address these issues, the Township's Master Plan is based upon the following general polices and standards:

### Housing and Neighborhood Preservation

West Orange has a variety of housing types and residential neighborhoods. A substantial portion of the housing stock predates World War II. Housing costs are high, particularly for owner-occupied units. There is a need for housing that is affordable for senior citizens and young households. The Township's planning policy is to maintain the existing stock of viable housing, particularly for low and moderate income households, through code enforcement and rehabilitation programs. Furthermore, because the value of housing is related to neighborhood conditions, the Township should give priority consideration to drainage, sidewalk, curb, safety, and recreation improvements. The Township should encourage and provide for construction of additional senior citizen housing within the community to help meet its obligation to provide opportunities for affordable housing. The Township's Housing Element has been certified by COAH. While the new housing numbers were released by COAH in August 2003, the Township is awaiting the results of the public hearings and adoption of the new rules and numbers. Once the rules have been adopted the Township will develop a new Housing Element to meet the State requirements.

### Environment and Open Space

Although many of West Orange's natural features and environmental resources have been substantially altered by development, the Township continues to enjoy large areas of open space either as part of the Essex County Park System or as golf courses and country clubs. Efforts to maintain these large open space areas should be encouraged. Moreover, remaining undeveloped lands contain areas of steep slopes, woodlands, ridgelines, wetlands, and flood hazard areas whose disturbance should be discouraged. Accordingly, land use regulations should establish development standards that require a minimum contiguous developable area for lots. Site design standards should limit the disturbance of natural and environmentally critical features. Development standards should encourage the conservation of quasi-public open space and recreation areas through cluster provisions.

The Township adopted an Open Space and Recreation Plan in January 2003. One of the goals of this Reexamination Report is to incorporate the recommendations in the Open Space Plan into the overall land use policies of the Township.

### Land Use

Prior land use planning and regulations have produced stable residential neighborhoods and commercial/retail districts. The character of these areas and their suitability for particular uses can best be provided for by maintaining established residential and commercial/retail land use patterns through the prudent application of appropriate regulations to assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the character of existing development within residential neighborhoods and commercial/retail districts are needed to restrict the coverage of lots by buildings, impervious surfaces, driveways, and parking areas. Within commercial/retail districts, floor area ratio limits should be applied to control the intensity of commercial and retail uses.

The 1989 Master Plan and 1997 Reexamination Report analyzed all vacant parcels for their development potential. The Open Space and Recreation Plan analyzed these parcels and prioritized sites for open space acquisition. As a part of this Reexamination Report, the Planning Board has reviewed the remaining vacant parcels and proposed zoning and density recommendations for each site. This analysis is provided in chart form in the Land Use Element with a narrative describing the key remaining sites.





### Main Street - Valley Road Corridor

The improvement and revitalization of commercial/retail and residential areas within the Main Street – Valley Road Corridor should continue to be the focus of municipal efforts. Design review standards should be used to encourage unified building appearance, conservation of historic structures, visually aesthetic streetscape, and parking improvements. Municipal support for commercial/retail and residential rehabilitation should be continued as part of the long term public commitment to maintain and improve this area.

The Township of West Orange adopted a Redevelopment Plan for the Downtown Redevelopment Area in February 2003. This plan addresses a portion of the Main Street- Valley Road Corridor. The Plan provides specific design guidelines, the development of a visually aesthetic streetscape and the construction of parking facilities. The Plan focuses on the rehabilitation of the Edison Battery Storage Building and its surrounding sites. Public open space and the construction of a civic building are proposed for the area. The adoption of this plan was a first step and the Township has aggressively started work on implementation of the Plan. Additional areas in the Valley Road Corridor should be considered for redevelopment opportunities and will be identified later in this Report.

### Economic Development

Development that generates employment opportunities and beneficial commercial/retail activity should continue to be encouraged where it is compatible with adjacent land uses, and sensitive natural and environmental features, and should be balanced by the need to maintain adequate public infrastructure and facilities, services, and pedestrian and vehicular circulation patterns.

The Economic Development component has increased in importance as the Township focuses on maintaining and revitalizing its commercial areas. In 1998, the Township created a Special Improvement District (SID) for Main Street. The SID includes the neighborhoods of Eagle Rock, Tory Corner, St. Mark's, and the Valley. The adoption of the Downtown Redevelopment Plan includes a component to support the shopping at Tory Corner through the addition of parking and expanding the retail component along Main Street at the Battery Building. This Reexamination Report includes recommendations to update and assist the current shopping areas in the Township.

**THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED IN 1997, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS, AND CHANGES IN THE STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES**

West Orange Township, through the Department of Planning and Development, prepares an Annual Report that provides details on the activities within the Department and the various Boards. The Report provides a summary of the applications submitted, considered and approved or denied by the Boards, the status of the Master Plan, changes to the ordinance to effectuate the Master Plan and changes to other Township regulations that impact on the functions of the Department.

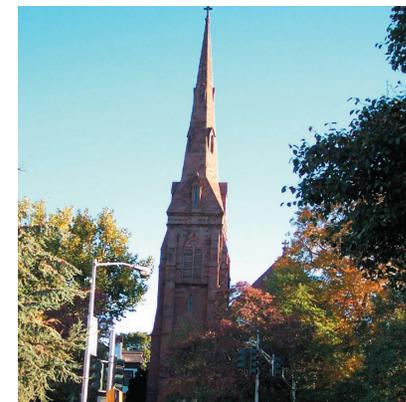
As required by this section of the Reexamination Report, the Township continues to review the pressure of increased density on the remaining vacant parcels and the circulation network through the Township. During the time period from 1997- 2003, several sites have been rezoned. In 1997, the Crystal Lake Site was rezoned to permit residential townhouses. This rezoning included a smaller office building (than previously approved), 150 townhouses, an amphitheater and the renovation of Crystal Lake. In 1999, the Township established the Green Acres (GA) overlay district for properties held for public park, recreation, conservation or open space purposes. In 2000, the Lubetkin and West Essex properties were rezoned. In 2002, the R-3 zone was amended to allow cluster

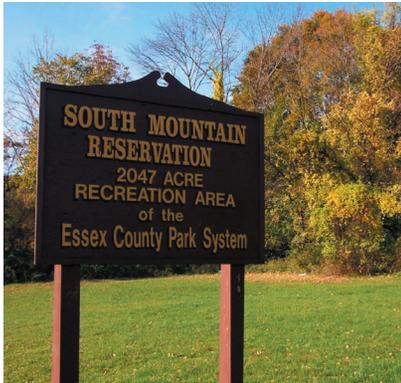
zoning as a conditional use. The Bel Air property, located on Mount Pleasant Avenue, is using this zoning to provide townhomes and a set aside of open space. Several residential and hotel developments have been approved and completed during these past six years.

As a result of the recent rezoning and continued development pressures, the Planning Board has taken great care with reviewing and revising the principles, goals and objectives of the West Orange Master Plan. Most of the principles and goals have been maintained, because maintaining the character of the neighborhoods throughout the Township is a critical issue. Many of the residential areas are identified with a neighborhood commercial center.

In an effort to preserve and enhance existing character, the Township prepared and adopted an Open Space and Recreation Plan in January 2003. This plan identifies all of the vacant parcels throughout the Township and prioritizes the sites that should be preserved. One mechanism for preservation of Open Space is to allow for cluster zoning. Cluster zoning should be considered if it does not provide an increase of density over the existing zone density. The density levels should be maintained as permitted by the zone and in surrounding developments.

The preservation of Open Space and the establishment and reinforcement of appropriate density levels has been intensified as a result of the Smart Growth policies being proposed and implemented by the Office of Smart Growth. As the state attempts to steer additional development to areas with existing infrastructure and improvements, the pressure to increase density on remaining developable sites will increase. The goals established in this Reexamination Report will be closely scrutinized in an effort to increase development potential.





**RELATIONSHIP TO OTHER PLANS**

The Municipal Land Use Law requires that each municipality consider the relationship of its Master Plan to Plans of contiguous municipalities, County Plans, and the New Jersey State Development and Redevelopment Plan (SDRP). This section reviews the State Development and Redevelopment Plan, the Essex County Master Plan, and the plans and zoning ordinances of the municipalities bordering the Township of West Orange.

**STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The West Orange Master Plan is consistent with the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The State Plan has eight goals:

- Revitalize the State’s cities and towns.
- Conserve the state’s natural resources and systems.
- Promote beneficial economic growth, development, and renewal for all residents of New Jersey.
- Protect the environment, prevent and clean up pollution.
- Provide adequate public services and facilities at a reasonable cost.
- Provide adequate housing at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- Ensure sound and integrated planning and implementation statewide.

The West Orange Master Plan is consistent with these goals by promoting the preservation and enhancement of an existing, long-established residential community; protecting West Orange’s natural resources, particularly its wetlands, wellheads and water bodies, and promoting the preservation of West Orange’s historic, scenic, and recreational assets. As called for in the SDRP, the West Orange Master Plan is also consistent with the Essex County Master Plan and neighboring community plans.

The State Plan Policy Map of the SDRP divides the State into five Planning Areas, each of which has specific policy recommendations associated with it.

The Township of West Orange lies in only one planning area, which is Planning Area 1 (PA1), Metropolitan Planning Area. This Planning Area includes a variety of communities that range from large Urban Centers to 19<sup>th</sup> Century towns shaped by commuter rail and post-war suburbs. The communities in this planning area often have strong ties to major metropolitan centers. The State Plan’s intention in this area is to revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities. The State Plan designates PA1 as the Planning Area into which most of the State’s future growth is to be directed. Throughout PA1, efficient and beneficial utilization of scarce land resources is to be encouraged. Open space in PA1 is to be used to preserve linear natural systems, to reinforce community identity, and to link to other planning areas.

**ESSEX COUNTY MASTER PLAN**

The Township of West Orange Master Plan is consistent with the Essex County Master Plan, which is an older document that has not been updated in many years. For the purposes of this analysis, the 1998 Essex County Cross Acceptance Report was used as a surrogate for the County Master Plan because it is relatively current, comprehensive in scope, and addresses numerous municipal and County Planning issues. The Township's Master Plan incorporates many of the key findings and recommendations of the County Cross Acceptance Report.

**SURROUNDING COMMUNITIES**

The Township of West Orange is bordered by Livingston Township, Roseland Borough, Essex Fells Borough, Verona Borough, Montclair Township, Orange City, Township of South Orange Village, and Millburn Township. A brief review of the Master Plans and Development Ordinances indicates that most plans recognize the land use on their border with the Township. In areas where there are conflicting uses, they are noted. The Township may want to have review of these adjacent zones or discuss possible issues with the adjacent municipalities.

**Township Of Livingston**

The Township of Livingston is located southwest of West Orange. Livingston lands along this section of the Township are located in five zones. These zones consist of R-1, R-2, R-3 and R-4 Single Family residential zones and B-1 General Business zone. These zones are compatible uses with the Township of West Orange's residential and business zones along this section.

**Borough Of Roseland**

The Borough of Roseland is located northwest of West Orange. Roseland lands along this section of the Township are located in two zones. These zones consist of Conservation District (C), and R-4 Detached Single Family Residential District. R-4 Residential zone is a compatible use with the Township of West Orange's R-4 Residential zone while Conservation District (C) is not a compatible use.

**Borough Of Essex Fells**

The Borough of Essex Fells is located north of West Orange. Borough of Essex Fells lands along this section of the Township are located in only one zone, A-2 residential zone. This zone is a compatible use with the Township of West Orange's R-2, R-3, and R-C residential zones.





**Township Of Verona**

The Township of Verona is located north of West Orange. Verona lands along this section of the Township are located in five zones. These zones consist of R-1, R-2, R-3 and R-4 Single Family Residential zones, and C, Conservation zone. The residential zones are compatible uses with the Township of West Orange's R-1, R-2, R-3 and R-6 residential zones while (C), Conservation zone is not a compatible use.

**Township Of Montclair**

The Township of Montclair is located northeast of West Orange. Montclair lands along this section of the Township are located in four zones. These zones consist of R-1 and R-0, One-Family zones, R-2, Two-Family zone, and P, Public Zone. The residential zones are compatible uses with West Orange's R-1, R-6, R-T and R-G residential zones while they are not compatible with Township's B-1 Business zone.

**City Of Orange**

The City of Orange is located east of West Orange. City of Orange lands along this section of the Township are located in seven zones. These zones consist of A-1 One Family Residential, A-2 One, two and more family residential, B-2 Apartments, C-1 Neighborhood Commercial, C-2 Central Business, C-3 General Commercial, and D-1 Industrial zones. These zones are compatible uses with West Orange's R-6, One Family residential, R-T, Two-family residential, R-M, Apartment Houses, B-1 Retail Business, OB-2, Office Buildings, I, Industrial and I-B, Industrial Business zones.

**Village Of South Orange**

The Village of South Orange is located south of West Orange. South Orange lands along this section of the Township are located in two zones. These zones consist of RA-75 and RA-100 Residential zones. The residential zones are compatible uses with West Orange's R-1, R-4, R-5 and R-6 residential zones.

**Township Of Millburn**

The Township of Millburn is located southwest of West Orange. Millburn lands along this section of the Township are located in two zones. These zones consist of R-4 Residential zone and C, Conservation zone. The residential zone has compatible uses with West Orange's R-1, Single Family and R-G, Garden Apartments residential zones while (C), Conservation zone is not a compatible use.

**THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES, STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.**

As a result of the revisions to the Principles, Goals and Objectives, there are several areas within the West Orange Development Regulations that should be considered for revision. As a part of the Reexamination process, all vacant parcels were reviewed and several are recommended for zoning changes. These changes are summarized in the attached chart- Exhibit 1- New Zoning Recommendations- Vacant Land. Following is a brief description of the Planning Board’s detailed zoning and land use recommendations:

**LAND USE RECOMMENDATIONS**

As part of the process to review the last Master Plan Reexamination Report, several land use concepts were considered for implementation in the Township. These proposed changes to the existing land use section are noted on the Proposed Land Use map and should be implemented by changes to the Zoning Ordinance. The Land Use changes incorporate many of the goals and principles established in the original Master Plan and reviewed and revised in the past Reexamination Report.

**Table of District Regulations**

The Table of District Regulations should be reviewed to eliminate inconsistencies in the existing requirements. These regulations should be more specific for each zone, rather than having requirements based on the requirements of the R-1 zone. Minimum lot size for each type of permitted use in a zone should be developed for each zone.

**Conditional Uses**

The Township identifies conditional uses for several types of uses in various zoning districts. Several of the conditional uses, however, do not provide a listing of conditions to be met for the conditional use to be granted. Specific conditions that will have a positive impact on the use of a site and the quality of life for area residents should be developed for each identified conditional use. These conditions should be comparable to the standards developed for the same uses where they are permitted uses in other zones.

The Active Adult residential use should be considered as a conditional use. Currently, there are no vacant sites that would provide for this type of development. As the population of the Township ages and residents want to remain in the area but do not want to maintain their existing larger unit, this zoning would provide an opportunity for new housing.

**R-C and PURD Districts**

It is recommended that the maximum density of single family housing, cluster housing (townhouses), garden apartments or any other form of multi-family housing in the R-C or PURD districts shall be strictly limited to not more than 4 dwelling units per acre. The Township’s Table of District Regulations should be revised to provide this detail.





**Cluster Housing Development**

It is recognized that the preservation of open space and natural land features is an important goal of the West Orange Master Plan. Cluster housing development is an established land use approach whereby the permitted dwelling unit density for a given tract of land is “clustered” on a smaller portion of the site than would be required for a conventional single-family lot subdivision, leaving the remaining land as open space.– Clustering will also reduce the amount of site disturbance and site infrastructure needed to support the development. The definition of cluster housing needs to be added to the West Orange land use ordinance. For purposes of this report, cluster housing shall mean townhouses, or similar low-rise attached units, arranged in clusters on a given site.

In 2002, the Planning Board recommended and Township Council approved an ordinance to allow cluster housing in the R-3 district as a conditional use with specific conditions. These conditions enhanced the overall layout of the development and ensured the preservation and use of open space on the site. In appropriate circumstances (as set forth below) the Planning Board endorses the concept of cluster housing as a conditional use limited to vacant parcels that strictly meet the conditions specified.

It is recommended that cluster housing be added as a strictly regulated conditional use in the R-3, R-4 and R-5 residential districts for parcels of 20 acres or greater. Under no circumstances should cluster housing be allowed as a permitted use in any single family zoning district (R-1 through R-6).

Any ordinance revision permitting cluster housing as a conditional use, must require that natural features, such as ridge lines, woodlands, wetlands, and stream buffers be preserved. The maximum allowable-cluster housing unit densities per gross acre of land are recommended as follows:

	<b>Base Cluster Density</b>	<b>Maximum Cluster Density with Bonus</b>
<b>R-3</b>	1.0 dwelling units per acre	1.5 dwelling units per acre
<b>R-4</b>	2.0 dwelling units per acre	3.0 dwelling units per acre
<b>R-5</b>	3.0 dwelling units per acre	4.5 dwelling units per acre

The base cluster housing densities listed above shall be required for the R-3, R-4, and R-5 residential zoning districts, respectively. Cluster housing shall be a conditional use only for parcels of 20 acres or greater. This Master Plan Re-examination Report recommends strictly prohibiting cluster housing in the above listed residential zones for any land parcels less than 20 acres.

It is further recommended that base unit densities be considered for increases up to 50% (bonus density) for cluster housing developments that offer increased preservation and protection of open space, natural features, and/or land or improvements with historically and/or culturally significant features (as referenced in the Master Plan or this Re-examination Report). Granting of bonus densities shall be based upon meeting both increased minimum landscape buffer strip requirements and open space criteria as recommended below, alternatively, up to a 50% maximum bonus density increase may be granted for cluster housing developments that offer permanent preservation and protection of land or improvements with historically and/or culturally significant features.

It is recommended that all cluster housing developments be required to have a continuous landscape buffer strip along the front, side and rear yard frontages that separate the parcel from adjacent properties. A 50 foot minimum landscape buffer strip shall be required as a conditional use standard for granting “base density” under the cluster housing option. A 75 foot minimum landscape buffer strip should be required for cluster housing developments seeking to qualify for the 50% maximum “bonus density.”

More importantly, to implement the open space set aside component of cluster housing, it is recommended that all cluster housing developments seeking “base density” dwelling units per acre be required to preserve and dedicate not less than 30% percent of the gross tract area as permanent common open space for use by the resident owners and/or the general public. Cluster housing developments seeking to qualify for the 50% maximum “bonus density” shall be required to preserve and dedicate not less than 40% percent of the gross tract area as permanent common open space. Buffer areas, as noted above, may be included in the open space calculation.

In addition, consideration should be given to allow a “bonus density” where a cluster housing development proposal would seek to preserve and dedicate land or improvements with historically and/or culturally significant features (as referenced in the Master Plan or this Re-examination Report) for public use or access.

The cluster housing option shall have a specific condition that it be limited to areas where cluster housing does not exist, or where proposed cluster housing would not be contiguous to property already developed with attached cluster housing, or approved for such development, so that residential areas do not become concentrated with attached cluster housing. This will help to preserve single-family homes as the dominant type of residential construction throughout the Township.

