VOSE + TAYLOR REDEVELOPMENT PLAN

INTRODUCED: DECEMBER 30, 2019



PREPARED FOR SOUTH ORANGE VILLAGE

PREPARED BY TOPOLOGY

ACKNOWLEDGMENTS

Village President
Sheena C. Collum

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Michael Miller
Lillian Harris
David Kraiker
Lance Freeman
Kate Slevin, Alternate
Terry Richardson, Alternate

Planning Board Planner
Greer Patras, AICP/PP

Planning Board Counsel
William Sullivan, Esq.

Planning Board Engineer
Eric Keller, PE

Planning Board Secretary
Ojetti Davis

Business Administrator
Adam D. Loehner

Prepared by:

Philip A. Abramson, AICP/PP
NJ Planner License No. 609600

Leigh Anne Hindenlang, AICP/PP
NJ Planner License No. 628600

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The Redevelopment Area as seen along South Orange Avenue

INTRODUCTION 1

The following pages provide a detailed and comprehensive vision for the revitalization of underutilized properties within the scenic and historic downtown of South Orange Village. This redevelopment plan ("Plan") applies to the following properties, as depicted on the Township of South Orange Village's Tax Map: Block 1006, lots 1, 2, 3, 9, 10, 13, and 14 (hereinafter referred to as the "Redevelopment Area," or "Area"). The goal of the Plan is to provide the planning and policy framework of the redevelopment, effectuate the Village's planning goals, and determine a potential program for development. The principal goal of the Plan is to improve the quality of life and create public benefits for existing and future residents of the Village.

The Township of South Orange Village has determined that the use of the redevelopment powers granted to municipalities under the Local Redevelopment and Housing Law ("LRHL") (N.J.S.A. 40A:12A-1, et seq). would be the most effective approach to revitalize the parcels contained in the Vose + Taylor Redevelopment Area. Block 1006, lots 1, 2, 3, 9, 10, 13, and 14 were designated as "area in need of redevelopment" in separate resolutions going back to the mid to late 1990s. Lots 1, 2, 13, and 14 were designated under Resolution 301-95, dated December 18, 1995. Lots 3, 9, and 10 were designated under Resolution 17-99, dated January 25, 1999. Each resolution designating the above properties can be found in Appendix A.

The Redevelopment Area is located along the northern border of South Orange Avenue and between Vose Avenue, Scotland Road, and Taylor Place. Situated along a primary commercial thoroughfare in the heart of South Orange Village, the Redevelopment Area occupies a highly visible, notable location relative to the Village's other assets in the downtown area.

1.1. Redevelopment Area Context Map



1.2. Plan Overview

This Plan is intended to provide a regulatory framework for an innovative and unique redevelopment opportunity in the center of South Orange Village's bustling central business district. With particular attention to site planning, building design, and public improvements, this Plan serves both current nearby residents and members of the greater South Orange community.

Due to the Redevelopment Area's importance to the social and economic condition of South Orange Village, this Plan puts a premium on context-sensitive provisions that accrue benefits in the daily life of the community. Prior to crafting this Plan, the Village embarked on a substantial public outreach plan, which gave residents and visitors to the Area and opportunity to voice potential concerns, provide design feedback, and shape the overall character of potential redevelopment. The Area's centrality within the Village's primary business district acts as both

a gateway for the Village's considerable assets, such as the train station and plethora of local business, and a destination for residents and visitors alike. As such, the building and site design should prioritize components that cater to an attractive and enjoyable pedestrian experience.

1.2.1. In accordance with the LRHL [N.J.S.A. 40A: 12A-7.A.2], this Plan establishes the following proposed requirements for the Vose + Taylor Redevelopment Area:

A. Land Uses

B. Bulk Standards

C. Design Criteria

D. Building Requirements

The provisions set forth in this Plan shall supersede, govern, and control the standards for the designated properties. As a result, the underlying Central Business District Redevelopment Plan the site falls within shall be superseded as part of the Plan. Any standard, definition, or regulation in the Township of South Orange Village Municipal code that is not specifically addressed by a superseding standard definition, or regulation in this Plan shall apply as part of this Plan. The Board of Trustees, acting as the Redevelopment Entity, shall make the final determination as to the consistency of a redevelopment project with this Redevelopment Plan.

LRHL (SEE APPENDIX A)

2

The Township of South Orange Village determined that the use of the redevelopment powers grants to municipalities under the LRHL would be the most effective approach to revitalize the parcels contained in the Redevelopment Area.

The Area was designated by the Township of South Orange Village as an "Area in Need of Redevelopment," in accordance with the LRHL in 1995 and 1999. The Township of South Orange Village does not intend to acquire any property within the Redevelopment Area for the purposes of executing this Plan.

For more information, refer to LRHL Regulations + Policy (Appendix A).



The Redevelopment Area as seen from the intersection of Vose Avenue and Taylor Place.

RELATION TO OTHER PLANS 3

Pursuant to the LRHL, "all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan" (N.J.S.A 40A:12A-7(d)). This Plan is significant consistent with an intended to effectuate the Village's Central Business District Redevelopment Plan. This Plan is also consistent with the following plans, as detailed in Appendix B.

- Local Master Plan
- Adjacent County Master Plan
- Essex County Master Plan
- NJ State Plans
- NJ Smart Growth Principles
- NJ State Strategic Plan



The nearby South Orange Train Station.

EXISTING CONDITIONS 4

4.1. Property Area + Location

The properties subject to this Plan are Block 1006, lots 1, 2, 3, 9, 10, 13, 14, also referred to as 59 South Orange Avenue. The combined lots occupy an area of approximately 56,000 square feet (1.44 acres). This Redevelopment Area is located along South Orange Avenue, less than ¼ mile from the South Orange Train Station and fewer than 3 miles from the Garden State Parkway.

4.1.1. Block 1006, Lot 1

The property is the northernmost lot in the Area, located at the corner of Vose Avenue and Taylor Place.

A. Area: 10,062 square feet (.231 acres)

B. Current Use: Surface parking lot

4.1.2. Block 1006, Lot 2

The property is located to the rear of lot 1 and fronts Taylor Place and currently is a child-care facility.

A. Area: 6,273 square feet (.144 acres)

B. Current Use: Commercial

4.1.3. Block 1006, Lot 3

The property is the largest in the Redevelopment Area and includes two access areas to the surface parking lot from Scotland Road and South Orange Avenue.

A. Area: 22,564 square feet (.518 acres)

B. Current Use: Surface parking lot

4.1.4. Block 1006, Lot 9

The property fronts South Orange Avenue and is used for commercial purposes.

A. Area: 2,526 square feet (.058 acres)

B. Current Use: Commercial

4.1.5. Block 1006, Lot 10

The property fronts South Orange Avenue and the one-story building is used for commercial purposes.

A. Area: 4,966 square feet (.114 acres)

B. Current Use: Commercial

4.1.6. Block 1006, Lot 13

The property fronts Vose Avenue on the western side of the Redevelopment Area and is split between a parking area and commercial use.

A. Area: 8,538 square feet (.196 acres)

B. Current Use: Commercial

4.1.7. Block 1006, Lot 14

This small property fronts Vose Avenue and is primarily used as an access and parking area for adjacent facilities.

A. Area: 2,614 square feet (.06 acres)

B. Current Use: Commercial/surface parking lot

All site areas are for illustrative purposes only.

4.2. Redevelopment Area Map



4.3. Property Background

4.3.1. History of Site

The Redevelopment Area is located within close proximity to the Historic South Orange Train Station in downtown South Orange. Historical documentation of the downtown area shows the Village's growth was primarily concentrated around the train station, with a mix of commercial and residential uses within walking distance of the station. The existing character of the properties fronting South Orange Avenue has not experienced significant change between the late 19th Century to current day, as photos show mixed-use buildings with significant frontage along South Orange Avenue.

As early as 1860, the block between Vose Avenue and Taylor Place contained a General Store across from Village Plaza and a Forge. From the mid to late 19th Centuries, as the Village's development grew around the train station, South Orange Avenue and the Redevelopment Area were a focus of daily life within the Village, as two, three, and four-story buildings containing various commercial uses were built. Prior to the widespread use of the automobile, South Orange Avenue contained two separate trolley tracks complete with electric wires suspended over the right-of-way to power the trolleys.

In the 20th Century, design of the Village's downtown began to accommodate the automobile as the dominant form of transportation. As a result, surface parking within the downtown area became both an amenity and necessity for the viability of commercial and civic life within the Village. Historical imagery indicates that lots 1, 3, and 14, have at least since the middle of the 20th Century, were almost exclusively used for surface parking. On the other hand, lots 2, 9, 10, and 14 show a primarily commercial use since the same time period.