The definition of height for attached townhouse structures in cluster zones should be revised to permit flexibility when addressing changing topography around attached units. The use of clustering will allow the site to be developed at the unit density. Lot sizes will be regulated by the location of the buffer requirements, the road network, site natural features and the open space requirement. Every effort should be made in the layout of the internal road network to connect to existing West Orange roadways.





**Natural Features**

It is recommended that the natural features ordinance be revised to provide maximum protection of steep slopes in accordance with permitted law.

**Residential Landscape Buffer Strips**

Landscape buffer strips are currently required along any side or rear yard property lines in all non-residential zoning districts as separation between such districts and adjacent residential districts.

It is recommended that the requirements for landscape buffer strips in non-residential districts be applied to all residential districts as well for large (10 acres or greater) residential subdivisions and site plan applications. For woodland sites, existing trees should be saved within buffer strip zones to the maximum extent possible. Where existing trees must be removed in buffer strips, replacement trees and landscaping shall be provided to form a continuous natural landscape edge. Residential landscape buffer strips are especially critical where new subdivisions or cluster housing developments abut major roadways, utility easements, parks or adjacent zoning districts that differ in character or density from proposed residential use.

**Transfer of Development Rights (TDR)**

TDR is an approach to land use that allows communities to balance and shift development density to reflect strategic economic development and open space preservation goals. TDR is a way of encouraging the reduction or elimination of development in areas that the community wants to save (e.g. open space) and the increase of development in areas that a community wants to grow (e.g. commercial or redevelopment areas). In a traditional TDR program the areas that the community wants to save are designated as “sending areas” and the areas that the community wants to grow are called “receiving areas”.

It is recommended that West Orange explore the use of TDR as a method of balancing open space preservation and redevelopment across the Township. TDR should be encouraged to the maximum extent that New Jersey Municipal Land Use Law, and related State enabling legislation permit. The Township should encourage the use of the Downtown Redevelopment Area, as well as any subsequent Redevelopment Areas to be designated as “receiving areas.”

Several sites remain vacant and have been reviewed for zoning density and use. Following is a brief description of the recommendations for these sites, as summarized on Exhibit 1- New Zoning Recommendations- Vacant Land.

**Design Element**

The Development Regulations should be expanded to include a Design Element. This section would provide detailed regulations for signs, streetscapes, building facades, layout of parking and other items that have a visual impact on development throughout the Township. The element should include written guidelines and visual diagrams to provide assistance to applicants and Board members when reviewing projects. The Township Zoning Ordinance contains design standards for the Main Street Overlay. Similar design guidelines should be developed for other commercial areas, as well as office and large residential developments within the Township.

## ZONING RECOMMENDATIONS

- 1) Metzger Farm/ Jayber (Bk. 166 lot 7.02 and lot 8)- This site is located in two zones. It is recommended that the site be zoned R-5. Adjacent properties are currently zoned R-5, and the OB-1 zone that is located in the front of the property allows residential development according to the R-5 standards.
- 2) Wilf Property (West Essex Highlands)-These 120.5 acres include a ridge line, steep slopes, wetlands, and related unique natural features. The site is currently divided between R-2 and R-3. It is recommended that this property remain as currently zoned; however, with permanent preservation and protection of the existing ridge line, steep slopes, wetlands, and similar natural features, it would be appropriate to allow the portions of the site west of the natural ridge line that bisects the site to permit conventional single-family homes at an R-4 density, lot area, and setbacks. Further, it is recommended that cluster housing be strictly prohibited as a conditional use for this property due to the concentration of existing R-C cluster housing at the adjacent West Essex Highlands and Woodlands developments.
- 3) McShane Property- This is a small, inaccessible site on Mt. Pleasant Road. The site is zoned R-1 and should remain as currently zoned.
- 4) Golf Course Properties- West Orange contains several golf courses- Montclair Country Club, Essex County Country Club, Rock Spring Country Club, Crestmont Country Club, Essex Fells Country Club and Frances Byrne Golf Course. Some of the sites are zoned R-1 and some are zoned R-2. It is recommended that all of the existing golf course sites be rezoned to a newly created "G" zone district. It

is further recommended that an ordinance be drafted to define all permitted area, bulk, permitted uses, conditional uses and related land use limitations for the golf course zone.

- 5) Morris Properties (Prospect Avenue)- This site is currently zoned OB-2 and should be rezoned as B-2 to be compatible with the surrounding land uses along both Eagle Rock and Prospect Avenues, and to further the planning objectives for the Eagle Rock Commercial Area.
- 6) Upper section of Winding Way- This site is currently zoned R-5. The zoning should be changed to R-3 to be consistent with the zoning of adjacent sites. The site is also constrained by slope, therefore a reduction in density should be considered in response to the unique natural features of this land.
- 7) Stagg Field and the property adjacent to Stagg Field- Stagg Field is owned by the Board of Education. The property has a Green Acres Overlay with underlying zoning designated as R-4. The adjacent Grabowski property is also R-4. Both of these sites are contiguous on two sides with R-2 zones, therefore these sites are suggested for a lower density at R-2.
- 8) Cestone Property (Ridge Road Block 80.03 lots 1,5,10 and 21)- This site is currently zoned R-1. It is recommended that this site remain as currently zoned for R-1 single-family.
- 9) Grabowski (Bk. 168, lot 22) change from R-4 to R-2 consistent with surrounding properties as listed on the table of Vacant Land.





## ECONOMIC DEVELOPMENT

West Orange continues to experience development and redevelopment of commercial and retail areas. The commercial districts provide both neighborhood and regional shopping opportunities. As these structures age and shopping patterns change, the zoning and design requirements of each of these areas should be reviewed and updated to provide increased parking and improved aesthetics. A critical component of each of these areas is to link the commercial area to the surrounding neighborhood and uses. The construction of sidewalks connecting these areas to residential areas, hotels and cultural facilities will alleviate traffic pressures and incorporate the uses into West Orange.

## NEIGHBORHOOD CENTERS

The West Orange Master Plan and Land Use Plan has long recognized the unique commercial needs and opportunities along the Main Street/Valley Road Corridor. Most recently, the adoption of the Downtown Redevelopment Plan sets forth a vision for revitalizing the most important historic section of the Township.

While the Downtown and Main Street/Valley Road Corridor should continue to be a priority area for economic development and improvement, it is recommended that other “Neighborhood Commercial Areas” throughout the Township be defined, planned and improved. The following observations and recommendations are made with respect to Neighborhood Commercial Areas.

### Main Street/Valley Road Corridor

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.

The Harvard Press Site between Central Avenue and Mitchell Street is an area in need of study for potential redevelopment. Partnership opportunities with the City of Orange on the improvement of this border zone should be further explored. In particular, the Highland Avenue Train Station in Orange provides redevelopment opportunities that would extend into this area of West Orange.

Freeman Street between Cross Street and Tompkins Street has experienced some recent economic development activity. Parking in this area needs to be addressed to support further commercial improvements. For example, one item that should be considered is the use of public parking to help satisfy the parking requirements for restaurants.

### St. Cloud Neighborhood Commercial Area

The St. Cloud neighborhood commercial area is a linear strip of mixed B-2, OB-1 and OB-2 commercial uses aligned along the north side of Northfield Avenue, extending from Pleasant Valley Way to Ridgeway Avenue. This commercial area is currently quite fragmented and lacks definition as a distinct place. Future planning and zoning along this small commercial corridor should encourage improved connections and development of a more cohesive identity.





Sidewalks, shade trees, banners and other streetscape improvements on both sides of Northfield Avenue should be provided to enhance and unify the character of the entire area.

Parking is generally adequate, but a more coordinated approach to future parking improvements should be encouraged to improve access and convenience for customers, most of who arrive by automobile.

The south side of Northfield Avenue at the Arena site offers potential for added commercial and parking facilities. A safe pedestrian crossing from the Arena site and parking facilities to the existing commercial establishments could greatly enhance the convenience and use of this area.

The Essex House property is part of the St. Cloud District. The property should be considered for local historic designation and encouraged to remain a part of this commercial district.

**Mount Pleasant Avenue / Pleasant Valley Way Neighborhood Commercial Area**

The Mount Pleasant Avenue / Pleasant Valley Way neighborhood commercial area is currently zoned for B-2 uses. The area is anchored by the Metropolitan Plant Exchange shopping center, which is fully developed. Other commercial uses extend along Pleasant Valley Way from the intersection.

Sidewalks, shade trees, banners and other streetscape improvements should be provided where feasible to enhance and unify the character of this commercial area.

The existing commercial properties on the northwest side of the

intersection are restricted by poor traffic circulation, limited parking, steep topography and narrow lot sizes. Comprehensive planning should be encouraged to improve the appearance and safety of this small, yet active, commercial area.

The vacant gas station property and adjacent lot represent commercial development opportunities that could help improve the entire area.

**Pleasantdale Neighborhood Commercial Zone**

The Pleasantdale Neighborhood Commercial Zone is centered on the intersection of Pleasant Valley Way and Eagle Rock Avenue. The B-1, B-2 and OB-1 land use zones are populated by a diverse mix of commercial uses. This commercial zone is fairly well defined by the continuous façade walls and sidewalks that connect the buildings.

New sidewalks, pavers, shade trees, banners and other streetscape improvements should be provided to enhance and unify the character of this commercial zone.

Parking is currently a problem in this neighborhood commercial center, and if not improved stands to restrict the viability of further economic growth in the area. The Township has attempted to address some of the parking concerns with the development of shared parking at the Pleasantdale Presbyterian Church. Additional sites are being considered for shared parking, to allow shoppers to park in accessible lots and provide for commuters, who may also patronize the area businesses. The Commerce Bank is being developed on the site of the former Rascal's Comedy Club. The parking that is provided at this site will be available for shoppers in the area. In addition, daytime parking will also be available at the Wilshire Grand Hotel, in an effort to alleviate the current problem.

### South Valley Road Neighborhood Commercial Area

The South Valley Road Neighborhood commercial area is located on the easterly side of Valley Road. It is currently zoned B-1 and R-T. The main issue in this area is parking and aesthetics. The Valley Plaza Shopping Center was recently rebuilt and improved. Opportunities to link the Valley Shopping Center with adjacent commercial and mixed-use buildings are needed to create more of a neighborhood identity for this area. Any changes to the area should reflect the locally designated historic buildings in the area.

### REGIONAL CENTERS

Some of the commercial areas in the Township serve a wider range of the population and are classified as “regional”. These centers have additional concerns as they try to stay competitive on a regional scale.

### Eagle Rock Regional Commercial Area

The Eagle Rock Commercial Area serves a regional population and contains a mix of uses, including a supermarket and large discount retailers. The area contains the B-2, P-C and OB-2 zones. This Report recommends changing the OB-2 zone to a B-2 zone.

The challenge facing the West Orange Plaza is the need to upgrade and reconfigure the layout of the structures to provide adequate amenities for regional shoppers. The area needs modernization to keep it up to standards. While the improvements would vary from the changes needed at the neighborhood commercial zones, the site needs visual improvements, such as additional landscaping and redesign of the circulation patterns in the parking lots. Facades

should also be redesigned and updated. The site has received site plan approval for improvements, but has not proceeded with the construction. The parking in this area visually overwhelms the site and needs to be reconfigured, landscaped and appropriately buffered to improve its appearance. The intersections surrounding this site would need improvements if the site is redeveloped.

### Essex Green Regional Commercial Area

The Essex Green Regional Shopping Center is the site of recent improvements and upgrades. While at one point, the former owners proposed enclosing the shopping center into a mall like structure, the current renovated configuration includes outdoor pedestrian access. The site should continue to provide aesthetic improvements to the structures and parking, such as increased landscaping throughout the lot.

The area contains B-2 and P-C zoning. The original site plan provided an option for increased parking on an adjacent site, if necessary. The additional parking is off-site, but may be needed for the Shop-Rite expansion. If constructed, the owner should consider requiring employees to park at this satellite site.

Development has increased around this site and sidewalks should be provided to connect the various uses, such as the Marriott to the shopping center. As with most of the commercial areas, access to the site is limited by traffic and further development at these sites should be analyzed for its impact on the adjacent intersections.





## HISTORIC PRESERVATION PLAN ELEMENT

The Township of West Orange has taken several steps to preserve and protect its historical resources since the adoption of the 1989 Master Plan. In 1991, the Council passed an historic preservation ordinance. The ordinance established two important components of the Historic Preservation Plan- the establishment of an Historic Preservation Commission and the priority for the preservation of buildings, homes, sites, and districts that are of historic interest and that serve as visible reminders of the historical, cultural, or architectural heritage of West Orange.

The classification of historic structures in West Orange is based on several surveys. A survey of historic buildings was conducted by Essex County in 1987. This study did not include all streets in the Township and viewed properties from the streets. A more comprehensive survey was completed in 1992. The survey was conducted by Robert Guter of Acroterion in Morristown, New Jersey. The survey included over 500 homes and commercial structures that were over 50 years old at the time of the survey. This survey identified individual buildings and districts worthy of consideration for local protection.

Buildings and districts can be classified as historic on the national, state or local level. The following are designated landmarks and districts:

National Register of Historic Places Listings:

- Edison National Historic Site, including Glenmont
- Llewellyn Park Historic District
- Washington Street Firehouse (Police Substation)
- St. Mark's Episcopal Church

Two sites have been added to the National Register of Historic Places since the 1997 Reexamination Report:

- Edison Storage Battery Building
- Pleasantdale Chateau (Certificate of Eligibility)

New Jersey Register of Historic Places Listings:

- Edison National Historic Site, including Glenmont
- Llewellyn Park Historic District
- St. Mark's Episcopal Church
- Edison Storage Battery Building
- Pleasantdale Chateau (Certificate of Eligibility)

Locally Designated Historic Sites:

In 1997, the West Orange Preservation Commission had designated one site - the Pleasantdale Chateau - as historic. Several other sites were under consideration by Township Council for designation and have since been added to the list:

- St. Mark's Episcopal Church
- Edison Storage Battery Building
- 21 South Valley Road
- 29 South Valley Road

One site that was under consideration in 1997 - 35-37 South Valley Road - was not designated by Council. An additional site, however, has been added to the Township's list of Locally Designated Historic Sites - the Shrupm House and Barn.

The Master Plan established criteria for the designation of landmarks. These included documenting the historical significance of the site, persons associated with the site, or the type of construction. Landmarks that make a unique contribution to the townscape of West Orange are also considered. In addition, the Plan included programs for utilization and preservation alternatives. A community education program was suggested to educate community residents

about the location and significance of landmark features. Township and county funds were earmarked for programs that rehabilitated significant residential or commercial buildings. Development regulations were created to require Historic Preservation Commission review of applications being considered by the Planning Board or the Zoning Board of Adjustment.

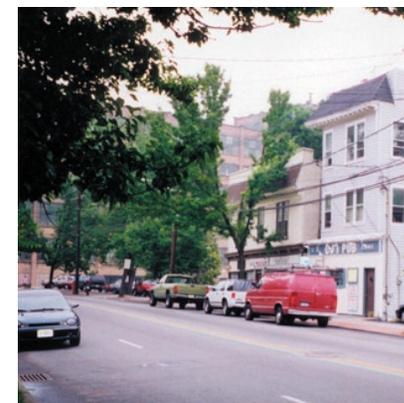
As part of the Open Space and Recreation Plan, adopted in 2003, the Township identified Historic Resources as part of an Open Space Preservation component. One element on which both the Historic Commission and the Open Space committee are committed to working is the Trolley Line Trail. This Trolley Line Trail will be part of a greensway path between environmental and historic areas along the Township's east side.

#### **RECOMMENDATIONS**

The Historic Preservation Commission in West Orange is a Certified Local Government (CLG) Program. A recent state Attorney General's opinion on the contents of Historic Preservation Ordinances would suggest that the Township consider amending its ordinance to prohibit the Commission from considering economic hardship when reviewing an application. The Township should review the Attorney General's opinion and make any necessary changes to the ordinance to retain the CLG program and bring the ordinance into compliance.

An additional item to consider is the updating and second phase of the historic inventory. As a requirement of the CLG program, the historic inventory is to be updated every two years to provide due process to residents. The inventory has not been updated since 1992. This inventory was a first step and should be followed up with an intensive survey. Resources would have to be allocated by the Township or sought from alternative sources, such as federal, state, or foundation grants to conduct a study.

The Historic Preservation Commission, through one of its members, has developed a draft Historic Preservation Plan for discussion purposes. The Plan includes an outline of the purposes and goals of Historic Preservation Planning for the Township and a summary of the history of the Township. It also relates the goals of historic preservation with other land use and planning goals. In addition, the draft plan includes an action agenda with detailed steps for each goal. This document has not been reviewed by West Orange officials or presented and discussed at public hearings. There are several historic preservation goals that should be considered as part of an overall Historic Element for the Township, but they should be refined in conjunction with the overall goals and objectives for the Township.





The following historic preservation goals expand upon the overall Master Plan priorities:

- 1) Continue to preserve and protect buildings, structures, sites, objects, districts, and landscapes that serve as visible reminders of the architectural, historical, and cultural heritage of the Township of West Orange, the State of New Jersey and the Nation as a whole.
- 2) Contribute to the economic development and community revitalization of the Township.
- 3) Preserve the character and heighten the quality of life in West Orange by strengthening community pride and appreciation for the Township's resources.
- 4) Integrate historic preservation more fully into the Township's planning system.
- 5) All National and New Jersey Register designated sites should be considered or reconsidered for local designation.
- 6) The Recollect Augustinian Monastery on Ridge Way Avenue (both buildings) should be considered for local designation. To the extent the opportunity arises, municipal acquisition of the site should be considered for cultural and recreational use.
- 7) The Essex House property is part of the St. Cloud Neighborhood Commercial District. The property should be considered for local historic designation.

## COMMUNITY FACILITIES, UTILITIES AND RECYCLING ELEMENT

### Introduction

The Community Facilities Element of the Master Plan is to include the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities and their relationship to the surrounding areas. This section provides a summary of the various facilities located in the Township, the changes that have occurred since the 1997 Master Plan Reexamination and the need for new facilities.

#### Public Schools

Since the 1989 Master Plan the public school enrollment in West Orange has increased to such an extent that overcrowding of schools has occurred. The enrollment in the school system in 1989 was 4,061, while the enrollment for the 2003/2004 school year is expected to be approximately 6,500. This trend of increased enrollment is expected to continue. By September 2005, the projection district wide is for just over 7,000 students.

Some interim upgrades and expansions have occurred in the public schools. The High School auditorium was upgraded to a state-of-the-art facility and three classrooms were converted to computer labs in 1994. Construction has begun for a comprehensive high school expansion that is scheduled to be completed by the end of 2005. That expansion includes a new gymnasium, cafeteria, classrooms, labs, and music facilities.

Both Roosevelt and Edison middle schools received expansions beginning in 1997. Those expansions addressed enrollment needs at that time, but as enrollment continued to climb more expansion is necessary. Voters approved a bond referendum on January 28, 2003 to build a third middle school. The new school is scheduled to open by the end of 2005.