4.3.2. Existing Conditions

A. Existing Development

The properties comprising the Redevelopment Area have a range of uses, from a municipally owned parking lot, to commercial institutions along the Village's primary thoroughfare. Additionally, the Area covers nearly an entire block in downtown South Orange, as lots 9, and 10, front South Orange Avenue, while lots 1, 2, 3, 13, and 14, contain significant frontages along Taylor Place and Vose Avenue.

The largest property within the Redevelopment Area, lot 3, is a municipally owned surface parking area that has vehicular entrances along Taylor Place, while providing pedestrian access to the parking lot from South Orange Avenue and Scotland Road. Lots 9, and 10, which front South Orange Avenue, comprise of one- and two-story commercial buildings. Lot 13 is primarily a commercial property, hosting a daycare center and its associated parking area. Finally, lots 1 and 14 provide parking and access to the Area's commercial uses.

B. Existing Zoning

The entirety of this project falls within the Central Business District (CBD). The following section lists uses, and specifications permitted in the CBD district:

B.1. Existing Zoning Map



B.2. Permitted Uses

- Art Gallery
- Artisan Workshop
- Banks, commercial and savings excluding drive-through facilities
- Childcare Center
- Convenience Store
- Cultural/educational facilities, places of public assembly
- Essential services
- Hotel
- Club, lodge, Fraternal Organization
- Market
- Media Production
- Offices, General and Professional
- Parking lots/decks owned by public/governmental entity
- Private recreational facilities (above first floor)
- Public uses
- Restaurant (coffee shop/ cafe), (outdoor dining permitted if a license is issued by the Village)
- Restaurant (full service/ sit down), (outdoor dining permitted if a license is issued by the Village)
- Residential (multi-family, above the first floor)
- Retail
- Retail (outdoor market)
- Wellness centers (above first floor)
- Vocational schools and studios (above first floor)

B.3. Conditional Uses

- Brewery/Brewpub
- Funeral Homes
- Supermarket
- Parking
- Restaurant (carry out/fast food)
- Restaurant (liquor licensed)
- House of Worship
- Nightclub or Bar
- School

B.4. Accessory Uses

- Uses and structures customary, incidental and accessory to the principal use such as off-street parking, structured parking and signs

B.5. Density

- Maximum of 80 units per acre.

B.6. Building Height

- Principal Structure: 48 feet*

**except for lots which front on Valley Street and Taylor Place, where maximum height is 36 feet*

4.3.3. Neighborhood Context

Downtown South Orange is an active, bustling community with major transportation commercial, and civic aspects. Additionally, the downtown area has a central location within the Village and is relatively close to surrounding communities, with nearby Maplewood and Orange about two miles away. This combination of centrality, commercial, and civic life create an active, livable community that continues to be a model for other municipalities within New Jersey.

The Redevelopment Area, located within the heart of downtown South Orange, is less than a five-minute walk from the train station along South Orange Avenue. Served by New Jersey Transit's Morris & Essex Line, the train provides convenient eastbound service to major employment centers in Newark and Midtown Manhattan, with travel times of 20 minutes and 35 minutes, respectively. Westbound service, with major New Jersey destinations like Summit, Chatham, and Morristown, is equally convenient, with more than four trains per hour leaving South Orange during peak morning and evening hours.

Despite the convenient location and service to regional destinations, the train tracks bisect the Village, thus exacerbating mobility and congestion issues within the local

area. Aside from South Orange Avenue, 3rd Street is the only road that provides east-west access south of the Redevelopment Area. Located off of Valley Street, this street's proximity to the train tracks and proximity to a major residential development, combine to create congestion issues during morning and evening rush hours.

In total, downtown South Orange has experienced an evolution in its built environment over time. From its early beginnings as a walkable Village, to its current status as a significant destination for its quality amenities, it's no surprise that the market has encouraged development in recent years. A notable residential development, 3rd & Valley, has provided 215 units, catering to a growing market of baby boomers wishing to downsize from single-family homes, and young professionals seeking a Village lifestyle with access to major employment centers. Additional developments near the Redevelopment Area, including the Avenue at South Orange and Convent Mews add life to the vibrant downtown.

4.3.4. Property Restrictions

A. Easements

A large radius—approximately 5 feet in diameter—drainage pipe crosses the Redevelopment Area and appears to contain a historic stream. The Pipe runs generally parallel to South Orange Avenue and approximately 120 feet north of the Avenue's right-of way. While no legal easement has been discovered, the existence of the pipe and the necessity to allow the area to drain properly requires that the pipe remain in so much as is necessary to allow the stream to flow.

B. Contamination

The properties in the Redevelopment Area are not included on the New Jersey Department of Environmental Protection's list of known contaminated sites.

C. Slope

The majority of the Redevelopment Area has only a modest slope, with the highest point of the Area on the north side of the Area nearest Taylor Place and sloping down towards Vose Avenue. Directly adjacent Vose Avenue some sections of the Area have a more significant slope, dropping approximately four (4) feet vertically in less than 10 feet horizontally.

4.3.5. Mobility + Circulation

A. Surrounding Streets

The Redevelopment Area is a central location within the Village of South Orange. The Area includes properties that contain significant frontage along the Village's primary commercial thoroughfare, South Orange Avenue.

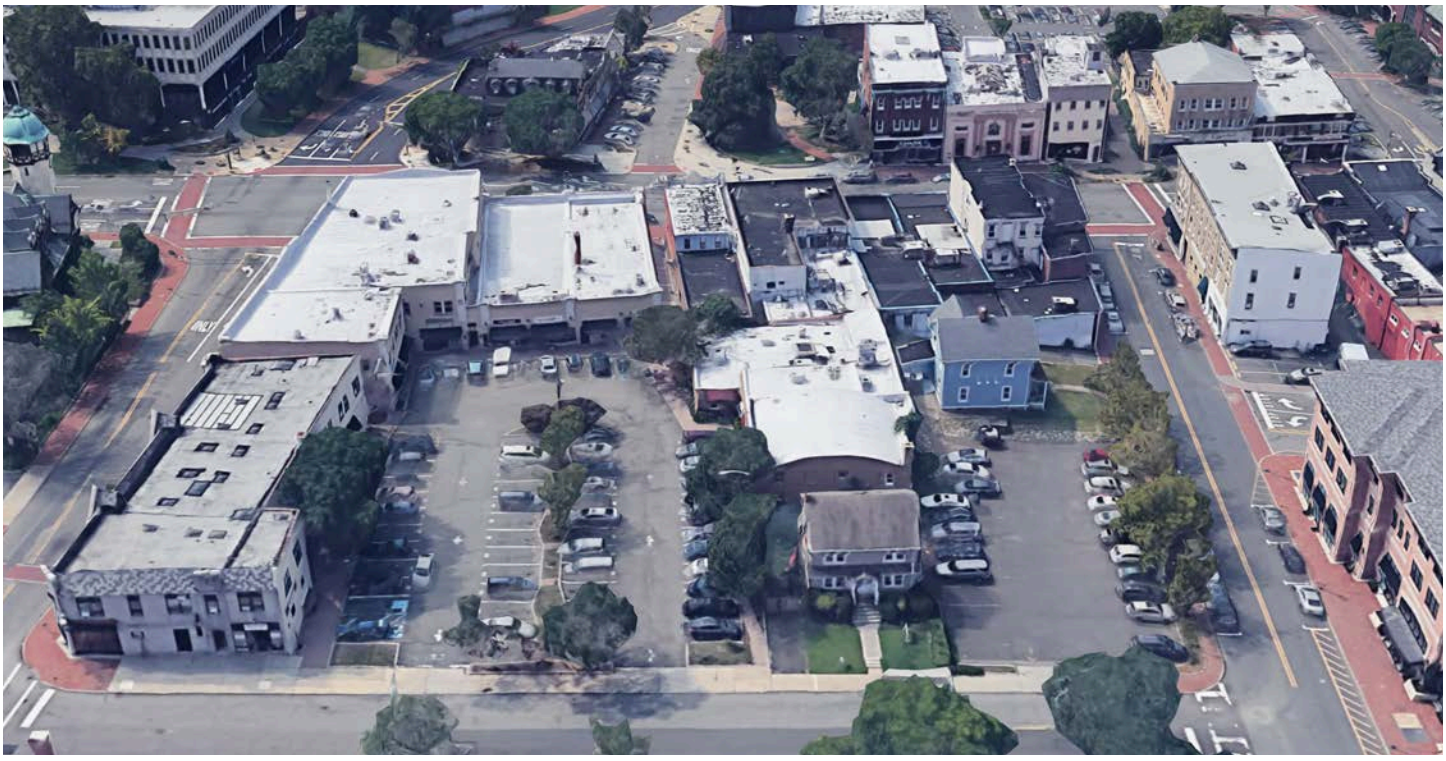
South Orange Avenue is an Essex County right-of-way that connects many of the county's commercial centers with smaller towns, including Newark to the east, South Orange, and Short Hills, and Livingston to the west. The right-of-way is approximately 80 feet in width, with a cart path (roadway) of about 55 feet in width. This two-way street contains travel lanes in both the east and west direction, with parallel parking along much of the corridor, and dedicated turning lanes at intersections. According to data provided by the New Jersey Department of Transportation in 2016, South Orange Avenue at Vose Avenue experiences a vehicular traffic volume of about 16,000 vehicles on an average weekday.

Scotland Road, located east of the Redevelopment Area, is another right-of-way owned by Essex County, and is a north-south thoroughfare that connects the downtown area to Maplewood (southbound) and the City of Orange (northbound). Near the Redevelopment Area, the Scotland Road right-of-way is approximately 60 feet in width, with a cart path of approximately 45 feet in width. At this location, Scotland Road contains one northbound lane, with three southbound lanes. The southbound lanes contain a dedicated left turn lane onto South Orange Avenue, along with a through lane and a through or right turn lane. At the time of writing, traffic volumes for Scotland Road near the Area are not readily available.

Vose Avenue, a north-south thoroughfare to the west of the Redevelopment Area, is a municipally owned right-of-way that plays a key role in providing access to several important locations with oft-used facilities. Located off this street are important civic institutions like the US Post Office, medium density workforce housing, and, farther to the north, Mountain Avenue train station. Closer to the Redevelopment Area, Vose Avenue has width of 45 feet, with parallel parking on either side of its 10-foot-wide travel lanes. Vose Avenue provides for a left turn from Taylor Place, while its intersection with South Orange Avenue is signalized, allowing drivers to turn left or right. Sidewalks along Vose Avenue near the Redevelopment Area provide a six-foot width for pedestrians.

B. Rail + Bus Ridership

The South Orange train station is a significant transit asset for the Village and nearby residents and witnesses 4,131 boardings on an average weekday on the Morris and Essex Line. There is an additional train station, Mountainside station, near the eastern border of the municipality with connections to the 92-bus line. Mountainside averages approximately 333 passengers a weekday. Both stations are on the Morris and Essex train line which provides access to points west, including Summit and Morristown, and terminates a Dover. Destinations to the east include New York City Pennsylvania Station as well as Hoboken and Newark Penn Station. Additionally, South Orange Village operates a bus jitney system containing four routes with stops in eight neighborhoods throughout the Village including several with connections to transit. South Orange is also services by two NJ Transit bus lines: the 92- and the 107-bus lines. The 92-bus line provides connections to Newark's light rail system and Branch Brook Park. The 107-bus line provides a connection from West Orange through the Village, to Newark's Pennsylvania Station.



The Redevelopment Area as seen from above, looking south.

PUBLIC PURPOSES 5

5.1. Description of Redevelopment Area

Block 1006, Lot 1

Block 1006, Lot 2

Block 1006, Lot 3

Block 1006, Lot 9

Block 1006, Lot 10

Block 1006, Lot 13

Block 1006, Lot 14

5.2. Redevelopment Area Map



5.3. Goals + Objectives

5.3.1. High Quality Architecture

A. Encourage the development of iconic architecture that respects the existing neighborhood fabric and provides a visual gateway to downtown South Orange.

B. Design residential and mixed-use development to encourage walkability in the neighborhood and provide local "eyes and ears" on a busy travel corridor.

C. Enhance the visual characteristics of the Central Business District and improve safety for pedestrians, bicyclists, and motor vehicles alike.

5.3.2. Green Infrastructure + Sustainable Design

A. Incorporate street trees, bioswales, and other green infrastructure elements into planned building and landscaping designs to reduce runoff and improve local water quality.

B. Maximize water capture and reduce pooling during heavy precipitation events through the use of passive non-structural stormwater management techniques.

C. Support the implementation of Energy Star appliances within residential and commercial units.

D. Design and construct Energy Star residential units and commercial spaces, as applicable.

5.3.3. Human – Oriented Public Space

A. Improve the visual character and the physical safety of South Orange and Vose Avenue through landscaping, architectural, and streetscaping design elements

B. Coordinate design for public space and streetscape elements that utilize similar plantings, visual cues, and sidewalks to create a uniform and attractive public realm.

C. Design public and open spaces in and around the property to provide the opportunity for social interaction and enjoyment. This includes areas for outdoor dining and passive outdoor recreation.

5.3.4. Economic Development in Transit District

A. Create job opportunities and spaces for local businesses to thrive.

B. Support ongoing redevelopment and reinvestment within Township of South Orange Village through the accommodation of unique uses within the transit district.

C. Increase the number of people and foot traffic near the train station to provide a critical mass to maintain and grow retail, businesses, events, and specialized programs throughout downtown.

5.3.5. Blight Elimination

A. Safeguard the health, safety, and welfare of the residents of Township of South Orange Village through the repositioning of underutilized property that can contribute to the economic wellbeing of the Village.

5.3.6. Affordable Housing

A. Support the community's broader effort to provide and expanded a range of affordable housing options within the Village.

6.1. Zone Description

6.1.1. Permitted Principal Uses

A. Bank, Commercial and Saving
B. Brewery
C. Brewpub
D. Café
E. Child Care Center
F. Community Center
G. Co-Working
H. Creative Studio
I. Demonstration Kitchen
J. Educational or Instructional Use
K. Fast-Food Restaurant
L. Multi-Family (Above the Ground Floor)
M. Museum
N. Office (above the Ground Floor)
O. Personal Service
P. Public Use
Q. Recreational Instruction
R. Restaurant
S. Retail Market
T. Retail Sale
U. Retail Service
V. Theater, Indoor
W. Wellness Center
X. Any combination of the above permitted uses

6.1.2. Conditional Uses

A. Ground Mounted Utility Equipment

- Ground mounted utility equipment must be located on the northeast side of the Redevelopment Area, along the Taylor Place frontage.
- Ground mounted utility equipment must be screened from view from both on site and from the immediately adjacent right of way.

6.1.3. Accessory Uses

A. Parking, Private

B. Lobby, Residential (Below the Second Floor)

C. Lobby, Office (Below the Second Floor)

D. Any other uses determined to be customary or incidental to permitted principal uses.

6.1.4. Prohibited Uses

A. Automotive Rental

B. Automotive Repair and Sale

C. Drive Through

D. Free Standing Parking Structure

E. Signage

E.1. Off-site Sign

E.2. Ground Sign

E.3. Pylon Sign

F. Sexually Oriented Business

G. Nightclub

6.2. Design + Use Standards

6.2.1. Area + Bulk Requirements

A. A. Dwelling Units (maximum): 110 units*

**inclusive of the units built in compliance with the Village's Affordable Housing Ordinance.*

A.1. 20% of units or 22 units shall conform with the Village's Affordable Housing Ordinance

A.2. Up to one-half of the required Affordable Housing component may be located off-site.

A.3. The one (1) unit reserved for building operations staff shall not be counted as part of overall residential density.

B. Commercial Space (maximum): 24,000 square feet

B.1. No more that 10,000 square feet shall be located above the Ground Floor

C. Lot Area (minimum): 47,000 square feet (1.1 acres)

D. Lot Width (minimum): 230'-0"

E. Lot Depth (minimum): 260'-0"

F. Impervious Coverage (max): 95%

F.1. Permeable paving is encouraged.

G. Building Coverage (maximum): 95%

H. Building Setback Requirements

H.1. Setback from South Orange Avenue

H.1.a. Minimum: 8'-0" Setback

H.1.b. Maximum: 22'-0"

H.1.c. Setbacks shall be measured from the curb line not the property line.

H.1.d. No more than 10% of the overall South Orange Avenue façade may be less than 11'-0".

H.1.e. Canopies and cornices shall be excluded from the setback requirements.

H.1.f. Redevelopers shall be responsible for obtaining approval from applicable county, regional, and state agencies for any public improvements, public access or building projections above the right of way line.

I. Floor-to-Floor Height Requirements

Use	Minimum	Maximum
Retail	13 feet	20 feet
Residential	10 feet	16 feet
Office	13 feet	20 feet

J. Building Height Requirements

J.1. Permitted Building Height Maximum: 5 stories/ 66'-0" as measured from elevation +160 (feet).

J.1.a. One (1) basement floor shall be allowed below the Ground floor without counting to the overall height of the building.

6.2.2. Parking + Loading

A. Automotive Parking

A.1. All parking areas shall meet or exceed Americans Disability Act (ADA) standards.

A.2. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.

A.3. Off-Street Automotive Parking

A.3.a. Minimum off-street parking requirements shall be in compliance with the bulk standards outlined in this document.

a.1. An increase in the number of parking spaces of more than 10% shall constitute a deviation.

a.2. 10% of public spaces shall accommodate electric vehicle charging.

A.3.b. Parking Ratio Table

Use	Minimum Requirement	
Multi-Family	1.0	Spaces per unit
Office	3.0	Spaces per 1,000 square feet
Commercial	4.0	Spaces per 1,000 square feet
All Other Uses	2.5	Spaces per 1,000 square feet

b.1. Up to one-half of the required office parking spaces may be tandem parking spaces.