Enrollment increases affect the schools district-wide. The district reopened Mount Pleasant Elementary School in 1997 to help alleviate immediate overcrowding concerns; and six classrooms were added to Redwood School in 2001. As enrollment continues to increase, more expansion is required. The 2003 referendum addresses expansion issues at the elementary school level with expansions slated for four schools. Classrooms and multi-purpose facilities will be added to Pleasantdale, Washington, Redwood and Gregory schools. Those expansions are scheduled to be completed by the end of 2004. Referendum monies also will address building deficiency issues at Edison Middle School and Hazel Elementary School.

The expansions and repairs resulting from the 2003 referendum will address enrollment increases for the foreseeable future. The School Board and the Township should continue to work together to identify and preserve land for future school use if and when needed. Property surrounding the existing schools should be examined and acquired by the Board of Education when possible in order to provide additional areas for parking and playgrounds.

It is strongly recommended that the governing body continue requiring sidewalks with all new construction. Existing areas without sidewalks should be reviewed and sidewalks should be installed in areas that are considered hazardous in order to provide safe pedestrian access to the schools. It is further recommended that developers provide information on expected school impact

when making applications to the Planning Board of Zoning Board of Adjustment.

Regular traffic surveys should be conducted and reviewed to maintain safe driving routes around the schools. Township Law Enforcement officers should regularly survey and enforce parking regulations at school sites, particularly during morning drop-off and afternoon pickup times. The safety of the school children should be the top priority for both the Township and the Board of Education.

The Township and the Board of Education have worked together to improve athletic fields for school and community use. In 2001 the West Orange High School soccer field was upgraded to an all-weather surface. A new track and all-weather football field are scheduled to be completed by the end of 2003. The Board of Education and the Township should continue to work together to improve fields that are used for school and community activities.

The Township and the Board of Education should continue to research additional ways to work together to reduce operating expenses for both entities.

#### **Private Schools**

There are a number of pre-schools in the Township that also offer kindergarten programs. In addition, Solomon Schechter offers instruction in grades K-12. This school is divided into two buildings, one on the corner of Northfield and Gregory which was purchased from the Board of Education and the other on Pleasant Valley Way. Our Lady of Lourdes and St. Joseph's both have parochial schools offering instruction through junior high. These facilities are located adjacent to the respective churches. Seton Hall Preparatory located on Northfield Avenue offers parochial high school classes. This building was previously a public high school and was purchased from the Board of Education.





**Oskar Schindler Performing Arts Center**

The Oskar Schindler Performing Arts Center (OSPAC) opened in 2001 on Boland Drive, near Crystal Lake. OSPAC provides the Township with a fully functional outdoor performing arts venue, complete with covered stage, lighting, lawn seating and related amenities.

While the current OSPAC facility represents an important addition to the community, it is recommended that the Township, County and other local arts organizations explore future opportunities to expand and link OSPAC with enhanced arts, recreation, and commercial facilities. As an example, future plans might include the linking of OSPAC to Crystal Lake trails and/or a nature preserve. Likewise, development of adjacent land uses should be encouraged to support the creation of remote “arts district”.

**Township Hall**

West Orange Township Hall, located at 80 Main Street, at the intersection with Mount Pleasant Avenue was built over 70 years ago and remains an important civic facility. Township Hall serves as gateway along the Main Street corridor leading to the Downtown Redevelopment Area. The Township Hall Site, together with the existing justice complex and library, represents an important civic location.

It is recommended that future improvements within the current Township Hall block be carefully planned and coordinated in conjunction with plans for the Downtown Redevelopment Area located a few blocks away. Opportunities to physically and symbolically link the Township Hall with the downtown and Main Street corridor should be pursued.

**Police Department**

In 1994, the West Orange Police Department opened the West Orange Police and Justice Complex at 60 Main Street, adjacent to the existing municipal building. The police department and court complex create a strong presence in the downtown area of the Township. The police and the court are easily accessible by personal and public transportation. The police are located in four facilities in the Township- the headquarters and three substations. The first substation was open in 1997 at the Essex Green Shopping Center. In 1999, the police department opened a second station- the Watchung Heights Police Sub-Station at 96 Washington Street. This historic building had once housed the fire department. This substation is staffed by the Community Services Unit and demonstrates the Township’s commitment to the Tory Corner Section of town. A third station was opened in 1002 at the Valley Plaza Shopping Center. These substations provide a visual presence in areas throughout the Township.

In 2003, the department has a complement of 109 sworn officers, 46 school crossing guards, and a support and communications staff of 23 civilians. Sworn staffing has increased by 14 officers since 1988. In 2002, the department responded to 40,443 calls for service and anticipates nearly 45,000 calls for service in 2003. The department provides walking beats and bicycle patrols in the commercial areas.

The department offers a variety of crime prevention and community

awareness programs to its residents including, Drug Awareness and Resistance Education (D.A.R.E.), Child Identification (KID CARE), Crime Prevention, Citizen's Police Academy, Junior Police Academy, Internet Safety, Occupant Protection, Defensive Driving, High School Intern Program, and a host of other programs. Both the School Resource Officer Program and the Domestic Violence Response Team Program are both state and national models.

The police department is at the forefront of technology. It manages an 800 MHz radio system, which integrates the entire municipal government to facilitate interoperability between the many municipal departments. Also, the department is currently upgrading its mobile data network and the patrol fleet is fully equipped with in-car cameras. The department also has a vast computer network that is shared by the fire department and first aid squad. Its Central Communications Center is a fully staffed 9-1-1 Public Safety Answering and Dispatch Point and coordinates the responses of the Township's emergency responders.

The police department is currently striving towards national accreditation through the Commission on the Accreditation of Law Enforcement Agencies (CALEA).

### **Fire Department**

The West Orange Fire Department is located at headquarters on Valley Road, Fire House #2 on Washington Street; Fire House #3 on Ridge Way Avenue and Fire House #4 on Woodland Avenue and Pleasant Valley Way. The Department is a paid force comprised of

several divisions- Fire Administration, the Fire Prevention Bureau and the Firefighting Division. Fire Administration is responsible for the assignment of personnel and the supervision of each fire fighter. The Fire Prevention Bureau has twenty State Certified Fire Inspectors who conduct building inspections, set occupancy ratings and establish fire lanes. The Firefighting Division contains 84 main on four tours of duty. Each Tour is directed by a Deputy Chief, and operates four Engine Companies, one Ladder Company and one Rescue Company.

In 2002, the West Orange Fire Department responded to over 5,000 calls.

The department supports the need for a County Fire Academy. State mandated training and ISO standards are continually expanding training requirements. A county facility with classroom and live fire facilities would be beneficial to the Township's Fire Department. Essex County is one of the few counties without such a facility.

### **First Aid Squad**

The West Orange First Aid Squad, Inc. (WOFAS) is a private, charitable (IRS 501c3) entity that has provided professional level emergency medical services for the Township since 1963. Funded almost exclusively through tax-deductible donations, the squad continues to serve as the Township's primary EMS agency twenty-four hours per day, seven days per week. The WOFAS policy and past practice is not to bill for services rendered but to rely upon the generosity of the community it serves for financial support.





The WOFAS compliment of personnel is approximately sixty (60) volunteers. Currently there are no salaried employees within the organization. Individuals directly responsible for patient care are minimally certified as emergency medical technicians, many of whom are nationally registered. More than a dozen WOFAS personnel hold instructor certifications in a variety of emergency response and disaster specializations including instructor endorsements from the New Jersey State Police Office of Emergency Management. Several hold advanced degrees in medical practice.

WOFAS operates four emergency ambulances (one of which is a special duty four wheel drive unit). The squad independently owns and maintains three of the ambulances. The fourth is Township owned. Each of the ambulances is inspected and certified by the New Jersey State First Aid Council (NJSFAC) annually. The equipment on each ambulance exceeds what is minimally required by the NJ Department of Health for an emergency ambulance and what is recommended by the NJSFAC for an EMS Unit. The squad's vehicle compliment is enhanced by a four-wheel drive rapid response / command vehicle and an administrative errands vehicle. This service should be used only for emergencies, but unfortunately many of the senior care facilities have taken advantage of this service for the transport of residents to doctor's appointments. This use must be terminated to allow the WOFAS to provide its necessary services and stop burdening the volunteer staff and limited donations.

The WOFAS is one of the busiest all volunteer emergency service agencies in the State of New Jersey responding to between 3,500 and 4,000 9-1-1 medical emergencies per year. The squad currently serves as the flagship agency for the 6<sup>th</sup> District of the New Jersey State First Aid Council. Mutual aid agreements with

emergency medical and rescue agencies are endorsed by the NJSFAC providing the WOFAS and the Township with immediate access to EMS resources in contiguous communities and beyond. The WOFAS is further supported and complimented by the West Orange Fire Department (WOFD) in the WOFD's ancillary role as a licensed provider of emergency medical services.

The WOFAS enjoys status as a continuing education center and frequently conducts programs endorsed by the NJ Department of Health and Senior Services, the New Jersey State First Aid Council, the New Jersey State Police, and other state and national advisory and regulatory agencies for its own personnel as well as police, fire and EMS personnel from throughout the State. The WOFAS receives reimbursement of expenses for many of these programs through the NJ EMT Training Fund. The squad hopes to expand its training center status to include certified first responder and EMT-Basic programs as early as 2004.

Having achieved radio interoperability with virtually every police, fire and EMS agency in the State subsequent to review of September 11<sup>th</sup> limitations, the WOFAS has begun developing areas of specialization. Its initial approval to conduct state recognized training programs in 2001 has proven successful financially and as a recruitment and retention tool. The organization has been recognized by the Police Unity Tour, Inc. as their primary EMS support agency in 2002 and 2003 and expects to continue in that role for the foreseeable future. Also in 2003, the WOFAS' bike team, which was formalized in 2002, received certification from the International Association of Medical Bike Teams. An honor currently bestowed upon fewer than ten (10) career and volunteer EMS agencies in New Jersey. In 2004, the WOFAS expects to receive voluntary licensure from the NJ Department of Health and

plans to expand its emergency response capabilities to include light extrication. The five-year plan for the WOFAS is to fortify its disaster service capabilities, enhance its recurring sources of private funding and bolster the number, knowledge and capabilities of its personnel. The continuation of the ongoing cooperation and inter-departmental training between the First Aid Squad, Fire Department and the Police Department is recommended. This will maintain the efficiency and response times in emergencies.

#### **The West Orange Public Library**

The West Orange Public Library is located at 46 Mt. Pleasant Avenue. The Tory Corner Branch, a small reading room, located in the West Orange Community House at 242 Main Street was closed in January 2003.

The West Orange Public Library is one of the busiest libraries in New Jersey. It was the first library in Essex County to offer Internet access and the first library in New Jersey to offer open access to the Internet via a wireless network. The local demand for traditional and innovative library services continues to grow. The book and media collections numbered 146,781 at the end of 2002 and circulation reached 401,680. More than half of all West Orange residents have library cards. An estimated 220,000 visitors use the Library each year for programs, materials and information services.

In 2000, the Library Board worked with Providence Associates, Inc. to conduct a needs assessment that included focus groups, surveys, an engineering assessment, technology and building reports. The study culminated in the report: A Building Program for the West Orange Public Library, which was presented to the Township Council in May 2001. The report recommends a building of 63,580 square feet to replace the 25,000 square foot facility, which is no longer sufficient to accommodate the collections, services and use by the community.

Plans for a new library facility have been incorporated into the West Orange Downtown Redevelopment Plan adopted by the Township. Realization of a new library facility may be some years away but the library's need for space is immediate.

In an effort to best utilize its current facility, the Library completed an interior refurbishing project in 2003. The improvements included renovating the public restrooms, replacing worn and buckling carpeting, installing ventilation in the children's room along with insulation, new ceiling and lighting and the addition of a computer lab located in the main reading room for individual and group instruction. The computers for the lab were acquired through a grant from the Bill and Melinda Gates Foundation. Furniture and shelving throughout the library were re-positioned to improve space for a growing collection of formats. The Library integrated space for its popular new books as well as DVDs, audio books, music CDs, computers, and special collections and added comfortable seating. The children's room was modified to increase aisle space, collection capacity, technology and seating. Lesser-used materials in the collection were transferred to basement storage and are now accessible by request only.

The renovation succeeded in correcting some deficiencies in the interior of the library. It also improved the atmosphere of the library and the welcoming environment continues to attract patrons to use library services. The renovation however, could not improve the parking needs or structural problems of the facility and space continues to be insufficient for the library's award winning programs and other community programs.





**Public Works**

The Township’s Public Works Department, which is responsible for maintaining the Municipally owned infrastructure including streets, sewerage system, drainage system, shade trees, buildings, parks, playgrounds and vehicles is located in the Public Works building on Lakeside Avenue. This facility includes offices, a maintenance garage, a storage garage and fuel dispensing facilities. The storage garage is at capacity. The Department also maintains a recycling, composting and material storage yard on Mt. Pleasant Avenue just west of Summit Street.

In 1991, the Maintenance Division of the Recreation Department was integrated with the Grounds Division of the Public Works Department. This merger improved the operational efficiency of maintenance for all municipal properties, parks and playgrounds. The Grounds Division has a facility on Franklin Avenue opposite Colgate Field consisting of a small storage garage and yard. This facility is antiquated and replacement of the facility at the same location is anticipated in 2004.

With additional residential development proposed on the second Watchung Mountain and proposed expansion of park facilities, additional vehicle storage facilities will be needed at the current Public Works Building and the storage yard on Mt. Pleasant Avenue.

**Sanitary Sewer Facilities**

West Orange is a member of the regional sewer system known as the Joint Meeting of Essex and Union Counties. The Joint Meeting operates one wastewater treatment facility located in Elizabeth on the Arthur Kill. Additionally, it maintains and operates a sewer system that collects sewage from the member municipalities and transports it to the treatment facility.

A total of eleven member municipalities in Essex and Union Counties comprise the Joint Meeting. Membership includes West Orange, Hillside, Irvington, Maplewood, Millburn, Newark, Roselle Park, South Orange, East Orange, Summit and Union. In addition, it provides wastewater treatment for portions of Orange, New Providence and Livingston through the member municipalities of West Orange, Summit and Millburn respectively. Also, the City of Elizabeth is a direct customer of the Joint Meeting.

The Joint Meeting Waste Water Treatment Facility has a total capacity of 85 Million Gallons per day. This capacity was increased in 1991 from 75 Million Gallons per day. In 1994, it operated at an average daily flow of 66 Million Gallons per day. It is estimated that about 15 percent of the treated effluent is industrial and the remaining 85 percent is domestic. Being a member of the Joint Meeting, West Orange has no waste water treatment facilities of its own, but maintains and operates its own sewage collection system that connects with the Joint Meeting at the West Orange-South Orange border and in Millburn at the downstream limits of the South Mountain Relief Sewer on Gilbert Place near the Millburn-Union Border. In addition to this connection with the Joint Meeting System, certain sections of West Orange bound by Whittlesey Avenue, Washington Street, Main Street and White Street are connected to the City of Orange Sewer System for treatment at the facility operated by Passaic Valley Sewerage Commission in Newark. Sections of Orange adjacent to the Valley Section of West Orange are sewerred into the Joint Meeting’s System via West Orange.

West Orange has capacity rights of twelve million gallons per day in the treatment facility. In 1994, average daily flow from West Orange to the Joint Meeting was 6.5 Million Gallons per day. Sufficient surplus capacity rights exist in the Joint Meeting’s Treatment Facility to meet the needs of West Orange.

In the late 1980's, West Orange was under a Sewer Main Extension Ban imposed under the Administrative Code of the New Jersey Department of Environmental Protection for sections of the Township tributary to the westerly interceptor sewer that parallels the West Branch of the Rahway River. With the completion of the South Mountain Relief Sewer and Cherry Lane Pump Station this ban was lifted in 1989. In 1995, the new Vitro Pump Station was placed in operation to accommodate sewage flows from the section of the Township located north of Eagle Rock Avenue and west of Prospect Avenue. But, to accommodate flows from future development in other sections of West Orange, several other sanitary sewer improvement and rehabilitation projects must be undertaken. These include the construction of the new Northfield Avenue Pump Station opposite the South Mountain Arena scheduled for construction commencement in 2006 with completion in the year 2008, and modifications to the Mayfair Pump Station scheduled for construction in 2004. Furthermore, the section of the westerly interceptor sewer between the new Northfield Avenue Pump Station and Old Indian Road must be rehabilitated to accommodate future flows to the Pump Station. This construction will be undertaken after the completion of the Pump Station. Improvements will be required along the easterly interceptor sewer along Main Street from the vicinity of the Municipal Building to Tory Corner. Finally, pump station improvements will be required at the Old Short Hills Road station and Northfield Avenue Pump Station No. 7 to accommodate growth in those areas.

The Township's Sanitary Sewer System does not service a few areas of West Orange, particularly areas west of the Second Mountain ridge line between Northfield Avenue and Mt. Pleasant Avenue and north of Interstate Route 280. Between Northfield Avenue and Mt. Pleasant Avenue are two large undeveloped residential tracts owned by Nordan Realty in Block 167, and Bel-Air West Orange in Blocks 169 and 170. These sites will be serviced by the new Merklin-By Pass Pump Station that will collect sewage from these tracts and discharge sewage into the South Mountain Relief Sewer near the Cherry Lane Pump Station. However, tracts north of Route 280, consisting of sections of the Crestmont Country Club, Essex Fells Country Club, property of West Essex Developers in Blocks 178 and 179 will require additional pump stations and force mains to become extensions of the West Orange Sewerage System. This includes approximately 30 residences just west of Laurel Avenue that are sewered into the Borough of Roseland sewer system for treatment at the Borough of Caldwell Waste Water Treatment Facility.

During the Sewer Main Extension Ban, two residential developments, High Tor Estates off Cunningham Drive and West Essex Highlands off Oval Road were sewered into the sanitary sewer and wastewater treatment facilities of the Borough of Verona. West Orange now has capacity in its collection system to service these developments and any development tributary to the sanitary sewage collection systems in these two developments.





**Storm Drainage and Flood Control**

Portions of West Orange have a history of localized flooding. These include areas along the East and West Branch of the Rahway River, the North Branch of the Wigwam Brook, the Merklin District, the Mayfair District, the Korwell Circle Area and the St. Cloud District. Several projects were undertaken to alleviate flooding along the East and West forks of the East Branch of the Rahway River, along the North Branch of the Wigwam Brook and in the Merklin District.

In the late 1980's and early 1990's drainage improvements were constructed in the St. Cloud District along Edgewood Avenue, Fairview Avenue and Chestnut Road. Flooding during significant rainfalls include areas adjacent to the West Branch of the Rahway River between Northfield Avenue and Mt. Pleasant Avenue, areas adjacent to the East Fork of the East Branch of the Rahway River adjacent to the Orange border at Tompkins Street and Stockman Street, the Korwell Circle area including a portion of Woods End Road and the Mayfair District. In 2004 storm drain improvements will be constructed in the Mayfair District to alleviate flooding problems there. In addition to drainage improvements, West Orange maintains a stream cleaning policy where brooks, rivers and drainage inlets are cleaned annually.

To protect properties from damage from upstream development, West Orange has on site storm water detention requirements for all site plans greater than one acre in area and all residential subdivisions exceeding five acres in area. The effect of these storm water detention facilities is not to increase post development storm water runoff rates. Because of West Orange's steep topography, localized drainage problems occur on hillsides in residential neighborhoods where storm water flows from an uphill property onto the neighboring downhill property. For new development proposals, drainage collection systems and site grading are designed to minimize the adverse drainage impact on adjoining properties.

**Solid Waste Disposal**

In the Township of West Orange, solid waste disposal is under the supervision of the Health Officer in the Department of Health and Welfare. In order to meet government mandates and to achieve the goal of reducing tonnage, this Department relies on a strong working relationship with the Department of Public Works and its Recycling Division.

At the present time, West Orange's refuse collection is contracted out to a private waste disposal company. Collection service is provided to all residential properties located on dedicated streets and limited collection is provided to commercial properties. The Township provides refuse collection service to those private association developments and apartment complexes that have signed individual agreements with the Township to enter their property or have approved curbside collection. A rebate system was established by the Township Council for those residents of private associations, apartment complexes and homes located on private streets that did not choose Township collection or could not receive the service due to location barriers, that prohibits safe and effective collection.

A bulky trash collection service is provided once per month. The Township contractor also collects metal items once per week, excluding appliances with refrigerants. The Federal Clean Air Act mandates that refrigerant in items such as refrigerators, freezers and air conditions be recovered prior to being accepted as scrap metal. A private garbage company collects these items at least once per month, on a call in basis, and these items are then brought to the Mt. Pleasant Avenue Recycling Center for refrigerant.

Since the closing of all local landfills in 1987 and the opening of the Resource Recovery Facility in 1990, solid waste disposal has become a complicated and expensive function of Township government. It is important that West Orange continue to support, encourage and expand our recycling efforts.

#### Other Utilities

Other utilities include gas and electric services provided by the Public Service and Gas Company that has its main office in Newark and a branch office at 308 Main Street, Orange.

With deregulation, local, long distance and wireless phone service are provided by a variety of carriers. As the reliance on wireless communication increases, the Township should continue to consider the location of cellular towers at appropriate sites. The Township currently leases three sites for the provision of cellular telecommunication towers.

Cable television service is provided by Comcast Cablevision, which has a main office at 800 Rahway Avenue, Union, and a local office on Prospect Avenue in West Orange (K-Mart Plaza).

Water service is provided by a private water purveyor, the New Jersey American Water Company, formerly Commonwealth Water Company, which has its northern office at 233 Canoe Brook Road, Short Hill. The Township's water service is now connected to the Passaic Valley Water Commission.

#### Recycling

The Township recycling program has achieved many of the recommendations set forth in the 1989 Master Plan. The Center has increased the number of items collected for recycling and there continues to be no fee charged to residents for this service. Residents may bring items including old clothing, plastic bottles, aluminum cans, glass, aerosols, tires, batteries, cardboard, white goods, scrap metal, yard waste and leaves directly to the site. Curb pick up is available for newspapers, magazines, junk mail, glass and aluminum. There is also pick up available for leaves at designated times throughout the year. Registered landscape contractors may bring leaves and vegetative waste to the center for a fee.

The Township works with Essex County to coordinate a twice yearly Household Hazardous Waste program run by the County.

As the list of recyclable materials grows, so has the variety of materials available to residents. Residents may pick up fire wood, compost, wood chips and fill dirt from the recycling center free of charge. Residents are encouraged to implement a "Cut it and Leave it" program for grass clippings, this adds nitrogen to the soil while reducing the waste. The Township has also implemented programs to provide recycling containers to residents at minimal fees. The available containers include paper leaf bags, recycling containers and "The Earth Machine" a compost container for individual homeowners.



## CIRCULATION ELEMENT

The circulation plan element of the Master Plan describes existing and proposed transportation components. Two changes included in this Re-examination Report are the inclusion of pedestrian circulation throughout the Township and the change of street classifications due to the increased traffic on various streets. In addition, there are numerous recommendations throughout this section.

Several qualitative aspects of circulation elements within the Township are emphasized and promoted in this report. While the safe and efficient movement of vehicles is the primary function of roadways, the circulation elements should also be designed as “linear places” that foster connections within the community. The following circulation components and objectives should be promoted:

1. **Pedestrian Access and Connections:** Sidewalks and similar pedestrian pathways should be provided at all new or expanded developments and subdivisions in order to allow safe movement within and between properties.
2. **Vehicular Access and Connections:** Wherever possible, interconnected networked streets should be required in all new or expanded developments and subdivisions, as well as, for public right-of-way improvements. Cul-de-sacs and dead end streets should be limited to applications where they are necessary due to inherent constraints of a given site, subdivision or tract of land, and/or where street connections with adjoining right-of-ways are not feasible.
3. **Traffic Calming:** Roadway improvements need to allow vehicular traffic to flow steadily at appropriate rates of speed for given functional classifications. For sub collector and local streets consideration should be given to the use of “traffic calming” measures that passively or actively limit the travel speed of vehicles.

4. **Streetscapes and Roadway Corridors:** In addition to the primary role of streets and roadways as transportation networks, they also play a significant role in defining the character of suburban communities such as West Orange. Our streets and roadways can in fact be considered linear places that extend and connect the primary public and private destinations in the Township. Therefore, it is recommended that the design and engineering of streets and roadways in West Orange give appropriate emphasis on creating quality streetscapes, access ways, visual corridors, buffers, and related physical improvements.
5. **Flag Lots-** The land use ordinance for West Orange currently requires that each lot must front upon an approved street and that lot widths conform to prescribed minimum dimensions. These requirements effectively preclude “flag lots” (lots with no, or non-conforming, street frontage access). Despite the site access and frontage requirements outlined in the land use ordinance, there seems to be an increase in subdivision applications seeking approvals that create flag lot conditions. This report recommends that flag lots not be permitted except in extraordinary hardship cases, where access would preclude large tracts of undeveloped land from reasonable use. The land use ordinance provisions precluding flag lots should be enforced and, if necessary, amended to further restrict the creation of restricted access lots.
6. **Street Extensions-** This master plan reexamination report strongly encourages the interconnectivity of neighborhoods, subdivisions and site developments within the Township. To further this objective, it is recommended that where feasible roadways between adjoining subdivisions be connected. Further, proposed subdivisions that are adjacent to large undeveloped tracts of land shall, where feasible, provide stub streets enabling future interconnection.



### Streets and Highways

While a number of new developments have been constructed throughout town, the road system has remained basically the same with the exception of some new streets to access these developments. Some of these developments have been self enclosed or gated, emptying all of the developments traffic into one main intersection as well as eliminating areas of the Township from through access. One of the goals of this Report is to discourage the construction of self-contained residential development.

West Orange's roads are classified in accordance with the Uniform Functional Classification of Streets established by the United States Department of Transportation and New Jersey Department of Transportation. Roadways are classified under this system according to the primary functions they perform. The functional classification of the streets in the 1989 Master Plan is recommended to remain; however, some of the streets are recommended to be reclassified.

Freeways or Expressways and Principal Arterial Highways remain the same. The following are changed to be classified as Minor Arterial Roadways:

***Pleasant Valley Way***  
***Eagle Rock Avenue***  
***Park Avenue***  
***Central Avenue***

The following streets are now recommended to be classified as Collector Streets:

***Laurel Avenue***  
***Harrison Avenue***  
***Old Short Hills Road***  
***South Valley Road***

The following streets have been changed to Subcollector Streets from Local Streets:

***Valley Way***  
***Mountain Avenue***  
***Franklin Avenue***  
***St. Cloud Avenue***  
***Old Indian Road between Pleasant Valley Way and St. Cloud Avenue***  
***Old Indian Road between Prospect Avenue and Ridgeway Avenue***  
***Ridgeway Avenue***  
***Hooper Avenue***  
***Conforti Avenue***  
***Rollinson Street***



### Roadways and Intersection

Numerous signalized intersections along arterial roadways need modernizing to accommodate existing and future traffic flows and to provide better efficiency and safety in moving vehicles and pedestrians. Since the 1997 Re-examination Report, there have been a number of improvements and modernizations made to roadways and intersections.



The intersection of Northfield Avenue and Whittingham Place was modernized in 1990 to increase capacity and safety with a new signal, channelization and pavement widening. A study was conducted by the NJDOT to reconfigure the interchange of Northfield Avenue and Route 280 Eastbound. Due to adverse impacts on residential properties and existing traffic patterns, the Township did not endorse any proposed changes.

NJDOT improved the intersection of Mount Pleasant Avenue and Pleasant Valley Way with new signals and new signal phasing and timing. This intersection should be studied concerning vehicles making left turns onto Mount Pleasant Avenue from both Pleasant Valley Way approaches.

In addition, improvements are needed along Main Street at the Community House, the National Park Service Gate and the Edison Battery Building. Each of these sites has pedestrian and traffic conflicts and safety concerns that need to be addressed. Specific recommendations for signal timing, parking reconfiguration and streetscape improvements are included in the Downtown Redevelopment Plan.

Additionally, the entire Prospect Avenue corridor including its intersection with Northfield Avenue, Mt. Pleasant Avenue, Rooney Circle, the Route 280 Interchange #8, the Crystal Lake Office Park, Eagle Rock Avenue and Woodland Avenue will require substantial improvements due to peak hour traffic congestion and the projected traffic flow increases generated by new development along this corridor. In particular, the development of Crystal Lake and the installation of new traffic signals between the Prospect Avenue-Eagle Rock Avenue intersection and the Route 280 interchange points to the need for continued study of this area. NJDOT improved

the traffic signal at the intersection of Mount Pleasant and Prospect Avenue. This improvement included the re-phasing of the traffic signals for traffic safety, resulting in each approach having its own unique phase.

Essex County, which has jurisdiction over Prospect Avenue, retained Ebasco Services to prepare a transportation study of the Prospect Avenue corridor, and it was completed in March 1988. The report identified needed improvements within West Orange to accommodate travel demand through 1992. The improvements included roadway widening, including additional lanes, intersection and signalization improvements and the creation of an impact fee district to finance the needed improvements. The identified improvements would be on the road network under the County's jurisdiction. Since New Jersey case law restricts County government requirements for road impact fees to these developments that have direct access to a County road, the study recommended that Essex County and West Orange establish common provisions and a fee schedule for improvements to both municipal and County roads within the impact area.

In the years since the completion of the Ebasco study, many of the commercial and residential projects included in the Prospect Avenue corridor study have not come to fruition or have been developed in different configurations. Inspection of 1993 peak am and pm hour traffic counts at selected locations along Prospect Avenue have indicated nominal traffic growth on this arterial since the EBASCO study's implementation. The recommended corridor improvements were long term in nature and should be reevaluated for staging based on current development proposals and recent completed developments. This update should include the recent Marriott development and the proposed Trenton Road Corp. proposed project, as well as the remaining sites that have been considered for downzoning.

Other intersections along arterial roads where signalization improvements are required to increase peak hour capacity and improve vehicular and pedestrian safety and efficiency are Route 280 Interchange #10 and Wheeler Street and the intersection of Mt. Pleasant Avenue and Pleasant Valley Way notwithstanding the recent improvements there.

Another recommendation for improvement is the intersection of Main Street and Washington Street at Tory Corner. In Tory Corner, left turns from Washington Street onto Main Street are prohibited. This reduces traffic traveling past Tory Corner merchants and makes it difficult to access many stores and businesses in Tory Corner especially for customers driving from Orange, East Orange and Glen Ridge. To increase business vitality in Tory Corner, allowing the left turn onto Washington Street, without sacrificing pedestrian safety, is recommended.

Two unsignalized intersections where improved pedestrian safety must be addressed are along Northfield Avenue at the South Mountain Arena and Pleasant Valley Way at Alisa Drive adjacent to Degnan Park. A team of professionals from the County, NJ Transit, the businesses around the area, along with the Township is investigating the solution on Northfield Avenue at the South Mountain Arena. Immediate attention should be given to change this problem. Essex County has proposed a new parking structure for this site. The County and Township should work together from the start to address possible concerns arising from the additional traffic that may be added at this site by a parking structure.

The roadways throughout the Township need continual maintenance. The Public Works Department allocates approximately \$500,000 annually for street resurfacing. This is supplemented by NJDOT Trust Funds and Community Development Block Grant Funds. NJDOT and Essex County also have their own resurfacing program for their arterial streets. This is an ongoing process.

Some items recommended in the 1997 Re-examination Report have been completed, including:

- 1) The intersection of Park Avenue and Main Street, at the Llewellyn Park entrance, improved with consideration of its historic features.
- 2) The Pleasantdale business community was concerned with the County's initial plan for the intersection of Pleasant Valley Way and Eagle Rock Avenue. The County worked with the Municipal Engineering Department and community residents in the area to review the designated traffic improvements and to develop an acceptable plan that include left turn lanes and maintenance of on street parking. Additional study on parking issues should be undertaken.



**Parking**

The commercial business centers along the Valley Road/Main Street corridor do not have sufficient and convenient short term parking facilities to attract customers and clients. These include South Valley Road at Tremont Avenue, Valley Road at Hazel Avenue, and Valley Road at Kingsley Street (Valley Junction), and the St. Mark’s area, Edison Complex, Tory Corner and Our Lady of Lourdes along Main Street. The Pleasantdale Shopping area at Pleasant Valley Way and Eagle Rock Avenue continues to have a parking deficiency even though the Township has provided parking at the Pleasantdale Presbyterian Church. The sharing of facilities at this shopping area should continue to be pursued. .



Several recreation facilities and schools suffer also from parking deficiencies. The Township has expanded parking at Degnan Park, Boland Park, Colgate Field, Stagg Field, O’Conner Park, and the Ginny Duenkel Pool. Expanded parking also has been provided at Redwood School, St. Cloud School, Pleasantdale School, Gregory School and Edison Middle School. Hazel Avenue School and Washington School continue to have parking deficiencies. The West Orange Library also has a severe parking deficiency.

Many older multi-family structure residential neighborhoods have a deficiency of on street parking especially in those neighborhoods adjoining the Main Street/Valley Road corridor. The Public Works Department to address this problem continues to allow residents to utilize vacant public lots for off-street parking.

**Pedestrian safety and sidewalks**

A need was also identified for improved pedestrian safety within the Township due to ongoing development (residential and commercial), related traffic increases, and pedestrian activities at religious facilities, schools, parks, playgrounds, and business district/employment centers. These concerns consist of the lack of sidewalks along sections of local, collector and arterial roadways. In addition, sidewalks are needed to be provided to all bus stops. It is recommended that all new residential and commercial developments, including Townhouses, have sidewalks constructed at a minimum of one side on each road and two sides on collector streets. The Township should identify areas that are in need of sidewalks and encourage installation of sidewalks in those areas. Providing sidewalks will encourage residents to make short trips on foot and reduce neighborhood traffic.

**Public Transportation**

Public transportation discussion has been expanded in this Re-examination Report to emphasize the importance of this mode of transportation in the present and future.

As the most densely populated state in the nation, New Jersey has recognized the need to balance land use, transportation, and open space interests in an environmentally sensitive manner. “Transit friendly” planning can be one of a community’s most effective tools in achieving this balance and managing growth and change. Making West Orange a “transit friendly” community means making land use decisions that encourage residents to use transit as an alternative to the automobile for at least one or more of their trips between home, work, shopping, school, or services. It also means organizing land uses in a way that encourages workers, visitors and others coming to West Orange to use transit.

Area bus companies including New Jersey Transit, Community Coach, Coach USA and DeCamp serve the Township of West Orange. Furthermore, specialty and seasonal bus service is provided by the Township. Commuter rail service is provided by New Jersey Transit from stations in adjoining communities. For long distance travel, air and rail facilities are available in Newark and New York City.

#### **Bus Service**

New Jersey Transit provides transit bus service within West Orange along six routes. The 21 route services Main Street and travels between the Mississippi Avenue loop and Penn Station Newark via Orange and East Orange. The 29 route provides limited peak hour express service from the Pleasantdale section of the Township to Penn Station Newark via Pleasant Valley Way and Interstate Route 280. Its westerly terminus is Parsippany. The 44 route, while not traversing West Orange runs along Scotland Road in Orange adjacent to the Valley Section of the Township. It serves this section of West Orange with bus service to and from Penn Station in Newark via Orange and East Orange. The longest route in the Township is the 71. It traverses portions of Main Street, Mount Pleasant Avenue, Prospect Avenue, Eagle Rock Avenue and Pleasant Valley Way. It serves the St. Mark's area of downtown West Orange, the Essex Green Shopping Center, West Orange Plaza and the Pleasantdale shopping area. This route has terminal points at Penn Station Newark and West Caldwell.

The 73 route serves Northfield Avenue and Old Short Hills Road. This route terminates at Penn Station Newark and Livingston Mall. The 75 route serves Prospect Avenue north of Route 280. This route runs between Penn Station Newark and Willowbrook

Mall via Interstate Route 280. Finally, the 97 route serves the Heights section of West Orange on Washington Street, Watson Avenue, Chestnut Street and Harrison Avenue. The route runs between the Veteran's Administration Hospital in East Orange and Montclair. Since Watson Avenue and Chestnut Street are local streets, consideration should be given to rerouting this bus line onto collector or subcollector streets.

Community Coach and DeCamp provide commuter service to the Port Authority Bus Terminal in New York City. Community coach operates route 77 along Northfield Avenue and a 77 Express along Prospect Avenue during rush hours, while DeCamp operates from the Mississippi Avenue loop with route 66. DeCamp route 33 also operates during peak hours along Pleasant Valley Way from Verona to Interstate Route 280.

Commercial and industrial areas along Main Street and Northfield Avenue have access to convenient and frequent transit bus service, as do those establishments along NJ Transit Route 71. Several major employment centers, however, are not located on this route: at Organon on Mt. Pleasant Avenue and Marion Drive, the Executive Drive Office Complex off Rooney Circle, the Manor on Prospect Avenue and the Daughters of Israel Geriatrics Home, Kessler Institute and the National Guard Armory all located on Pleasant Valley Way south of Mt. Pleasant Avenue. New Jersey Transit must be give consideration to expand this route or assure safe pedestrian access to all these business locations. Additionally, businesses in the Valley Section would be better served if Valley Road had its own bus route rather than served by the Scotland Avenue route in neighboring Orange.

While commuter bus service is provided from West Orange to New York City, it is limited to the Northfield Avenue corridor, Pleasant Valley Way corridor north of Route 280 and Harrison Avenue. Park and Ride facilities only exist at South Mountain Arena and the Harrison Avenue parking lot at Mississippi Avenue. Without additional Park and Ride facilities, bus service to New York will be restricted to those who live in close proximity to Northfield Avenue, Harrison Avenue, Pleasant Valley Way and the two Park and Ride lots. The New York City bus service has been so popular that riders are parking on local streets which has caused parking problems in some of the neighborhoods close to those bus stops. This problem is currently being investigated the Police Department.