A.3.c. Existing public parking must be replaced at a minimum of one (1) for one (1). All on site public parking may be counted towards any on site non-residential parking requirement.

B. Bicycle Parking

B.1. Minimum bicycle parking requirements shall be in compliance with the bulk standards outlined in this document.

Use	Minimum Requirement	
Commercial	4.0	Spaces per 1,000 square feet
Multi-Family	0.18	Private sheltered/protected spaces per unit
Office	0.5	Public sheltered/protected spaces per 1,000 square feet

B.2. Site plans shall show the proposed location of bicycle parking/storage facilities on the site and on the building floor plan design. A construction detail of the bicycle rack or facilities shall be provided.

B.3. Requirements for Public Sheltered/Protected Bicycle Parking

B.3.a. Where Public Sheltered/Protected bicycle parking is required, bicycle parking facilities shall be at least as protected and secure as any automobile parking provided.

B.3.b. Bicycle parking facilities within an automobile parking area shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.

B.4. Requirements for Private Sheltered/Protected bicycle parking

B.4.a. Private Sheltered/Protected bicycle parking shall, at a minimum, consist of a room within a residential building or workplace, a secure enclosure within a parking garage, or a cluster of bicycle lockers at a transit center or other setup providing similar security and protection from the elements.

B.4.b. Any required indoor bicycle parking/storage room must be located in a convenient and accessible location to a public sidewalk with no more than four vertical steps between the bicycle room and the sidewalk. Ramps and elevators may be utilized to provide access to bicycle storage not located at the first-floor level.

B.5. Requirements for Public Outdoor Bicycle Parking

B.5.a. All required outdoor bicycle parking must be convenient and accessible to a main building entrance and street access.

B.5.b. Up to 60% of required public outdoor bicycle parking may be provided according to the public sheltered/protected bicycle parking standards.

B.5.c. Bicycle parking shall be sited in a highly visible location, such as within view of passers-by, retail activity, office windows, an attendant or other personnel to discourage theft and vandalism and promote awareness of existence and availability.

B.5.d. Bicycle parking shall be located so as not to block the pedestrian path on a sidewalk or within a site. A minimum of 6'-0" of unobstructed passage when parking is in use is required on public sidewalks.

B.5.e. Size and style of bicycle rack shall be approved by the South Orange Village Planning Board.

B.5.f. Bicycle racks must be securely attached to concrete footings and made to withstand severe weather and permanent exposure to the elements.

B.5.g. All bicycle racks shall be located at least 0'-24" in all directions from a wall, door, landscaping, or other obstruction that would render use of the racks difficult or impractical.

6.2.3. Access + Circulation

A. Traffic Impact Statement Summary

The redeveloper shall conduct a Traffic Impact Study for the proposed redevelopment site's residential and retail uses, which shall be submitted to the Redevelopment Entity prior to any execution of a Redeveloper Agreement.

The traffic study shall conform with applicable standards published by the Institute of Traffic Engineers. The primary purpose of the traffic study is to determine whether additional infrastructure improvements will be necessitated by redevelopment of the Area. Any improvements required in connection with implementation of the Plan shall be addressed in a redeveloper agreement to be executed by designated redeveloper(s) and the Village.

This study shall include, but shall not be limited to an assessment of existing off-site features within the traffic study area (as defined below:

- Traffic control devices

- Pedestrian crossings and sidewalks
- Geometries of existing and proposed rights-of-way
- Off-and-on-street loading areas
- On-Street parking
- Interaction with nearby driveways and access points

The following intersections shall be included within the required traffic study:

- South Orange Avenue and Scotland Road
- South Orange Avenue and Vose Avenue
- Taylor Place and Scotland Road
- Taylor Place and Vose Avenue

6.3. Design Standards

6.3.1. Building Design

A. No blank walls shall be permitted along side or rear façades. Articulation or depth in the form of material changes, shadow windows, or brickwork shall be used to break up an otherwise flat wall.

B. No unfinished cement block shall be permitted on any exterior façade.

C. Rooftop appurtenances, such as but not limited to, HVAC equipment, elevator housing, exhaust pipes, water meters and other mechanical equipment are to be fully screened from view as measured from 5'-5" above grade at the property line(s) parallel to the far side of the adjacent right-of-way.

D. Fire escapes and secondary points of egress are to be internal.

E. Folding window walls or other opportunities for extensive glazing and flexible frontages on commercial store façades facing streets, parks, and waterfront areas are encouraged.

F. Awnings and Canopies

F.1. Awnings are encouraged, particularly at primary entrances.

F.2. Awnings shall not conceal or disfigure an architectural feature.

F.3. Awning Projection: 8'-0" maximum.

F.4. Awning Height Clearance: 8'-0" minimum.

F.5. Planning Board shall review to determine that awnings do not interfere with street trees or roof drainage.

6.3.2. Open Space

A. ADA Accessibility

All publicly accessible space shall be ADA compliant and provide access for individuals with varying ability.

B. Qualified Designer

A licensed landscape architect, with a specialty and demonstrated experience in downtown streetscape projects focused on human centered design, shall prepare open space submissions-including alleyway design-to the Planning Board. Open space submissions prepared by non-qualified professionals will be deemed incomplete.

C. Alleyway

C.1. A pedestrian connection between South Orange Avenue and Taylor Place, with a connection to Scotland Road is required and shall be accessible to the general public 24 hours per day, 7 days per week.

C.2. The alleyway shall be differentiated from the public sidewalk along South Orange Avenue through the use of signature hardscape materials. Use of unique pavers, wood and other natural materials that complement the design of the internal building facade are encouraged to soften the feeling within the alleyway space.

D. Human Centered Design

The design should provide for and promote passive activities. Innovative seating fixtures that allow residents and visitors to recline and relax in the space are encouraged. Where feasible, seating shall be aligned so that people can face each other. Where feasible, tables or other similar surfaces shall be provided for eating and working.

E. Seating

In order to maximize the liveliness of public spaces, abundant seating shall be provided. Seating level shall be between 18 and 24 inches and the sitting depth shall be a minimum of 15 inches. Seating may consist of benches, sitting ledges, stairs and moveable tables and chairs. Seating shall be aligned so that people can face each other and engage in conversation at an appropriate distance.

6.3.3. Signage

All signage shall comply with the Article 185-XXIII of the Village's Land Development Ordinance at the time of execution of the redevelopment agreement.

6.3.4. Lighting

A. Lights are to be provided at a minimum of sixty (60) foot intervals along all public streets and near bicycle and pedestrian facilities accessible to the public and should be no taller than 20'-0".

B. Lights are to be fully enclosed/shielded, full cut off fixtures to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps providing "warm-white" light (CCT<3,000 K or S/P ratio <1.2) and not less than one-half horizontal foot-candle average lighting level at the surface.

C. All lights are to be dimmable and capable of control by timer.

D. Any pathways shall be lit for pedestrians in addition to any street lighting that is proposed.

E. All lighting shall be directed away from all adjacent lots.

F. Architectural and accent is required on structures and should be off between the hours of 11:00 pm and 5:00 am.

G. Safety lighting is required on structures.

H. Developer shall propose a palate of fixtures, and finishes for lighting that are modern, human-oriented and imaginative.

I. "Cobra" type light fixtures shall be prohibited except where required to provide appropriate foot candles at pedestrian walkways.

J. Lighting at crosswalks should be maximized using best practices.

6.3.5. Streetscape

A. Qualified Designer

A licensed landscape architect, with a specialty and demonstrated experience in downtown streetscape projects focused on human centered design, shall prepare streetscape submissions to the Planning Board. Streetscape submissions prepared by non-qualified professionals will be deemed incomplete.

B. Façade Design

Streetscape and building façades shall be designed to indicate a clear sense of entry to the building. The path from the street to the building entrance should be clear and welcoming. Best efforts shall be made to coordinate plaza areas with the architectural composition and vernacular of the adjacent façade.

C. Sidewalks

C.1. ADA compliant tactile pavers shall be used to define the edge of any service drive or driveways.

C.1.a. Tactile pavers shall be installed to the same standards required by ADA at the base of public sidewalk curb ramps and should indicate to pedestrians that they are entering the driveway.

C.2. Sidewalks are required along both sides of all new and improved streets.

C.3. Sidewalks are to be a minimum of 12'-0" wide.

D. Pedestrian Crossings

D.1. Pedestrian crossings are required at the intersection of:

D.1.a. South Orange Avenue + Scotland Road

D.1.b. South Orange Avenue + Vose Avenue

D.1.c. Taylor Place + Scotland Road

D.1.d. Taylor Place + Vose Avenue

D.2. Minimize crossing distance

D.3. Curbs shall be extended at corners to minimize the crossing distance for pedestrians.

D.4. Materials

D.4.a. High-quality pavers or similar materials are encouraged to give the Redevelopment Area a 'signature' look.