Additional Park and Ride facilities are needed for West Orange to grow as an employment center as well as serve the resident commuting needs. Businesses, and industrial and commercial establishments must also rely on public transit to bring employees from population centers.

Bus stops throughout the Township need to be improved in order to provide shelter as well as safe waiting conditions and access for the pedestrians. The Township has entered into a contract with a company to provide bus shelters with advertising on them to generate revenue for income and upkeep. Sidewalks need to be located adjacent to these bus stops and shelters. Many of these bus stops have no sidewalks around them or are in very poor condition. The construction of sidewalks in these areas could encourage more residents to use public transportation.

The Township provides a weekday bus service for senior citizens and handicapped residents. This service is operated by the Health Department. The Recreation Department has operated a seasonal

summer shuttle on weekdays to permit children to reach the municipal pool, parks, playgrounds and schools. This was operating for a trial basis and requires budget appropriation each year. This service is recommended to be continued. The West Orange Board of Education was operating a school bus transportation system for the West Orange School System and now has hired a private entity to provide this service. Coordination of all municipal busing services is recommended to reduce the costs of each of these services.

The West Orange Shuttle was started with New Jersey Transit funds from the Mid-Town Direct Challenge Grant. This shuttle serves the area around Gregory and Valley in the morning and afternoon and takes commuters to the train stations in Orange and South Orange. This service is expected to expand to the St. Cloud area. It also will start charging reasonable fares for its services when the grant funding ends.

**Rail Service**

The Morris and Essex line of New Jersey Transit provides rail service to Broad Street in Newark, Hoboken and both downtown and midtown Manhattan via PATH. The completion of the Kearny connection allows passengers of some trains to travel directly to Penn Station in midtown Manhattan without any changeover in Hoboken, New Jersey. West Orange residents can access this rail line at the Brick Church (in Orange) and South Orange stations by bus or automobile.

Employees or businesses and industries in the Valley Section have access to Highland Avenue Station. A commuter parking area in this area is needed. It is highly recommended that a redevelopment project for the station be coordinated between the Township of West Orange, the City of Orange and New Jersey Transit. This could be a significant revitalization of the neighborhood as well as a boost for this station. The need for this connection has been highlighted in the recently approved Downtown Redevelopment Plan. Residential units are proposed for the Edison Battery Storage Building and the availability of a train connection will assist in attracting new residents to the site.

To improve West Orange's access as a residential community to major employment centers in Newark and Manhattan, better access to public transportation facilities will be required. Although the Kearny connection on the New Jersey Transit's Rail Division will enhance this identity, sufficient parking does not exist at the Orange, Highland Avenue, Mountain or South Orange Stations. Without expanded parking at these stations the Kearny connection impact will be small. West Orange supports safe and convenient parking compatible with the neighborhood for the Highland Avenue station.

**New Jersey Transit Rail Line**

A project is currently underway to construct a Light Rail Transit (LRT) service that would link downtown Newark with downtown Elizabeth. The suggested West Orange light rail link, along with a separately proposed extension to Paterson, would be known as NJ Transit's "Northern Extensions." The West Orange branch would start at a proposed vehicle storage facility at the Belleville-Bloomfield border and run west along the former Erie-Orange rail line branch, to West Orange. This would come into West Orange near Lakeside and Ashland Avenues.

**Long Distance Travel**

Amtrak rail service is available at Penn Station Newark. Air transportation facilities are available at Newark and New York City airports.

Taxis, limousines and handicapped transportation services are available from private carriers within the West Orange area.

### **HOUSING**

The Council on Affordable Housing released its rules for municipal housing obligations in August 2003. The rules will be reviewed in a 60-day public comment period starting on October 6, 2003. The Township of West Orange will prepare the necessary documents, such as a Housing Element and Fair Share Plan, if required, once the rules are adopted. The proposed rules provide for a rehabilitation or indigenous need component and a growth share component. The growth share concept requires the Township to estimate development and then use a formula, currently at one unit for every ten residential units and/or 30 jobs created. The Township should consider this possible requirement when suggesting rezoning in the Master Plan.

### **OPEN SPACE AND RECREATION**

The Township of West Orange adopted an Open Space and Recreation Inventory and Plan in January 2003. This plan is incorporated in total into this Reexamination Report.

### **THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," P.L.1992, C. 79 (C.40A:12A-1 ET SEQ.) INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.**

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. Connections to the Highland Avenue Train station can increase opportunities for redevelopment in the area.

**TABLE: INVENTORY AND ZONING RECOMMENDATIONS**

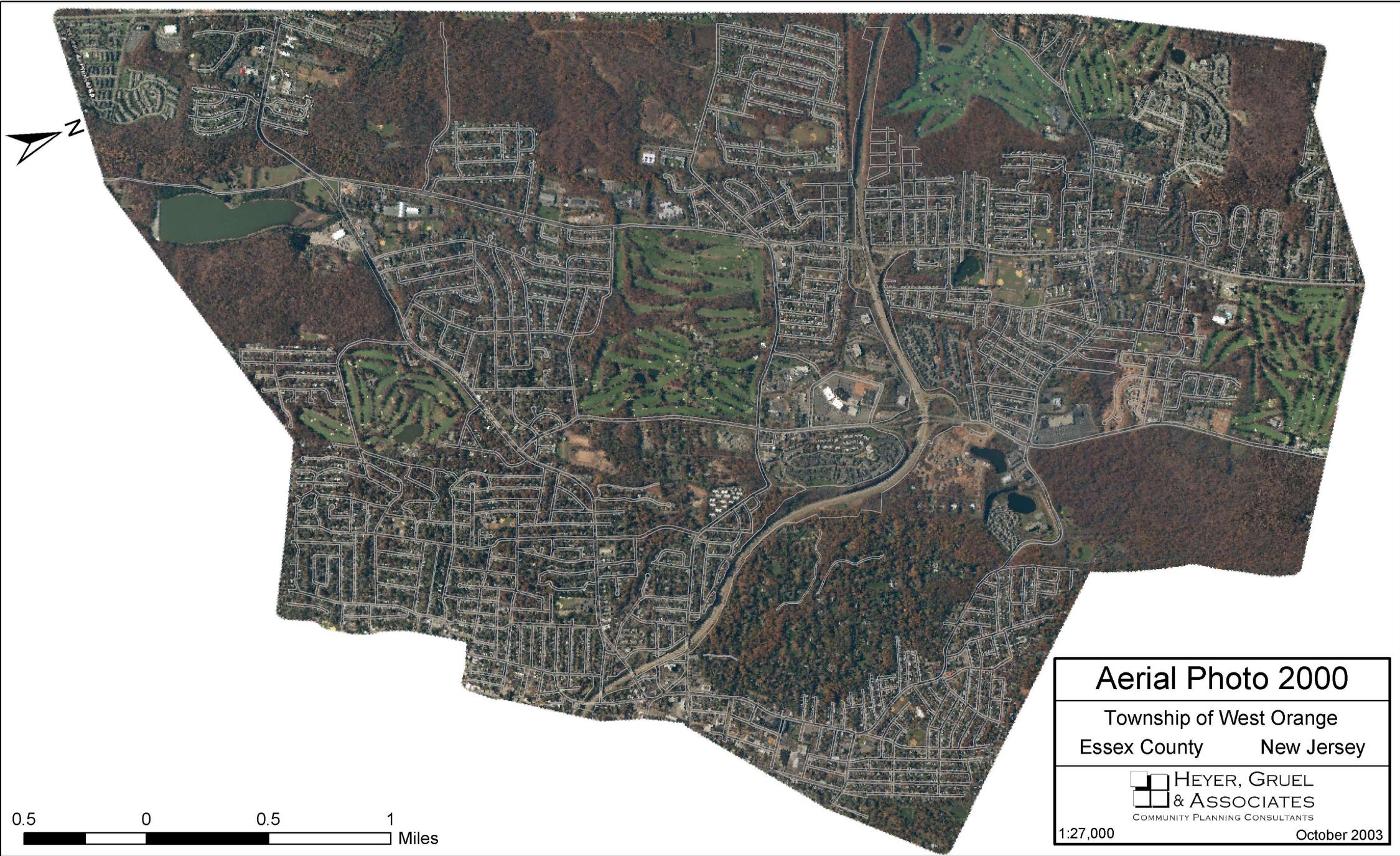
	BLOCK(S)	LOTS	OWNER	LOCATION	TOTAL AREA (acres)	ZONE	RECOMMENDATION
1	50.01	1-15	Redies, Tracy	Winding Way & Essex Terrace	1.34	R-5	Change to R-3
1	50.01	33-40	Redies, Tracy	Sheffield & Essex Terrace	0.68	R-5	Change to R-3
2	81.01	1.01,1.04,1.05,1.06	Seton Hall Preparatory	Prospect Avenue	6.21	R-1	Remain R-1
2	82.01	1,7.01,7.02(w/building),7.05(w/building),7	Seton Hall Preparatory	Prospect Avenue	22.30	R-1	Remain R-1
2	82.02	1, 7	Seton Hall Preparatory	Prospect Avenue	15.90	R-1	Remain R-1
3	80.03	10	Mountain Resources Corp (Cestone)	10 Ridge Road	5.80	R-1	Remain R-1
3	80.03	21	Mountain Resources Corp (Cestone)	2 Ridge Road	6.96	R-1	Remain R-1
4	92	1	Trustees, Llewellyn Park	Llewellyn Park	2.23	R-1	Remain R-1
4	93.01	1	Trustees, Llewellyn Park	Llewellyn Park	10.50	R-1	Remain R-1
5	98	1	Trustees, Llewellyn Park	Llewellyn Park	16.77	R-1	Remain R-1
5	99	7	Trustees, Llewellyn Park	Llewellyn Park	2.22	R-1	Remain R-1
6	107	1.02,1.05,1.06	Township of West Orange	Boland Drive - Amphitheater	14.70	OB-2/PURD	Remain OB-2/PURD - Change to GA Overlay
7	111	1	Morris Companies	Prospect Ave.	4.62	OB-2	Change to B-2
8	109	3	Trustees, Llewellyn Park	Llewellyn Park (Mt. Ave. & Eagle Rock Ave.)	14.47	R-1	Remain R-1
9	152.18	979-984,1023-1035	Township of West Orange	Forest Ave. & Eagle Street	1.05	R-5	Remain R-5
9	152.19	1061,1071-1081,1132-1134,1150-1154	Township of West Orange	Eagle St. & Redwood Ave.	1.11	R-5	Remain R-5
9	152.21	1276-1297	Township of West Orange	Henry St	0.85	R-5	Remain R-5
9	152.19	1062-1065	Tobia	Eagle Street	0.23	R-5	Remain R-5
9	152.19	1066-1070	Birrotte	Redwood Ave	0.29	R-5	Remain R-5
9	152.19	1135-1149,1155-1156,	Skarbnik	Terrace Ave	0.97	R-5	Remain R-5
9	152.21	1365-1368	Lando	Henry St	0.23	R-5	Remain R-5
9	152.28	1271	Skarbnik	Henry St.	0.56	R-5	Remain R-5
9	152.28	1171-1174, 1267-1270	West Orange Bd. Of Ed	Henry St. & Redwood Ave.	0.56	R-5	Remain R-5
9	152.28	1175-1189,1249-1260,1261-1266	Township of West Orange	Henry St. & Redwood Ave.	1.95	R-5	Remain R-5
10	154.21	1.01, 12.01, 17.01, 20.01,20.02, 20.03, 29.01,29.02,32.04,33.01,34,37.01,238.01	770 PVW Associates	762 Pleasant Valley Way	9.71	R-5	Remain R-5
11	159.05	1-8, 10	Township of W.O.	Northfield Avenue	1.89	R-5	Remain R-5
12	166	7.02,8	Nordan	787 Northfield Ave - Rear	9.39	R-3/OB-1	Change to R-5
12	167	25, 25.01,30, 30.01, 30.02, 30.03, 30.04, 30.05	Nordan	Cedar Ave. & Northfield Ave.	45.30	R3-AH	Remain R3-AH
13	168.02	42.01	Township of W.O.	Cedar Ave.	2.00	R-4	Remain R-4
14	169	6,10,11,14,18,19	Kean Estate	Mt. Pleasant Ave.	224.00	R-3	Remain R-3 w/Residential Cluster
14	170	3,5,20,20.02	Kean Estate	Mt. Pleasant Ave.	see above	R-3	Remain R-3 w/Residential Cluster
15	170	1	713 Company	Mt. Pleasant Ave.	14.21	R-3	Change to R-2
16	172.05	10-18	Township of W.O.	Garfield Ave.	0.87	R-5	Remain R-5

**TABLE: INVENTORY AND ZONING RECOMMENDATIONS (CONT.)**

16	172.06	2-26	Township of W.O.	Garfield Ave.	2.23	R-5	Remain R-5
16	172.08	All Lots	Township of W.O.	Garfield Ave. & DeChurch Rd.	1.79	R-5	Remain R-5
16	172.09	2-12	Township of W.O.	DeChurch Rd. & Mt. Vernon Ave.	0.96	R-5	Remain R-5
16	172.11	5	Township of W.O.	Mt. Vernon Ave. & Garfield Ave.	0.19	R-5	Remain R-5
16	172.22	6	Township of W.O.	DeChurch Rd.	5.60	R-5	Remain R-5 - Change to GA Overlay
16	172.1	18,20,22	Township of W.O.	Garfield Ave & Elmwood Ave.	0.48	R-5	Remain R-5
17	172.29	40.02	Colonial Woods	Mt. Pleasant Ave. & Warren Rd.	0.61	R-5	Remain R-5
17	173	1.03, 12	Colonial Woods	Mt. Pleasant Ave. & Warren Rd.	12.17	R-5	Remain R-5
18	174	619,620	Township of West Orange	Ellison Ave.	0.16	R-2	Remain R-2
18	175.06	1-6	Township of West Orange	Lincoln Ave. & Burke Ave.	1.04	R-2	Remain R-2
18	175.07	1,5-6,7-12	Township of West Orange	Lincoln Ave. & Mellon Ave.	0.92	R-2	Remain R-2
18	175.05	1-4,5-8,9-13,477-480,483-488,434,534-545,587-598	Township of West Orange	Lincoln Ave., Kitchenor Ave., Joffre Ave., Weston Ave. & Ellison Ave.	3.39	R-2	Remain R-2
18	175.26	573-586,599-612,	Township of West Orange	Ellison Ave. & Weston Ave.	1.54	R-2	Remain R-2
18	175.27	520-533,546-559	Township of West Orange	Weston Ave & Joffre Ave.	1.54	R-2	Remain R-2
18	175.28	462-466,469-476,489-502	Township of West Orange	Kitchner Ave & Joffre Ave.	1.53	R-2	Remain R-2
18	175.15	2,3-6	Township of West Orange	Mellon Ave	0.88	R-2	Remain R-2
18	175.14	1,2	Township of West Orange	Mellon Ave	0.34	R-2	Remain R-2
18	175.08	1-4,7,9-11	Township of West Orange	Lincoln Ave. & Mellon Ave.	0.89	R-2/R-5	Remain R-2/R-5
18	175.04	7-13,414-420	Township of West Orange	Lincoln Ave & Alberon Rd.	1.53	R-2/R-5	Remain R-2/R-5
18	175.29	405-413,431-446	Township of West Orange	Alberon Rd. & Kitchner Ave	1.43	R-2/R-5	Remain R-2/R-5
18	175.13	3,4	Township of West Orange	Mellon Ave.	0.22	R-2/R-5	Remain R-2/R-5
18	175.09	7-10	Township of West Orange	Mellon Ave.	0.23	R-2/R-5	Remain R-2/R-5
19	179	32	West Essex Highlands	Pleasant Valley Way	120.50	R-2/R-3	Remain R-2/R-3 with condition*
20	150	1, 1.01, 1.02	Eagle Rock Reservation	Prospect Ave. & Eagle Rock Ave.	365.99	R-1	Remain R-1/GA Overlay
21	161	1	Essex County	South Mountain Reservation	464.50	R-1	Remain R-1/GA Overlay
21	162	1,3,4,5,6 &7	Essex County	South Mountain Reservation	60.30	R-1	Remain R-1/GA Overlay
21	163	2,5,8,13,18 &20	Essex County	South Mountain Reservation	3.76	R-1	Remain R-1/GA Overlay
21	163.01	1	Essex County	South Mountain Reservation	1.48	R-1	Remain R-1/GA Overlay
22	167	1	Essex County	South Mountain Reservation	127.90	R-1	Remain R-1/GA Overlay
22	169	19, 19.01	Essex County	South Mountain Reservation	2.00	R-1	Remain R-1/GA Overlay
22	166.01	20	Essex County	South Mountain Reservation	8.20	R-1	Remain R-1/GA Overlay
23	164	25	Essex County	South Mountain Reservation	102.30	R-1	Remain R-1/GA Overlay
24	162	2	City of Orange	Cherry Lane	55.20	R-1	Remain R-1
24	163	1	City of Orange	Cherry Lane	44.80	R-1	Remain R-1
25	171	1,3,4 (occupied)	State of New Jersey	Armory	64.60	R-3	Remain R-3

**TABLE: INVENTORY AND ZONING RECOMMENDATIONS (CONT.)**

26	169	1	Township of W.O.	Cedar Avenue	52.40	R-4	Remain R-4
27	170	13,15.03,17	Township of W.O.	Recycling Ctr-Mt. Pl. Ave.	28.60	R-2	Remain R-3
28	165.06	1	Township of W.O.	Old Short Hills Road	9.00	OB-2	Remain OB-2
29	166	11	Metzger Farm	753 Northfield Avenue	24.60	R-3/OB-1	Change to R-5
30	152.07	4,5	Township of W.O.	Woodland Avenue	8.00	R-2/R-5	Remain R-2/R-5 - Change to GA Overlay
31	152.24	1445 portion	K Mart	Prospect Ave.	20.00	P-C/R-5	Remain P-C/R-5
32	82.03	14,17,20	Cestone	Ridge Road	5.97	R-1	Remain R-1
33	3.01	37,48,50,50.01,51,52	Township of W.O.	Freeman Place	1.19	R-6	Remain R-6
34	85.02	7.01,8,9,13.4.02	McShane	Mt. Pleasant Avenue	5.20	R-1	Remain R-1
35	175.32	20.03	PSE&G R.O.W Substation	Rear of Mt. Pl Ave along 280	see below	R-5	Remain R-5
36	172.09	14	PSE&G R.O.W Substation	Rear of Mt. Pl Ave along 280	0.23	R-5	Remain R-5
36	172.22	4	PSE&G R.O.W Substation	Rear of Mt. Pl Ave along 280	0.25	R-5	Remain R-5
36	172.27	1	PSE&G R.O.W Substation	Rear of Mt. Pl Ave along 280	0.16	R-5	Remain R-5
36	172.29	40.01	PSE&G R.O.W Substation	Rear of Mt. Pl Ave along 280	3.92	R-4	Remain R-4
36	173	2,12.01,13,14,1.01	PSE&G R.O.W Substation	Rear of Mt. Pl Ave along 280	6.64	R-5	Remain R-5
37	155	55,26.01	PSE&G R.O.W Substation	Rear of Mt. Pl Ave along 280	25.72	R-5/PURD/ OR	Remain R-5/PURD/OR
38	168	22	Grabowski	Adjacent to Stag Field	3.80	R-4	Change to R-2
39	112.01	10,10.01,10.02,15	Hochberg	LLewellynPark (Eagle Rock Ave & Mt. Ave.)	10.06	R-1	Remain R-1
39	112.02	5.02,5.05	Hochberg	LLewellynPark (Eagle Rock Ave & Mt. Ave.)	3.00	R-1	Remain R-1
40	101.02	1.02	Westheimer	Llewellyn Park	2.32	R-1	Remain R-1
				TOTAL	2112.13		
	*Remain R-2/R-3, however if the ridge line and all property to the east of it is permanently protected recommend densities of the R-4 of the property to the west of the ridgeline						



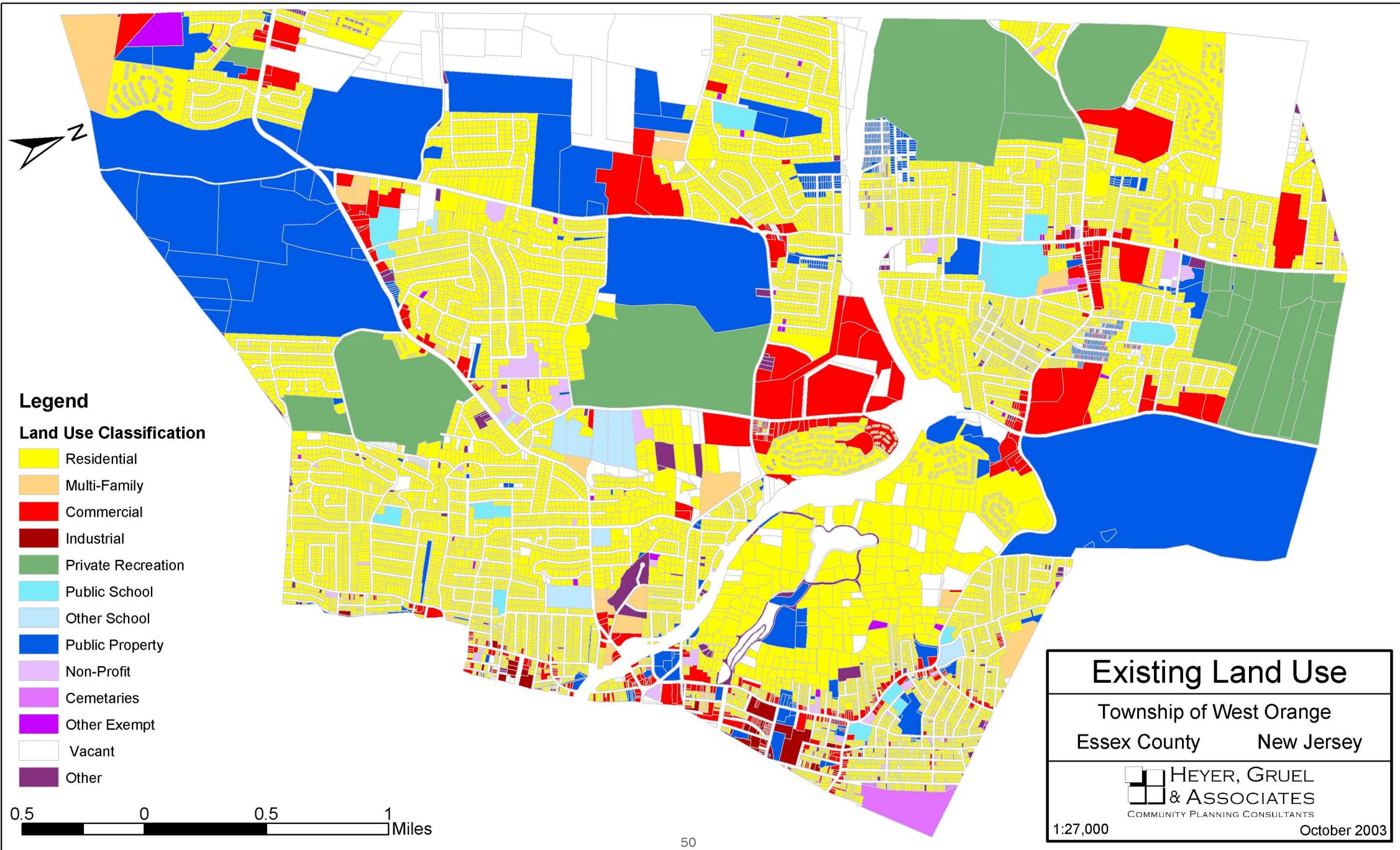
**Aerial Photo 2000**

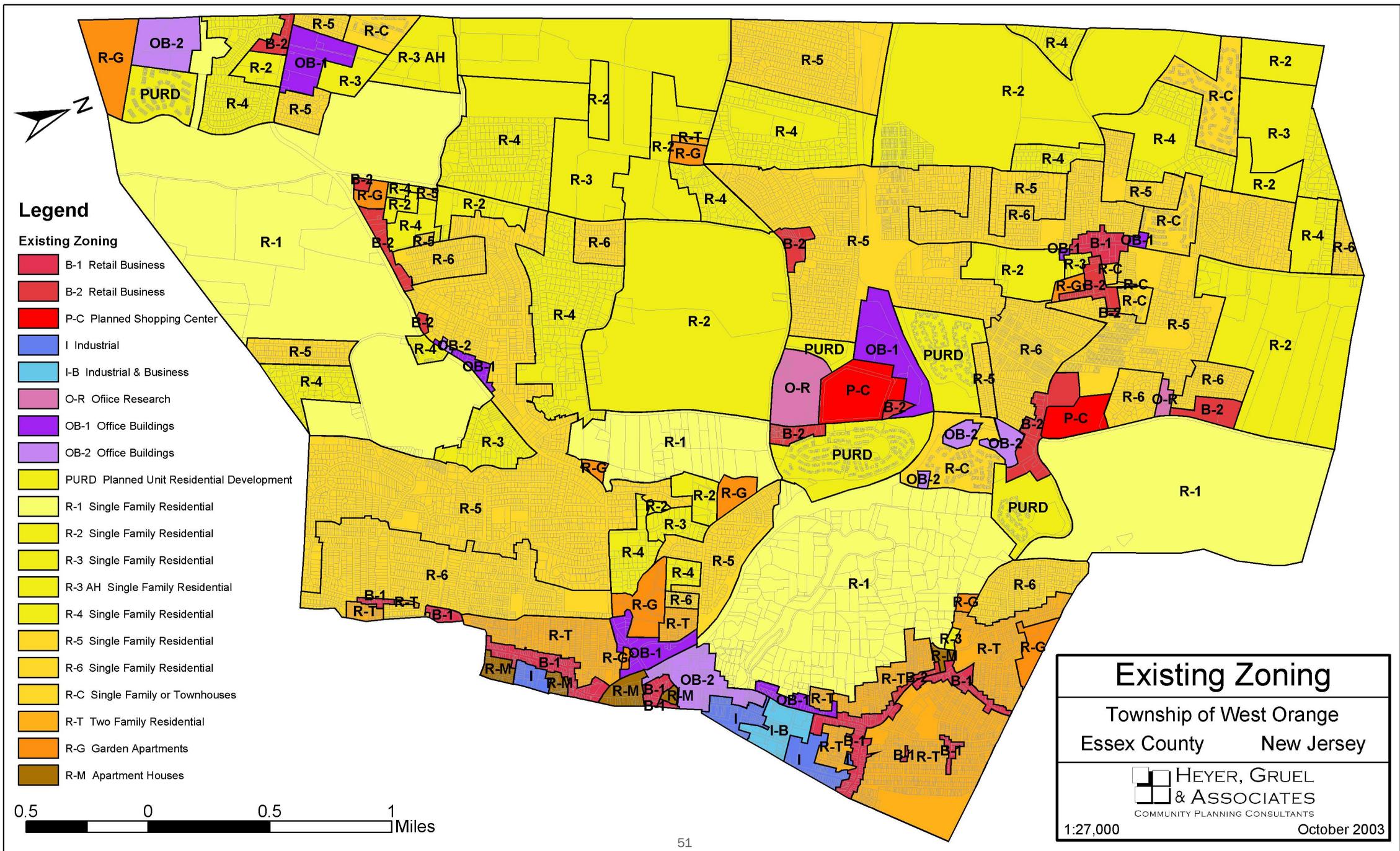
Township of West Orange  
Essex County      New Jersey

 **HEYER, GRUEL  
& ASSOCIATES**  
COMMUNITY PLANNING CONSULTANTS

1:27,000

October 2003





**Legend**

- Existing Zoning**
- B-1 Retail Business
  - B-2 Retail Business
  - P-C Planned Shopping Center
  - I Industrial
  - I-B Industrial & Business
  - O-R Office Research
  - OB-1 Office Buildings
  - OB-2 Office Buildings
  - PURD Planned Unit Residential Development
  - R-1 Single Family Residential
  - R-2 Single Family Residential
  - R-3 Single Family Residential
  - R-3 AH Single Family Residential
  - R-4 Single Family Residential
  - R-5 Single Family Residential
  - R-6 Single Family Residential
  - R-C Single Family or Townhouses
  - R-T Two Family Residential
  - R-G Garden Apartments
  - R-M Apartment Houses



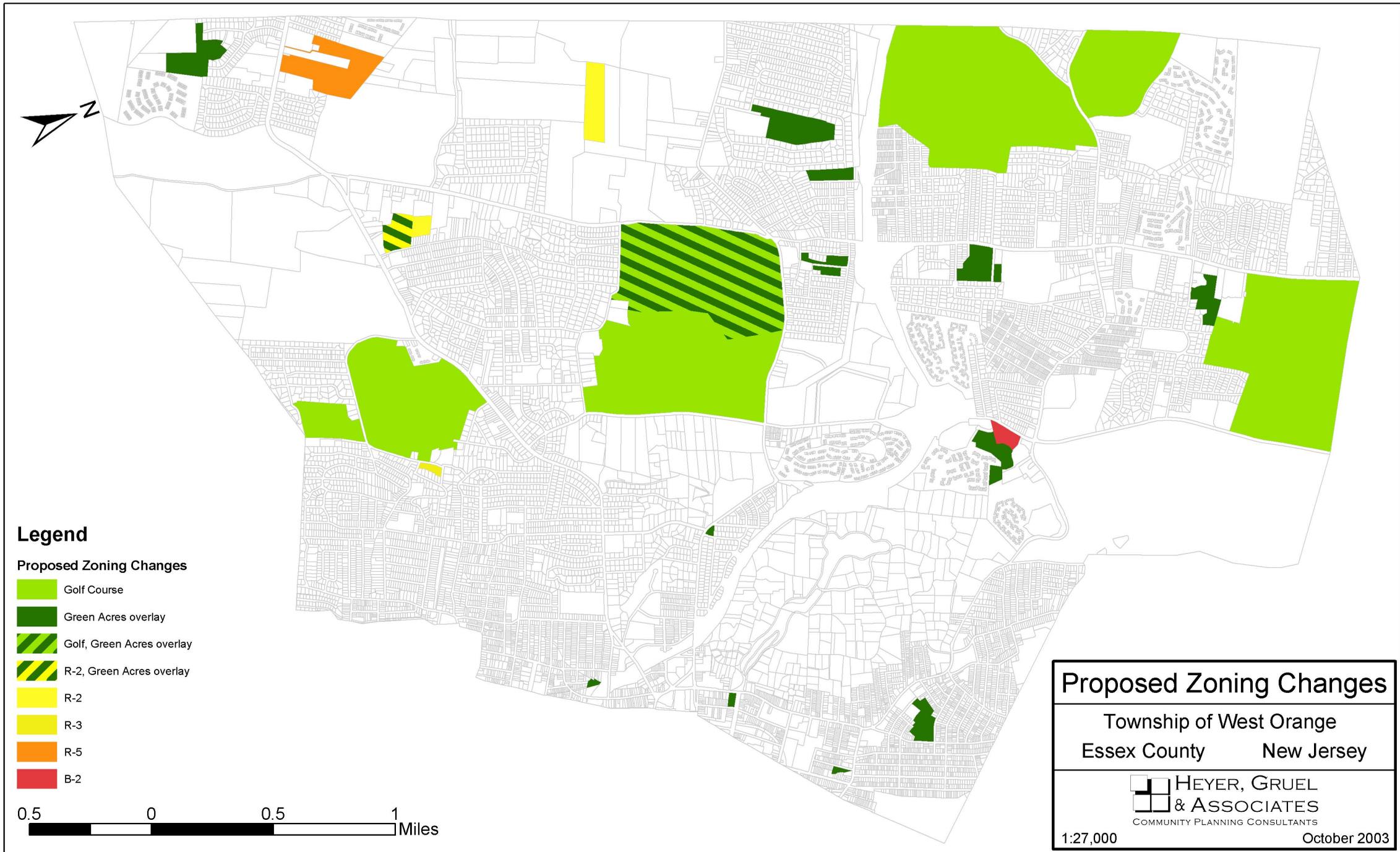
**Existing Zoning**

Township of West Orange  
Essex County      New Jersey



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**Legend**

**Proposed Zoning Changes**

- Golf Course
- Green Acres overlay
- Golf, Green Acres overlay
- R-2, Green Acres overlay
- R-2
- R-3
- R-5
- B-2



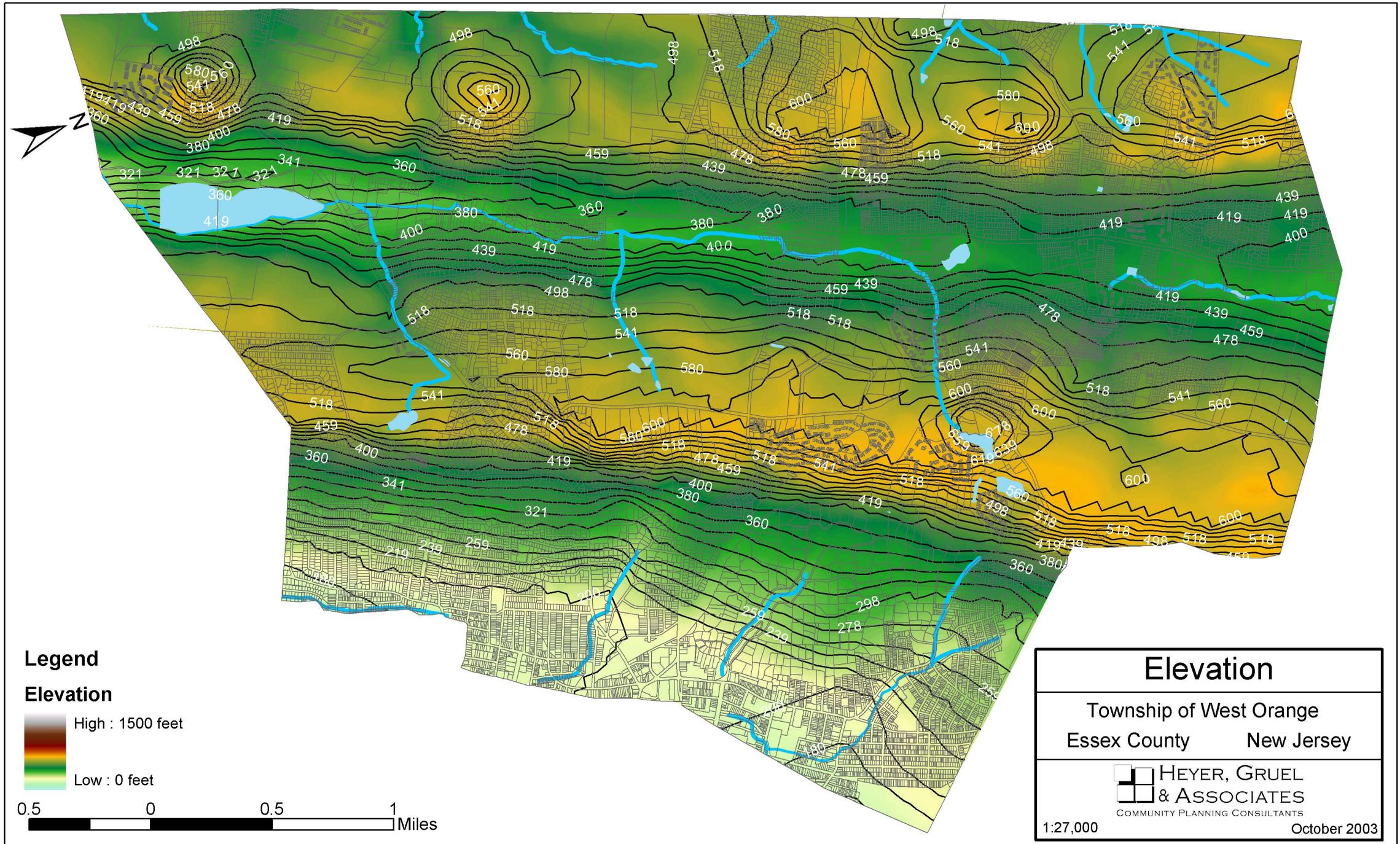
**Proposed Zoning Changes**

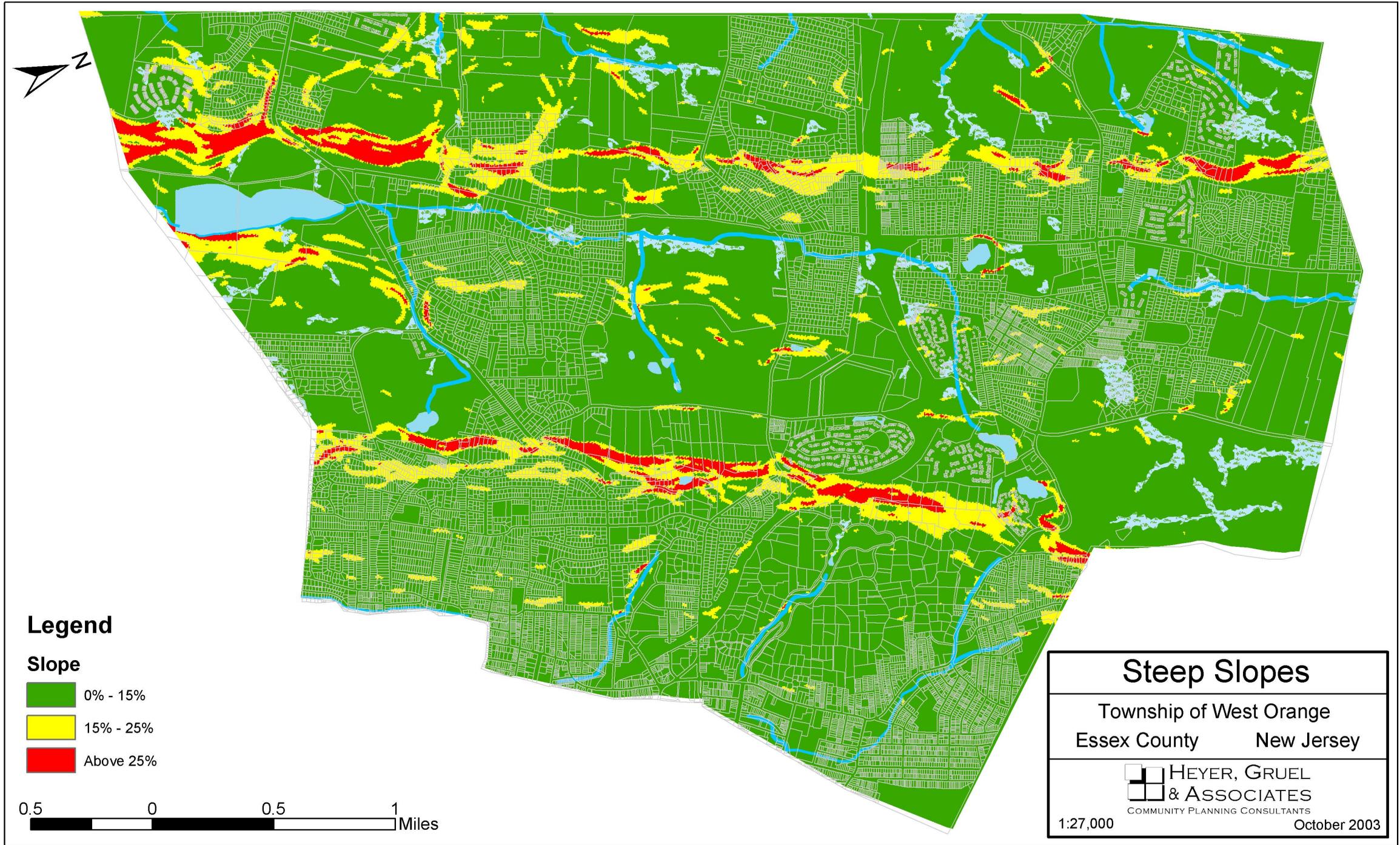
Township of West Orange  
Essex County      New Jersey