D.4.b. Crosswalk treatment shall be designed to maximize visibility.

D.4.c. Warning signage shall be installed as necessary.

D.4.d. Crosswalks shall be a minimum of 10'-0" wide.

D.5. Minimize Curb Height

D.5.a. Pedestrian ramps should be extended horizontally to the extent practicable. (This design technique will reduce the dominance of the automobile by blending the pedestrian and vehicle realms.)

D.5.b. Bollards may be required and are encouraged where curbs are flush with the roadway.

D.5.c. Illuminated bollards are encouraged at crosswalks.

6.3.6. Street Furniture

A. Any street furniture provided, including but not limited to benches, trash receptacles, and tables, shall be located such that a minimum of 8'-0" of unobstructed sidewalk remains for the safe passage of pedestrians.

B. Benches shall be provided at a minimum of every 100'-0" on center in retail/commercial areas. Alternatives will be considered by the Village Board of Trustees and/or Planning Board.

C. Trash Receptacles

C.1. Trash receptacles are to be provided at regular intervals along pedestrian walkways, including public rights-of-way, at a minimum of 200'-0" on center.

C.2. Redeveloper shall propose a palate of furniture, fixtures, and finishes for seating that are modern, human-oriented and imaginative.

D. Outdoor Public Seating

D.1. Seating is to be provided along pedestrian pathways and near shade trees at a maximum of seventy-five (75) feet on center.

D.2. Developer shall propose a palate of furniture, fixtures, and finishes for seating that are modern, human-oriented and imaginative.

6.3.7. Landscaping

A. Street Trees

A.1. Street trees shall have cast iron tree grates which are supported by the adjacent sidewalk structure.

A.2. Brick or Belgian block pavers at the perimeter of tree pits shall be permitted where the architecture requires special treatment.

A.3. Pollution resistant street shade trees are to be planted along both sides of the street, at regular intervals of 25'-0" on center.

A.4. Raingardens and/or bioswales in tree pits are encouraged.

A.5. Trees shall be a minimum of 3.5" caliper measured at 8" above the grade.

A.6. Tree irrigation bags must be installed and maintained for at least six (6)

months after planting.

A.7. Tree grouping or clustering is encouraged.

B. Locations that are not reasonably feasible due to lack of sun exposure, conflicts with utilities, or other contextual challenges may replace the requirement to provide street trees with alternative plantings or streetscape design.

C. Foundation landscaping shall be provided at building setbacks, either at-grade or in raised planter beds.

C.1. Shrubs shall be planted at a maximum of 2'6" on center.

D. Rain gardens and bioswales are encouraged to the greatest extent practicable.

6.3.8. Water/Sewer/Stormwater

A. Cost sharing methodology shall be defined in the redevelopment agreement for each respective parcel. In addition to public improvements included in this plan, the methodology shall account for any and all previous infrastructure contribution made by the redeveloper related to the implementation of the Redevelopment Plan.

B. Stormwater drainage improvements as they may be required by NJDOT, NJDEP and the Township of South Orange Village.

6.4. Affordability

Pursuant to N.J.S.A 40A:12A-7(b) and the New Jersey Fair Housing Act (N.J.S.A 52:27D-301 et. Seq.), this Plan incorporates the affordable housing requirements set forth in Article 185-XXXIV of the Village's Land Development Ordinance at the time of the Plan's adoption.

ADMINISTRATION 7

7.1. Validity of Plan

If any section, subsection, paragraph, division, subdivision, clause or provision of this Plan shall be deemed by a court of competent jurisdiction to be invalid, such part(s) shall be severed and the invalidity thereby shall not affect, impair or invalidate the remainder of the Plan.

7.2. Computations

When a numerical calculation of zoning standards for a particular lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

7.3. Other Actions by the Village in Furtherance of the Plan

Other actions may be taken by the Village in its sole discretion, to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for redevelopment. The costs for such actions shall be borne by the designated redeveloper(s).

7.4. Village Designation – Redevelopment Agreement

7.4.1. Usage of the word "developer"

Anytime the word "developer" is utilized in this Plan, the same shall mean the redeveloper or redeveloper(s) that are to be designated by the Village in accordance with this Plan.

7.4.2. Standing before Planning Board

Only redevelopers designated by the Village by resolution of the Village of South Orange Township Board of Trustees may proceed to implement the redevelopment projects set forth in this Plan before the Planning Board. In order to assure that the vision of this Plan will be successfully implemented in an effective, comprehensive and timely way, and in order to promptly achieve the public purpose goals of this Plan, the Board of Trustees, acting as the Redevelopment Entity, will select the redeveloper(s) in all areas governed by this Plan. Any party not specifically designated as the "redeveloper" as set forth above shall not have the standing to proceed before the Planning Board for site plan approval.

7.4.3. Procedural Standards for Redeveloper Applications

A. All designated redeveloper(s) will be required to execute a redevelopment agreement satisfactory to and authorized by the Village. The procedural standards described here will guide redeveloper selection. The Board of Trustees, acting as the Redevelopment Entity may, at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of one or more parcels until such a time as a redevelopment agreement is executed for such a parcel. The selection process will likely include the submission of some or all of the following materials (additional submission materials may be requested by the Village as deemed appropriate to the particular project sites.):

A.1. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, if any, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Plan.

A.2. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment including but not limited to: type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.

7.5. Approval Process

This Plan requires the redeveloper to submit all plans to the Board of Trustees for review and authorization to proceed before the Planning Board prior to submitting a site plan or subdivision application to the Planning Board. Where specificity is not provided in this Plan, particularly but not exclusively regarding parking decks, roadways, open space and landscaping, such specificity shall be provided to the Board of Trustees for review and authorization prior to submission to the Planning Board and execution of a redevelopment agreement. The Township, by and through the Board of Trustees, acting as the redevelopment agency, will be required to review and authorize same as a condition precedent to submission of an application before the Planning Board.

7.5.1. Village Review

The Board of Trustees, acting as the Redevelopment Entity, shall review and approve, in a manner consistent with redevelopment plan and municipal master plan all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redeveloper Agreement(s). Such review shall occur prior to the submission of an application for approval of the redevelopment project(s) to the Planning Board. In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of this Plan.

A. Schedule

Prior to any submission to the Planning Board, the redeveloper shall submit a site plan package for review and approval by the Board of Trustees, in consultation with its consultants. This site plan package may, as the Board of Trustees may require, include, but is not limited to, the documents listed below. The Board of Trustees may request additional reasonable analyses and information as required to make a decision. All submissions shall meet design standards enumerated in this redevelopment plan and indicated any variances from this redevelopment plan.

A.1. Boundary survey of the property Including easements, water bodies, parcel numbers, street names, route numbers, adjacent properties and other landmarks.

A.2. The location, size, height, floors and use of all proposed and existing buildings.

A.3. The location, size and type of all parking spaces, loading areas and sidewalks.

A.4. A landscaping plan.

A.5. The location of any outside storage of equipment, supplies, materials, or vehicles.

A.6. The height, location, type, lighting and square footage of proposed signage.

A.7. The location, type and size of all entrances to the site or rights-of-ways located on or adjacent to the site.

A.8. The location, type and size of any primary drainfields or reserved drainfields.

A.9. The location, size and type of any trash disposal facilities.

A.10. Outside lights, streetlights or other lighting mechanisms.

A.11. Existing and proposed finished contours at two (2) foot intervals.

A.12. The location of any buffers, including berms, trees and fencing, used to minimize the visual, sound, lighting or any other negative impacts of the project.

A.13. The location of all utility lines.

A.14. The location of any conservation easements dedicated open space, recreational facilities or similar areas.

A.15. The location of any emergency service facilities, such as fire suppression lines, hydrants or other facilities.

A.16. The location of any permanent stormwater management structures or devices.

A.17. The location and type of soils, water features and wetlands.

A.18. A schematic drawing, artist rendition or elevation drawing of the site and any buildings located on the site.

A.19. The location and size of any monuments, statues or similar features.

A.20. The location of any rights-of-way, adjacent or nearby road improvements and uses of adjacent properties.

A.21. An Erosion and Sediment Control Plan that meets the regulatory requirements.

A.22. Any local, county, state or federal permits required for development of the site.

A.23. A fiscal impact statement and traffic impact statement consistent with the Redevelopment Plan

7.5.2. Planning Board Review Process

After the Village review process noted above is completed, all development applications shall be submitted to the Township of South Orange Village Planning Board through the site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Plan incomplete if the applicant has not been designated by the Board of Trustees as a redeveloper(s), a redevelopment agreement has not been fully executed and the development application is not submitted with a letter of approval from the Board of Trustees.

7.5.3. Site Plan + Subdivision Review

Prior to commencement of construction, site plans for the construction of improvements within the Redevelopment Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), shall be submitted by the applicants for review and approval by the Planning Board of the Township of South Orange Village so that compliance with this Plan can be determined.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Plan and the subdivision ordinance of the Township of South Orange Village. No construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

In addition to the above-mentioned items, the following items shall be submitted as part of a site plan application:

A. Mandatory Submissions

A.1. All leases, licenses or agreements securing parking requirements.