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October 2003





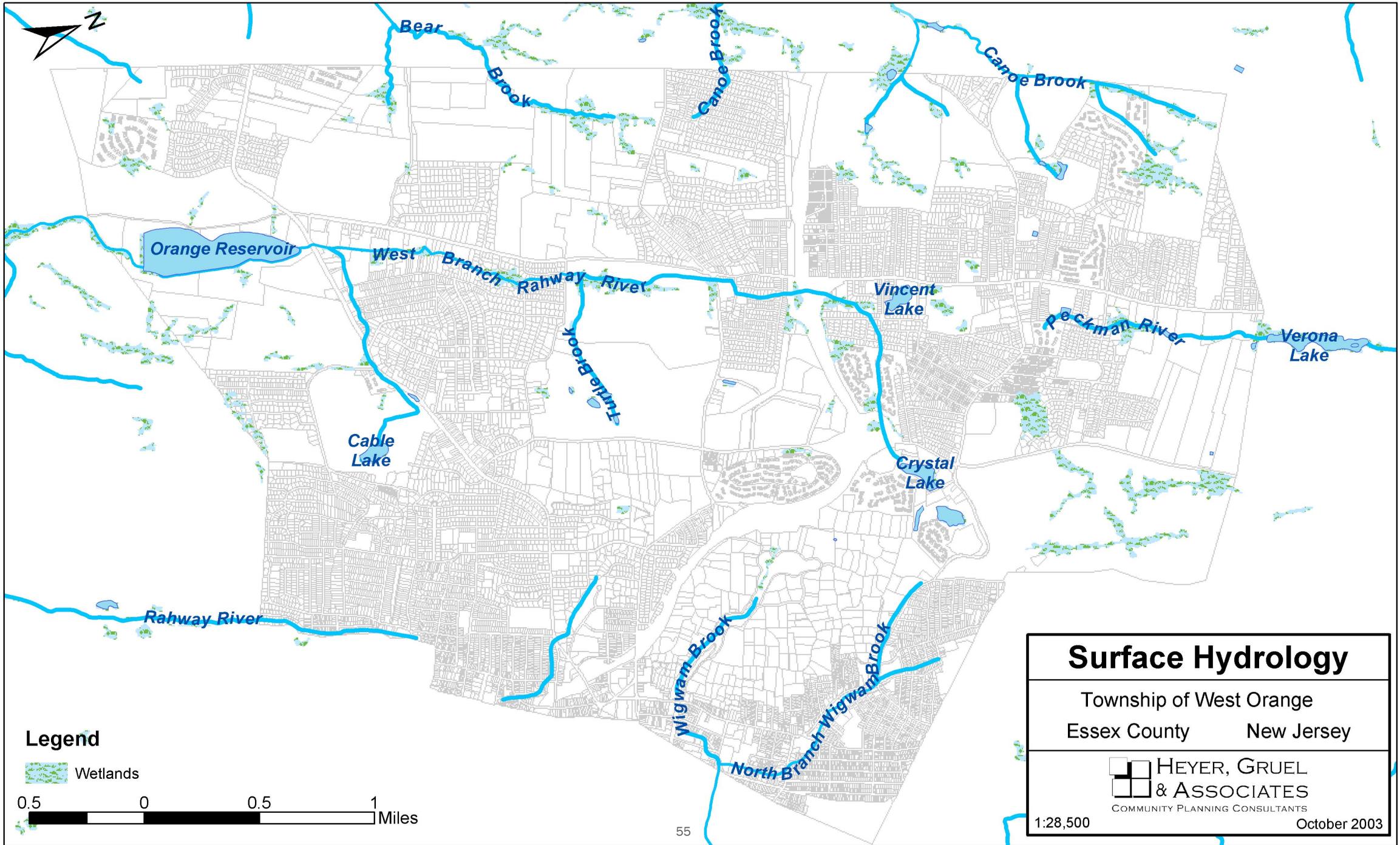
**Legend**

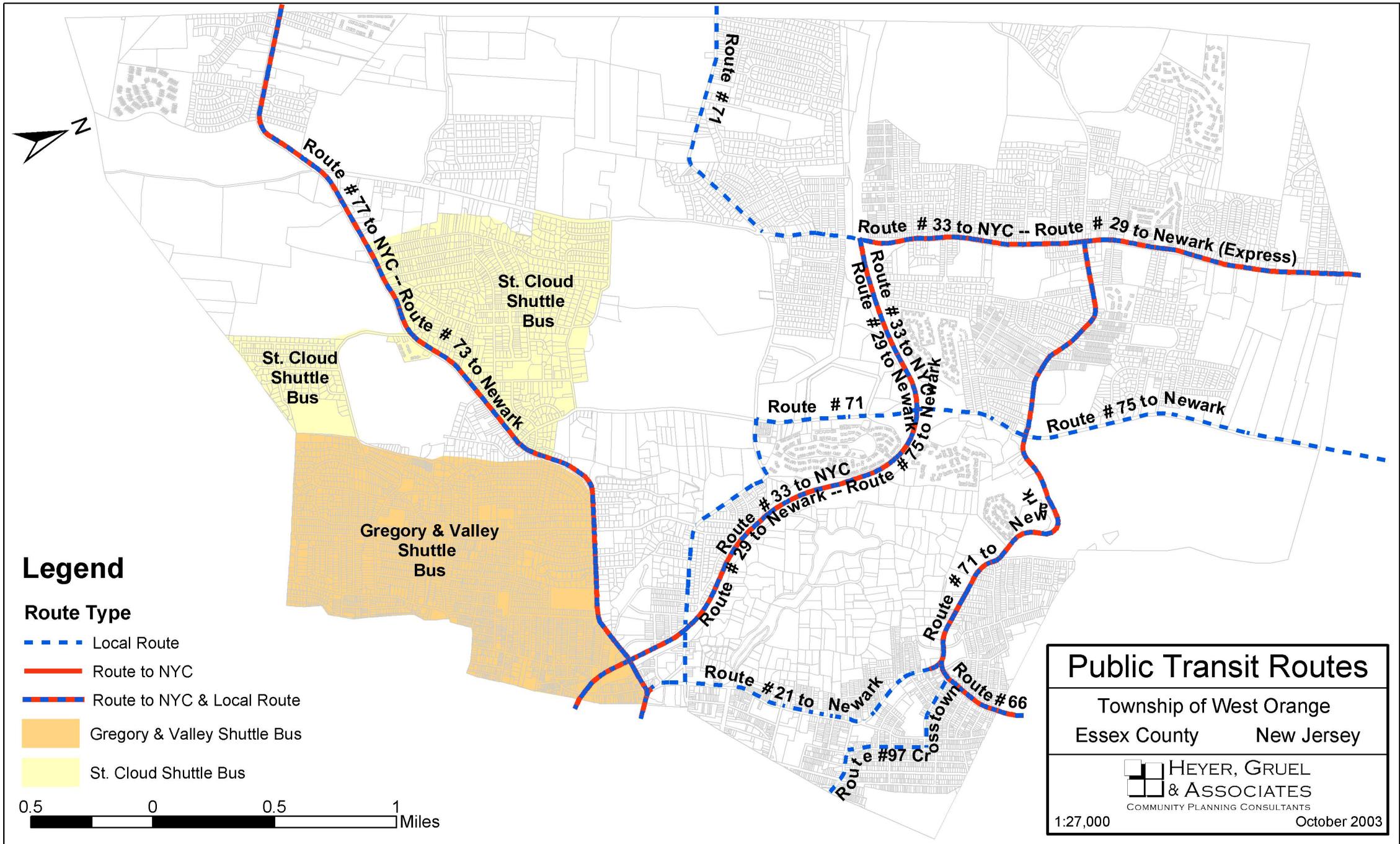
**Slope**

- 0% - 15%
- 15% - 25%
- Above 25%

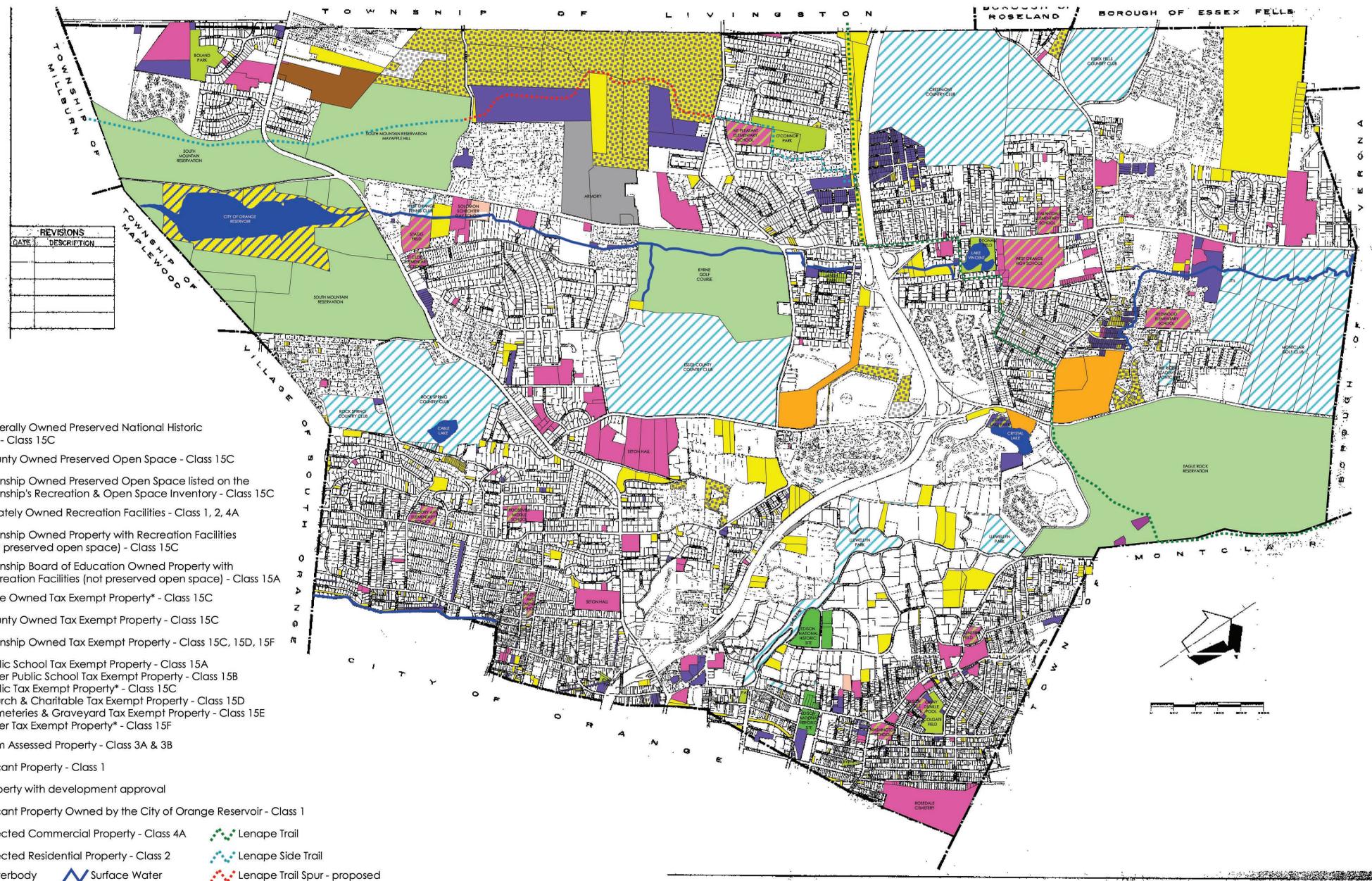
0.5      0      0.5      1  
 ─────────── Miles

<h2>Steep Slopes</h2>	
Township of West Orange	
Essex County	New Jersey
 <b>HEYER, GRUEL &amp; ASSOCIATES</b> <small>COMMUNITY PLANNING CONSULTANTS</small>	
1:27,000	October 2003



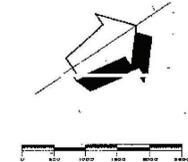


# Open Space Map - Township of West Orange



REVISIONS	
DATE	DESCRIPTION

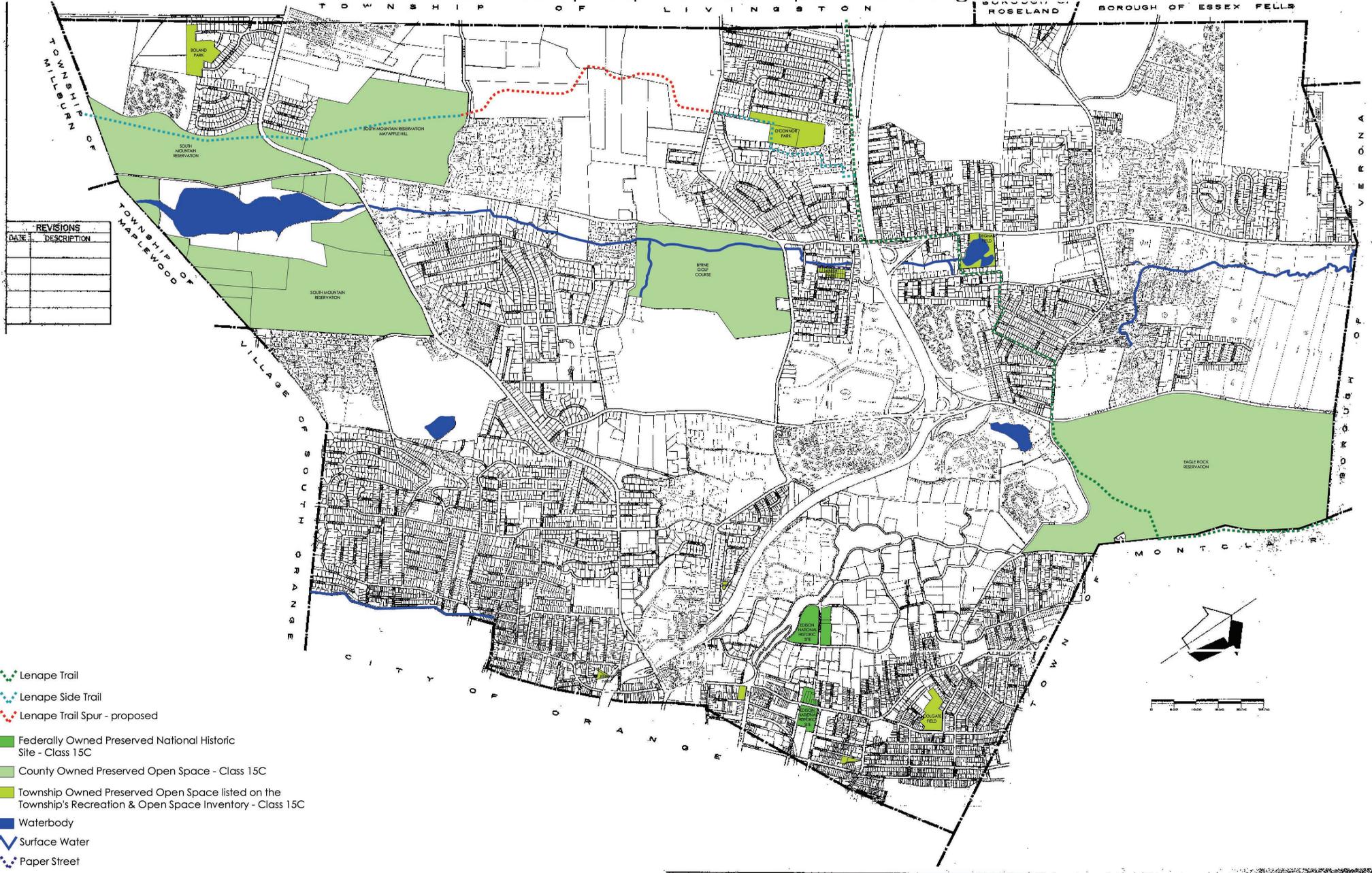
- Federally Owned Preserved National Historic Site - Class 15C
- County Owned Preserved Open Space - Class 15C
- Township Owned Preserved Open Space listed on the Township's Recreation & Open Space Inventory - Class 15C
- Privately Owned Recreation Facilities - Class 1, 2, 4A
- Township Owned Property with Recreation Facilities (not preserved open space) - Class 15C
- Township Board of Education Owned Property with Recreation Facilities (not preserved open space) - Class 15A
- State Owned Tax Exempt Property\* - Class 15C
- County Owned Tax Exempt Property - Class 15C
- Township Owned Tax Exempt Property - Class 15C, 15D, 15F
- Public School Tax Exempt Property - Class 15A
- Other Public School Tax Exempt Property - Class 15B
- Public Tax Exempt Property\* - Class 15C
- Church & Charitable Tax Exempt Property - Class 15D
- Cemeteries & Graveyard Tax Exempt Property - Class 15E
- Other Tax Exempt Property\* - Class 15F
- Farm Assessed Property - Class 3A & 3B
- Vacant Property - Class 1
- Property with development approval
- Vacant Property Owned by the City of Orange Reservoir - Class 1
- Selected Commercial Property - Class 4A
- Selected Residential Property - Class 2
- Waterbody
- Paper Street
- Lenape Trail
- Lenape Side Trail
- Lenape Trail Spur - proposed