A.2. Technical loading and unloading study including but not limited to a list of expected deliveries, analysis of loading space required for each delivery, and the ability to specify the delivery time of each delivery.

A.3. Copy of applications or conceptual designs that have been or will be submitted to NJDOT, NJDEP or the County.

A.4. Streetscape/landscape design package including name of designer and design drawings.

B. Conditional Submissions

B.1. When proposing the use of ground mounted electrical transformers within the confines of the Redevelopment Area, a narrative explanation shall be provided that identifies other possible locations and feasibility considerations of each site and provides an explanation for the reasonable infeasibility of alternative sites.

B.2. When proposing accessory roof decks, a report including design drawings and operations shall be provided.

7.5.4. Approvals by Other Agencies

The redeveloper shall be required to provide the Village with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redevelopment Agreement to be executed between the redeveloper and the Village.

7.6. Deviations

The Planning Board may grant deviations from the regulations contained within this Plan where, by reason for exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Plan. An application for a deviation from the requirements of this Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12. a. and b. Notwithstanding the above, any changes to the uses permitted in this Redevelopment Area shall be permitted only by means of an amendment of the Redevelopment Plan by the Board of Trustees, and only upon a finding that such deviation be would be consistent with and the furtherance of the goals and objectives of this Redevelopment Plan.

7.7. Severability

The provisions of this Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Plan and implementing Ordinance shall remain in full force and effect.

7.8. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

7.9. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be effected or executed by the Township of South Orange Village or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township of South Orange Village, or the developer, upon the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender.

7.10. Redevelopment Actions

The Township of South Orange Village shall have such powers and duties as set forth in the LRHL and as may be conferred by this Plan, including, but not limited to, the authority to acquire real property without eminent domain, to relocate residents and businesses, to designate redevelopers, to establish clear terms and conditions for redevelopment through the negotiation, execution, and administration of redevelopment agreements, and to do such other things as permitted by law.

7.11. Relocation Requirements

Implementation of this Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Village will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

7.12. Escrows

At a minimum, the Redevelopment Agreement shall provide that the redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the Village and the professional consultants retained by the Village to negotiate the Redevelopment Agreement, undertake any studies in connection with the project, review the proposed redevelopment project and advise the Village on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.

7.13. Infrastructure

The redeveloper, at the redeveloper's cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection of traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on and off-site traffic controls and road improvements for the, project or required due to the impacts of the project.

7.14. Procedures for Amending the Plan

This Plan may be amended from time to time upon compliance with the requirements of state law. A request for same may be submitted to the Board of Trustees. The Township of South Orange Village reserves the right to amend this plan. A non-refundable application fee of $10,000 shall be paid by the party requesting such amendment, unless the request is issued from an agency of the Village. The Village, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals as may be required by the Village.

7.15. Redevelopment Plan Duration

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Plan by the Township of South Orange Village Board of Trustees.

7.16. Certificates of Completion

Upon completion of a project, the developer shall submit for a Certificate of Completion. Concurrently, a zoning ordinance amendment shall be submitted to the Township of South Orange Village Board of Trustees requesting that the zoning for the subject parcel(s) be incorporated into the Village Code to ensure that the standards remain applicable.

7.17. Land Use Map Amendments

The adoption of this Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township of South Orange Village Land Use Map to ensure consistency between the two documents.

7.18. Additional Superseding Provisions

The standards contained within this Plan shall supersede any conflicting standards contained within the Land Development Ordinance (LDO) of the Township of South Orange Village or other applicable Township of South Orange Village codes or ordinances.

7.18.1. Terms + Definitions

A. Any terms or definitions not addressed within this Plan shall rely on the applicable terms and conditions set forth in the Zoning Ordinance of the Township of South Orange Village.

7.18.2. Other Applicable Design + Performance Standards

A. Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Land Development Ordinance of the Township of South Orange Village.

7.19. Other Provisions

7.19.1. This Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved public utilities, recreation and community facilities and other public improvements. This Redevelopment Plan has laid out various programs and strategies requiring implementation in order to carry out the objectives set forth herein.

7.19.2. This Plan lays out the proposed land uses and building requirements for the Redevelopment Area.

7.19.3. The diagrams, images and other graphic representations provided in this Plan are intended to provide a framework for interpretation of the written standards and regulations contained herein. Nothing in this Plan shall preclude the partial redevelopment of a block depicted in such diagrams, images or other graphic representations, provided that such subdivision or re-subdivision and partial redevelopment of a block is fully in conformance with the written standards and regulations contained herein.

APPENDIX A: LOCAL REDEVELOPMENT + HOUSING LAW

8

New Jersey's Local Redevelopment and Housing Law (the "LRHL") empowers local governments to initiate a process by which designated properties that meet certain statutory criteria can be transformed to advance the public interest. Once an area is designated "in need of redevelopment" in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

8.1. Process

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the LRHL. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires the Governing Body and Planning Board interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

8.1.1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).

8.1.2. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area other than the use of eminent domain (non-condemnation redevelopment area) or whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area, including the power of eminent domain (condemnation redevelopment area).

8.1.3. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included and investigated. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.

8.1.4. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.

8.1.5. The Governing Body may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an "Area in Need of Redevelopment." The Governing Body must make the final determination as to the Non-Condemnation Redevelopment Area boundaries.

8.1.6. If the Governing Body resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a Condemnation Redevelopment Area, then the notice of the final determination shall indicate that:

A. the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and

B. legal action to challenge the final determination must be commenced within forty-five (45) days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.

8.1.7. A redevelopment plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."

8.1.8. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

8.2. Redevelopment Plan Content

The LRHL identifies required components to be included in a redevelopment plan. In accordance with N.J.S.A 40A:12A-7a, the redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of a project area which is sufficient to indicate:

8.2.1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

8.2.2. Proposed land uses and building requirements in the project area.

8.2.3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

8.2.4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

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

APPENDIX B: RELATION TO OTHER PLANS

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9.1. Local Municipal Master Plan

Pursuant to the LRHL, "all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan" (N.J.S.A. 40A:12A-7(d)). This Redevelopment Rlan is substantially consistent with, and has been designed to effectuate, the Township's 1979 Comprehensive Master Plan. It should be noted that during the drafting of this Redevelopment Plan, the Village's Master Plan was being updated. Throughout this process, the professionals working on and the public involved in this update were consulted for consistency.

9.2. 2009 Vision Plan

The 2009 Vision Plan specifically addressed the South Orange Avenue as one of the Village's Downtown Corridors. The Plan is not a component of the Master Plan but serves as a general planning and vision document for the Village. This Redevelopment Plan is consistent with the goals established in this visioning document including:

- Diversifying the economic base
- Create economic opportunities
- Creation of office space
- Vary the intensity and type of development
- Provide housing opportunities

9.3. CBD Redevelopment Plan

The Central Business District Redevelopment Plan, initially adopted by the Village trustees in 1996, and later amended in 1999, 2002 and 2014 includes various properties in 12 Blocks of the Village's central business district. The chief objective of the CBD Redevelopment Plan was the revitalization, upgrade and maintenance of properties in the Village downtown and along its edges, building on the efforts of the South Orange Train Station Redevelopment Plan adopted in 1994 to address major station improvements in the heart of the CBD. The plan targeted specific uses on either side of South Orange Avenue with the express purpose of enhancing the economic vitality of the CBD and expanding retail, services, residential and arts opportunities in the district. This Redevelopment Plan is consistent and an opportunity for implementation of the CBD plan.

9.4. Essex County Master Plan

This Plan is consistent with the goals and objectives of the County and implements key objectives throughout the plan. For example, the County Comprehensive Transportation Plan, adopted in June of 2013, notes the importance of redevelopment on parcels that have been deemed underutilized, and transit-oriented development in particular, as the chief form of future development within the County. The 2013 Plan adopted standards for roadways based on transect zones, in which a majority or South Orange would be considered T4 – General Urban and T5 – Urban Center, which emphasize pedestrian safety, infrastructure and narrower roadways.

9.5. Adjacent County Master Plan

The Redevelopment Area is located near the geographic center of South Orange and will have negligible impacts on surrounding municipalities, as it is approximately .5 miles away from the closest municipal borders with Maplewood and the City of Newark.

9.6. NJ State Plans

The Area is located within Planning Area 1 (PA-1). As documented in the SDRP, the following intent has been documented for PA-1:

- Provide for much of the State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

This Redevelopment Plan will upgrade the use of land near the train station to continue economic development; expand housing options to provide a balanced residential population; manage local traffic congestion and reduce pollution; and encourage transit opportunities for connections with the Metropolitan Planning Area and between the Metropolitan Planning Area, suburban employment centers, and the Philadelphia and New York metropolitan areas.

9.7. NJ Smart Growth Principles

New Jersey Department of State has developed a definition and has identified areas within the state as Smart growth Areas. This encourages a compact form of development and redevelopment

in recognized Centers as stipulated in the State Development and Redevelopment Plan, including existing infrastructure that serves the economic, the community, and the environment. This Plan is a Smart Growth project and conforms to New Jersey's Smart Growth Principles, including:

- It provides for multiple land uses in a compact community design and contributes to the range of housing choices served by several transportation opportunities.
- The planned urban design creates a walkable neighborhood that offers upgrades to the current use for residents, commuters, and visitors, alike.
- This Redevelopment Plan continues to build on the Village's efforts to spark development and redevelopment in its downtown and direct growth to an area with existing infrastructure.
- The Redevelopment Area programming and design recommendations include a wide range of transportation improvements and promote alternative transportation options, including walking, bicycling, and transit.
- This Redevelopment Plan provides a framework for equitable, predictable, and efficient development decision making.
- The Redevelopment Plan expands upon a collaborative and transparent redevelopment process.

9.8. NJ State Strategic Plan

The New Jersey State Planning Commission released its final draft of the State Strategic Plan on November 14, 2011. Compared to the State Development & Redevelopment Plan, the State Strategic Plan emphasizes a more "proactive, aggressive, and strategic approach to planning for the State's future. An approach that aligns clear goals with sound decision making and coordination among government entities will better position New Jersey for growth opportunities and allow New Jersey to once again complete for and capitalize on growth opportunities."

Central to the State Strategic Plan is its contemplation of development in Smart Growth locations and regional centers.

This Plan furthers the following objectives, goals, and findings of the State Strategic Plan:

- Capitalizes on the "desirability of Transit Hubs" by expanding housing options near major transit assets and provides the necessary design and building conditions for concentration of jobs, retail, and public amenities.
- Creates a neighborhood orientation to transit that is intended to serve residents, visitors, and commuters. The State Strategic Plan projects that housing and development with rich transit options are the preferred choices future homebuyers will put at a premium.

- Strengthens Township of South Orange Village's Transit Village through a greater concentration of housing and commercial activity near its train station, which the State Strategic Plan identifies as a catalyst for private investment and a robust local economy.
    - Effectuates the following "Garden State Values:"
    - Concentrate Development and Mix Uses;
    - Prioritize Redevelopment, Infill, and Existing Infrastructure;
    - Increase Job and Business Opportunities in Priority Growth Investment Areas;
    - Create High-Quality, Livable Places;
    - Provide Transportation Choice + Efficient Mobility of Goods;
    - Diversify Housing Opportunities; and
    - Make Decisions with Regional Framework.

APPENDIX C: DEFINITIONS

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The following definitions supersede those found in the South Orange Village Land Development Ordinance. For anything not defined within this Redevelopment Plan, the definitions found in Chapter 185-3 of the South Orange Village Land Development Ordinance shall continue to be applicable.

ALLEYWAY

A pedestrian pathway between buildings, largely open to the sky above.

AUTOMOTIVE RENTAL

Any establishment that makes motorized vehicles available for use by the public on a limited time basis measured in increments of one day or more.

AUTOMOTIVE REPAIR AND SALE

Any establishment that provides services related to the proper functioning and maintenance of automobiles.

BANK, COMMERCIAL AND SAVING

Any institution wherein business of a primarily monetary nature is transacted, such as banks, savings and loans associations and mortgage companies.

BASEMENT LEVEL

The building level directly adjacent to and accessible from Vose Avenue. This story is directly below the ground level.

BREWERY

An establishment licensed, under N.J.S.A 33:1-10, to manufacture alcoholic beverages and to sell and distribute the products to licensed wholesalers and retailers. Such uses may manufacture, sell and serve alcoholic beverages to consumers on a licensed premise for consumption on site, but only in connection with a tour of the brewery, or for consumption off the premises. Breweries may include warehousing and off-site distribution of alcoholic beverages consistent with state law and applicable licensing from the Township of South Orange Village.

BREWPUB

An establishment, with license from the State under N.J.S.A. 33:1-10, where alcoholic beverages are brewed and manufactured, served and consumed on the premises, and which is operated in conjunction with a restaurant use. Such uses shall be used principally for the purpose of providing meals to its customers with adequate kitchen and dining room facilities immediately adjoining licensed brewery facilities.

APPENDIX C: DEFINITIONS

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CAFÉ

An establishment serving primarily non-alcoholic beverages such as coffee or tea. The sale of pastries, baked goods, and food, not requiring the use of an oven, grill, or stove may be included as an activity of a coffee shop or cafe.

CHILD CARE CENTER

An institution or place, for which, upon completion, a license is required from the New Jersey State Department of Human Services pursuant to N.J.S.A. 30:5B-1 et seq., and which, for compensation or otherwise, receives for temporary custody six or more children under the age of six years, apart from their parents or legal guardians, during part or all of the day but for not less than three hours each day.

COMMUNITY CENTER

A building used for recreational, social, educational and cultural activities, open to the public or a designated part of the public and owned and operated by a public or nonprofit group or agency. The facilities shall not include any living-quarters.

COMMERCIAL USE

Uses including, but not limited to, Bank, Commercial and Saving; Brewery; Brewpub; Café; Co-Working; Demonstration Kitchen; Personal Service; Recreational Instruction; Restaurant; Retail Market; Retail Sale; and Retail Service.

CO-WORKING

An office use in which common and unassigned office space is made available to individuals and companies on a short-term basis, including daily rates. Assigned office spaces and longer lease periods may be included in this definition so long as they are still provided access to common use space and common facilities. Long-term assigned (increments greater than 1 month) office space without access to common-use space and common facilities shall not be considered to fall within the definition of Co-Working.

CREATIVE STUDIO

An establishment for the preparation of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, baked or prepared food and drink, and similar items by one (1) or more artisans. Excluded from this definition is welding, powder coating, and the servicing or repair of motor vehicles.

DEMONSTRATION KITCHEN

A venue designed and operated for the express purpose of the presentation and demonstration of food and/or the presentation and explanation of domestic cooking recipes or techniques to an audience.

APPENDIX C: DEFINITIONS

10

DRIVE THROUGH

A commercial facility or structure that is designed to allow patrons to order and receive goods and services via a service window or mechanical device while remaining in their vehicles.

EDUCATIONAL OR INSTRUCTIONAL USE

Educational instruction, including dance, music, and art schools, as well as tutoring and test preparation services, provided in a room or series of room(s). Retail sales of materials directly related to instructional activity conducted on-site may be provided in conjunction with principal educational instruction use. Educational instruction shall not include recreational instruction, as defined in this chapter.

FAST-FOOD RESTAURANT

A commercial fast food establishment serving primarily prepared or rapidly prepared food by order over the counter in disposable containers, bags or packages for consumption either on or off the premises.

FIFTH STORY

The upper most story of the building excluding the roof level.

FOURTH STORY

The building story directly above the third story and directly below the fifth story.

GROUND LEVEL

The level of the building directly adjacent to and accessible from South Orange Avenue. This story is directly above the basement level and directly below the second floor.

LOBBY, OFFICE

A room providing a space out of which one or more other rooms or corridors lead, typically one near the entrance of a building. The space may include, but is not limited to, a reception area, elevators and stairs.

LOBBY, RESIDENTIAL

A room providing a space out of which one or more other rooms or corridors lead, typically one near the entrance of a building. The space may include, but is not limited to, a reception area, tenant lounge, a mail/package room, elevators and stairs.

MULTI-FAMILY

Three or more dwelling units within a single building that share common horizontal separations and that have an entrance to each dwelling by direct access from the outside or through a common hall.

MUSEUM

Premises used for the exhibition of objects of cultural, historical, or scientific interest, and which may include the collection or preservation of such objects, for the recreation or cultural education of the public.

NIGHTCLUB

Any premises licensed to provide for the on-premises consumption of alcoholic beverages, and where the principal use or function during regular meal hours (i.e., between 10:00 a.m. and 11:00 p.m.) is the sale of food, and the principal use or function after regular meal hours is the selling of alcoholic beverages and incident thereto may be the retail sale or consumption of food as a permitted use, consistent with N.J.S.A. 33:12 et seq., and where any of the following elements exist: (a) more than thirty (30%) percent of the floor area of the establishment is devoted to an entertainment portion of the business; or (b) the occupancy rate is either more than 130% of the number of seats or less than 12 square feet per occupant. Entertainment shall not include background music, whether live or recorded, whose primary purpose is to create an atmosphere or ambiance.

OFFICE

A room or group of rooms used for conducting the affairs of a business, professional, service, industry, or government. For purposes of permitted uses within zoning districts, offices shall mean all offices with the exception of medical/dental offices and professional offices.

PARKING, PRIVATE

Parking provided for the sole and private use of tenants or on-site users and controlled by the property owner or manager.