\* Ownership Includes NJDOT, NJ Dept. Defense - Class 15C  
Commonwealth Water Company, US Postal - Class 15C  
Various Community/Cultural Groups - Class 15F

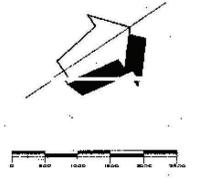
Map Prepared November 15, 2002 by:  
MORRIS LAND CONSERVANCY  
19 Boonton Ave  
Boonton, NJ 07005  
Source: Base Map & Tax Data from  
Township of West Orange

# Preserved Open Space - Township of West Orange



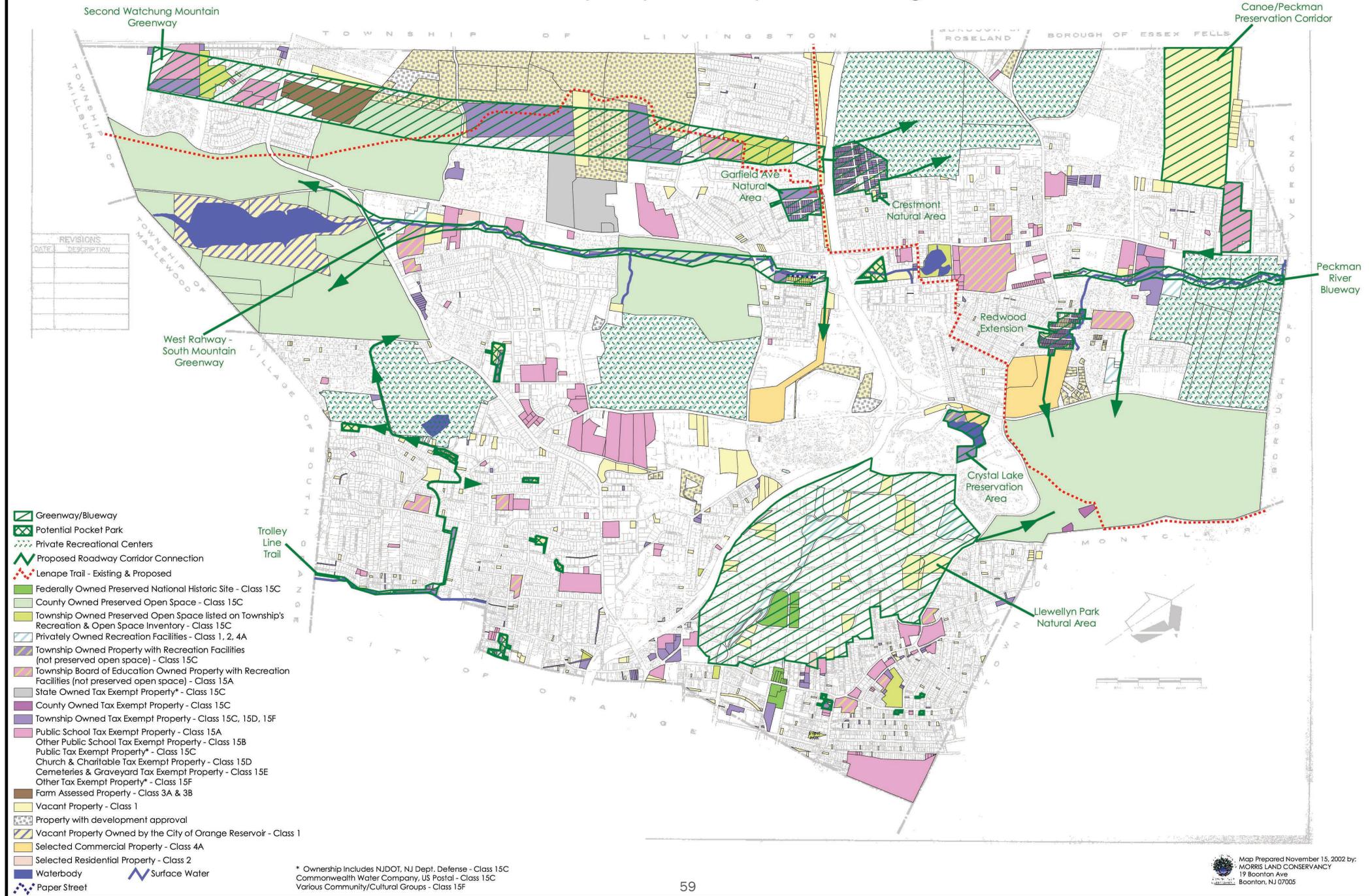
REVISIONS	
DATE	DESCRIPTION

- Lenape Trail
- Lenape Side Trail
- Lenape Trail Spur - proposed
- Federally Owned Preserved National Historic Site - Class 15C
- County Owned Preserved Open Space - Class 15C
- Township Owned Preserved Open Space listed on the Township's Recreation & Open Space Inventory - Class 15C
- Waterbody
- Surface Water
- Paper Street



Map Prepared November 15, 2002 by:  
 MORRIS LAND CONSERVANCY  
 19 Boonton Ave.  
 Boonton, NJ 07005  
 Source: Base Map & Tax Data from  
 Township of West Orange

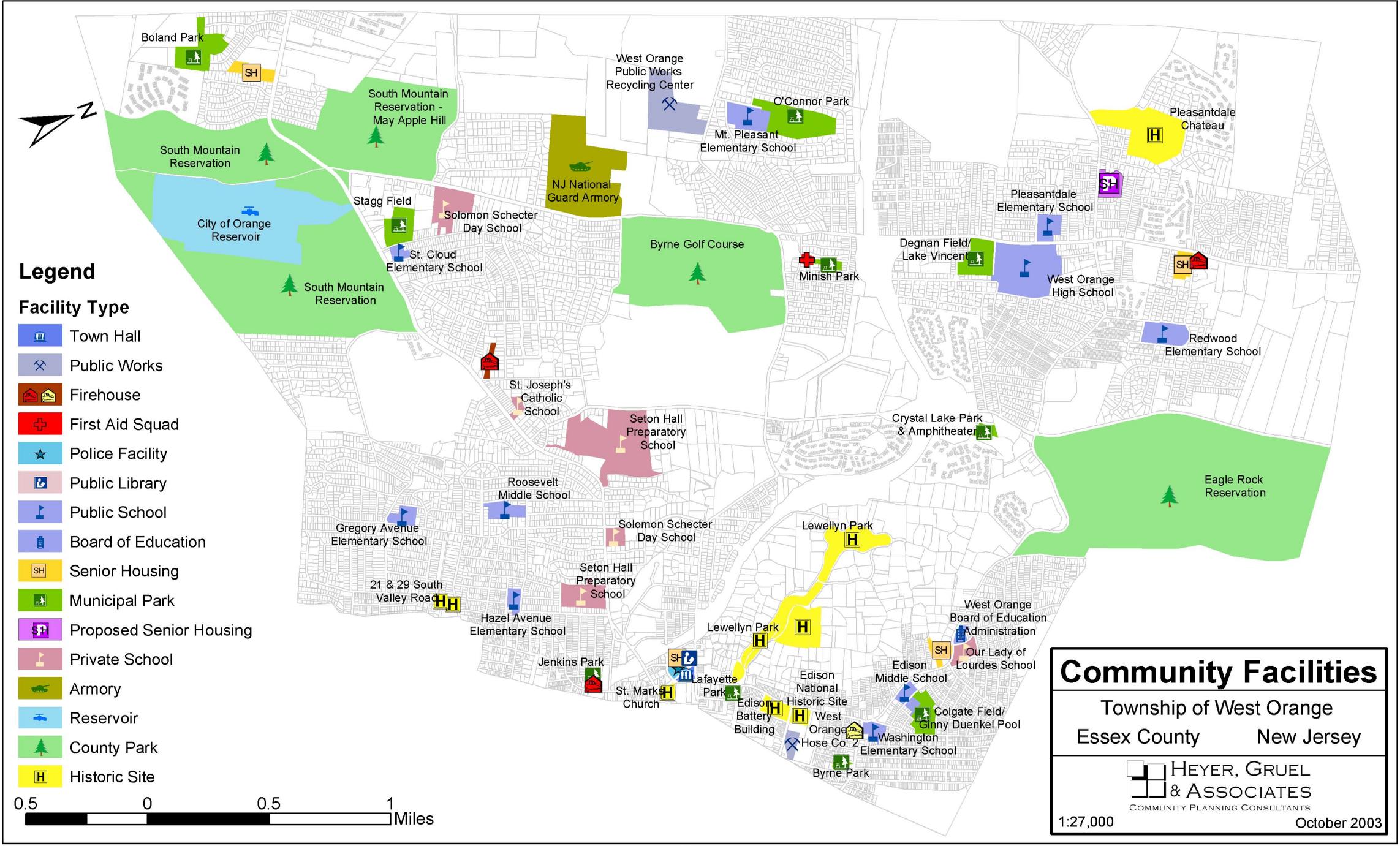
# Greenways Map - Township of West Orange



REVISIONS	DATE	DESCRIPTION

- Greenway/Blueway
- Potential Pocket Park
- Private Recreational Centers
- Proposed Roadway Corridor Connection
- Lenape Trail - Existing & Proposed
- Federally Owned Preserved National Historic Site - Class 15C
- County Owned Preserved Open Space - Class 15C
- Township Owned Preserved Open Space listed on Township's Recreation & Open Space Inventory - Class 15C
- Privately Owned Recreation Facilities - Class 1, 2, 4A
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- Township Board of Education Owned Property with Recreation Facilities (not preserved open space) - Class 15A
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- County Owned Tax Exempt Property - Class 15C
- Township Owned Tax Exempt Property - Class 15C, 15D, 15F
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- Vacant Property - Class 1
- Property with development approval
- Vacant Property Owned by the City of Orange Reservoir - Class 1
- Selected Commercial Property - Class 4A
- Selected Residential Property - Class 2
- Waterbody
- Surface Water
- Paper Street

\* Ownership Includes NJDOT, NJ Dept. Defense - Class 15C  
 Commonwealth Water Company, US Postal - Class 15C  
 Various Community/Cultural Groups - Class 15F



**Legend**

**Facility Type**

-  Town Hall
-  Public Works
-  Firehouse
-  First Aid Squad
-  Police Facility
-  Public Library
-  Public School
-  Board of Education
-  Senior Housing
-  Municipal Park
-  Proposed Senior Housing
-  Private School
-  Armory
-  Reservoir
-  County Park
-  Historic Site



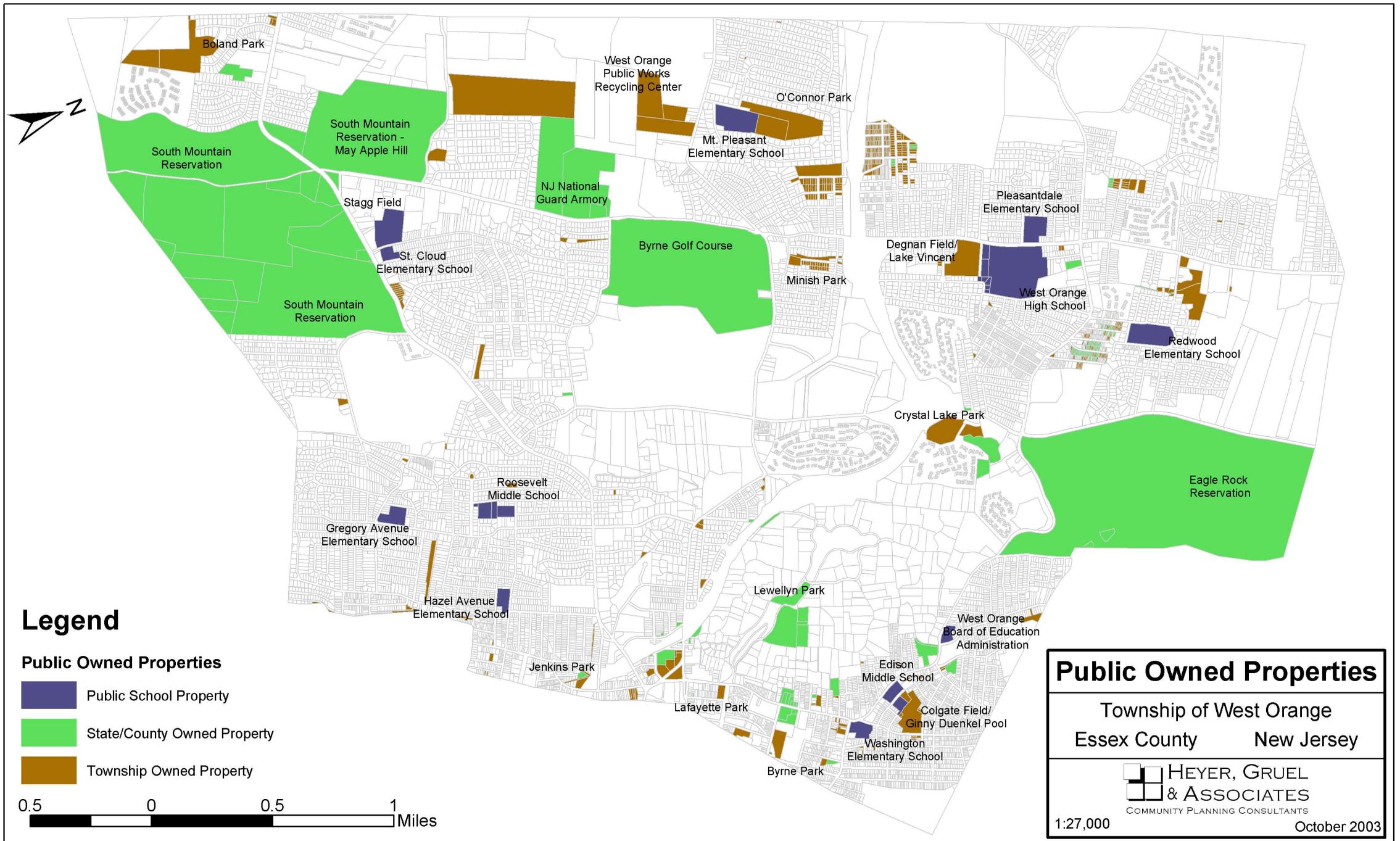
**Community Facilities**

Township of West Orange  
Essex County      New Jersey

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 **HEYER, GRUEL  
& ASSOCIATES**  
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**Legend**

**Public Owned Properties**

- Public School Property
- State/County Owned Property
- Township Owned Property

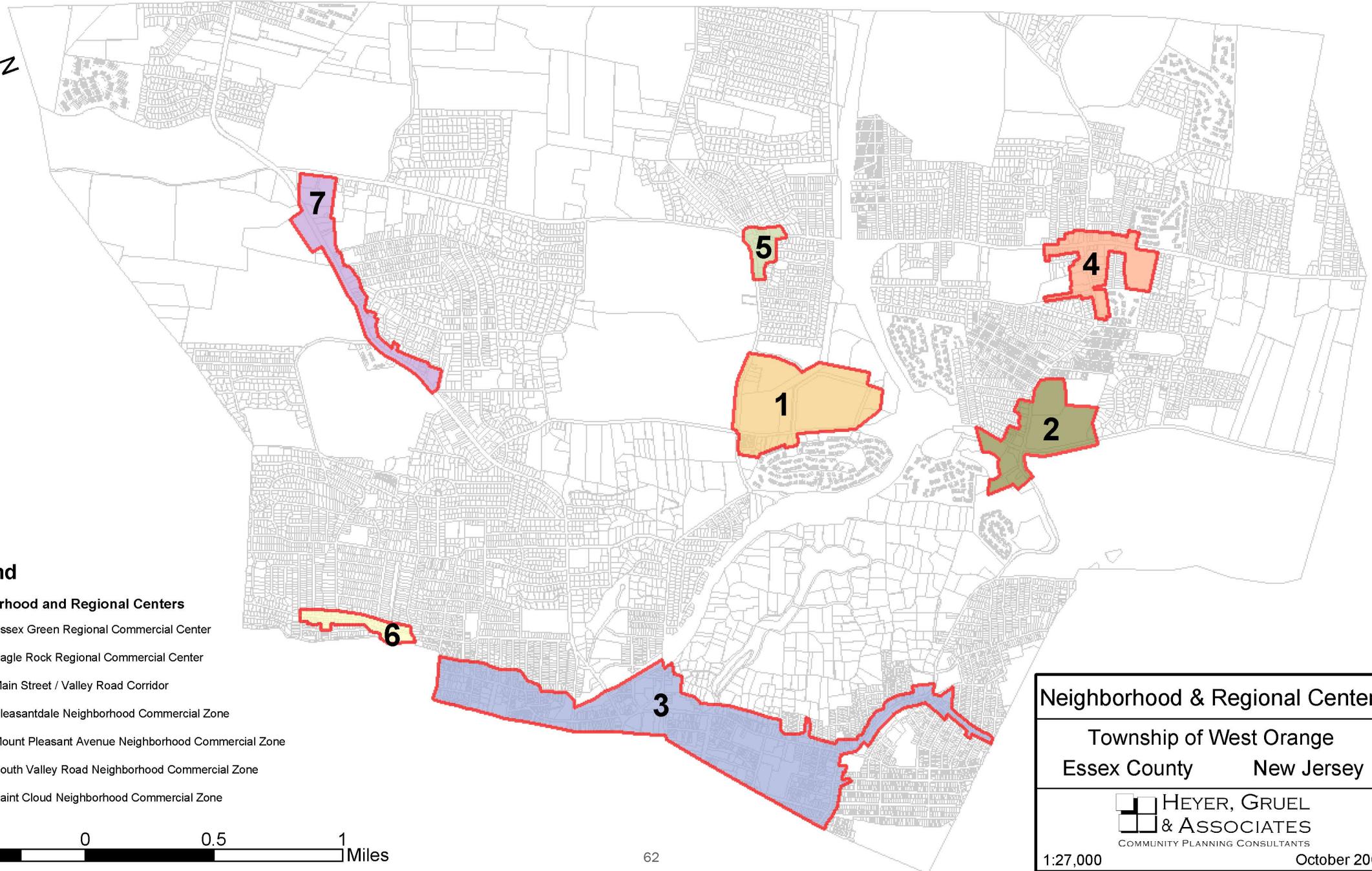


**Public Owned Properties**

Township of West Orange  
Essex County New Jersey

**HEYER, GRUEL  
& ASSOCIATES**  
COMMUNITY PLANNING CONSULTANTS

1:27,000 October 2003



**Legend**

**Neighborhood and Regional Centers**

- 1** Essex Green Regional Commercial Center
- 2** Eagle Rock Regional Commercial Center
- 3** Main Street / Valley Road Corridor
- 4** Pleasantdale Neighborhood Commercial Zone
- 5** Mount Pleasant Avenue Neighborhood Commercial Zone
- 6** South Valley Road Neighborhood Commercial Zone
- 7** Saint Cloud Neighborhood Commercial Zone



<b>Neighborhood &amp; Regional Centers</b>	
Township of West Orange Essex County      New Jersey	
	
1:27,000	October 2003