PARKING STRUCTURE, FREE STANDING

A building intended for the parking of motor vehicles.

PERSONAL SERVICE

Establishments primarily engaged in providing services involving the personal care of a person, his or her personal goods or apparel, including the following: day spas, hair salons, beauty salons, and barbershops; skin care and nail salons; shoe repair; clothing and garment services such as cleaning, pressing, rental, and tailoring; licensed massage therapy, bodywork and somatic therapy (See Chapter 289 of the Chatham Borough Code for permit requirements); funeral services; pet grooming and pet day care. Recreational instruction and educational instruction uses are not included in the definition of personal services.

PUBLIC USE

The use of land or buildings by the Township of South Orange Village or any other officially created authority or agency thereof.

RECREATIONAL INSTRUCTION

Recreational instruction, including yoga, Pilates, martial arts, and personal training studios (but excluding health clubs), provided in a room or series of rooms. Retail sales of good directly related to instructional emphasis on-site may be provided in conjunction with the principal recreational instruction use.

REDEVELOPMENT ENTITY

The Township of South Orange Village Board of Trustiees.

RESTAURANT

Establishment where food and drink is prepared, served, and consumed within an enclosed building, and wherein food is served primarily by providing table service. "Table service" is defined as taking customer's orders at tables where they will be served. No restaurant shall have any walk-up windows nor any drive-through aisles or windows.

RETAIL MARKET

A retail or wholesale store that primarily sells food, including canned and frozen foods, fresh fruits and vegetables, and fresh (raw) and prepared meats, fish and poultry. A market shall be defined as less than 20,000 square feet in size. For larger uses, see Supermarket.

RETAIL SALE

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption. Even though certain establishments, including but not limited to hardware, paint, glass and wallpaper stores, may do a substantial portion of their business with contractors, they are included in this definition of retail trade. No retail trade establishment shall have any drive-through vehicular aisles or windows, or any service to the public in that manner.

RETAIL SERVICE

Establishments providing services, as opposed to products, to the general public, including, but not limited to, finance, real estate and insurance, travel agencies, copying, mailing and packing services, and photographic services. Educational instruction and recreational instruction services are excluded from this definition of retail services for purposes of uses permitted within zoning districts. No retail service use shall have any walk-up windows nor any drive-through aisles or windows.

SECOND STORY

The building story directly above the ground level and directly below the third story.

SEXUALLY ORIENTED BUSINESS

A. Offers as one of its principal purposes the sale, rental, exhibit, or display of any of the following: books, magazines, publications or other printed materials, photography, videotapes, or audiotapes, still or moving films, computer disks, computer games, CD ROMs, DVDs, or any other media or tangible item of any kind, depicting or exhibiting a specified anatomical area or a specified sexual activity as each is defined herein; or

B. Regularly features live performances characterized by the depiction of a specified anatomical area or by a specified sexual activity as each is defined herein; or

C. Regularly shows films, motion pictures, video cassettes, slides, or other photographic or film representations which depict or describe a specified anatomical area or specified sexual activity as each is defined herein.

D. "Adult entertainment use" shall also include establishments which constitute adult bookstores, adult video stores, adult motion-picture theaters, and/or adult novelty/gift shops.

SIGN, GROUND

A sign which is supported by one (1) or more uprights or braces in or upon the ground.

SIGN, OFF-SITE

A sign which directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the same lot where such sign is displayed. The term off-site sign shall include an outdoor advertising sign (billboard) on which space is leased or rented by the owner thereof to others for the purpose of conveying a commercial message.

SIGN, PYLON

A structure in the form of a tower or pier, the chief purpose of which is to attract attention and display a sign.

TANDEM PARKING

Two parking spots configured like a single, double-length perpendicular parking spot. One space will be in front of the other, such that one car will have to pull out in order to access the second one.

THEATER, INDOOR

A facility used for viewing of live performances and/or films - excluding adult entertainment uses.

THIRD STORY

The building story directly above the second story and directly below the fourth story.

WELLNESS CENTER

An establishment that offers health services for the body and mind. They may offer services including but not limited to skin care services and body services such as fitness, personal training and nutrition consulting.

APPENDIX D: AUTHORIZING RESOLUTIONS 11

RESOLUTION #301-95 (12/18/95)

RESOLUTION #17-99 (1/25/99)

CERTIFIED COPY

TOWNSHIP OF SOUTH ORANGE VILLAGE

RESOLUTION APPROVING THE PLANNING BOARD'S DECEMBER 4, 1995 RESOLUTION REGARDING MUNICIPAL PROPERTIES IN NEED OF REDEVELOPMENT

WHEREAS, the Board of Trustees of the Township of South Orange Village, pursuant to N.J.S.A. 40A:12A-6(a), requested that the South Orange Planning Board undertake an investigation to determine whether the municipal lots set forth on the schedule entitled Redevelopment Area attached to Resolution #66-95, which was passed on February 27, 1995, are in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(b), the South Orange Planning Board held public hearings on October 10, 1995 and November 6, 1995 to determine if the aforementioned properties are in need of redevelopment; and

WHEREAS, the South Orange Planning Board, pursuant to N.J.S.A. 40A:12A-6(b)(5), has recommended that the Board of Trustees of the Township of South Orange Village determine that the lots listed in the first Be It Resolved Clause of the Planning Board's December 4, 1995 Resolution, attached hereto, be determined by the Board of Trustees to be an area in need of redevelopment;

WHEREAS, the Board of Trustees hereby concludes, for the reasons set forth in Attachment 2, that within the area described on Exhibit A attached hereto the conditions described in N.J.S.A.40A:12A-5 (a) - (e) are found; now, therefore

BE IT RESOLVED, by the Board of Trustees of the Township of South Orange Village, that the lots listed on the Exhibit to this Resolution are hereby determined to be an area in need of redevelopment.

I, Marjorie O. Smith, Village Clerk of the Township of South Orange Village, in the County of Essex, New Jersey, do hereby certify that this is a true and correct copy of a resolution adopted by the Board of Trustees of the Township of South Orange Village at a Regular Meeting held on Monday, December 18, 1995.

Marjorie O. Smith

Marjorie O. Smith, Village Clerk

PLANNING BOARD OF THE VILLAGE OF SOUTH ORANGE

RESOLUTION

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides for the preliminary investigation by the planning board of any potential redevelopment area within a municipality upon request of the governing body; and

WHEREAS, The Board of Trustees has requested the Planning Board to prepare a map of, undertake a preliminary investigation of and decide whether the municipal lots set forth on the schedule entitled REDEVELOPMENT AREA attached are in need of redevelopment, which area generally consists of an area in or near the central business area of the Village consisting of the following four parcels:

Block 1902, Lots 14, 15, 23, 27-30, 32-37, generally bounded by Church Street on the west, South Orange Avenue on the North, the NJ Transit railroad tracks on the east, the Village Mews Condominiums, Sickley Lumber and a residence on Church Street on the south.

Block 1904, Lots 6-9, Block 1909, Lots 1-3, 8 and 9 and Block 1006, Lots 1, 2, 13 and 14 generally bounded by lot 10 in Block 1904 and Village recreation property on the west, South Orange Avenue on the south, an alleyway and parking lot on the east varying between approximately 120 and 200 feet west of Scotland Road and Taylor Place, the post office and Cammeron Field on the north.

Block 1906, Lots 1-4, 11-14, Block 1905, Lot 1 and Block 2304, Lots 3-9, generally bounded by the NJ Transit railroad tracks and Sloan Street on the west, First Street on the north, a jagged line on the east running parallel to and west of Valley Street varying between zero and 250 feet and a straight line on the south running parallel and north of Fourth Street a distance of approximately 150 feet.

Block 2301, Lot 58 generally bounded by the entrance drive to the Village Waterlands Park on the west, Third Street on the north, the NJ Transit railroad tracks on the east and a line on the south running parallel and south of Third street a distance of approximately 400 feet; and

WHEREAS, the Planning Board prepared such map, undertook such investigation of the Redevelopment area and looked at following properties adjacent to or in the vicinity of the Redevelopment area : Block 1902, Lots 16-22, 24, 25, 26, (alley between 26 and 32), 31; Block 1909, Lots 4. 5 and 6; Block 1904, Lots 10-13 and Block 1006, Lots 9-12; and

WHEREAS, the Board conducted public hearings as part of the investigation on October 10 and November 6, 1995 after adequate written and published notice as required by law; and

WHEREAS, the Board decided that the following lots are recommended to the Board of Trustees as in need of redevelopment:

Block 1006, Lots 1, 2 13 and 14, which lots are bound by Vose Avenue, Taylor Place,

the municipal parking lot fronting on the southerly side of Taylor Place and the rear of properties on South Orange Avenue between Vose Avenue and the alleyway between lots 8 and 9;

Block 1909, Lots 1-3, 8 and 9, which lots are bound by South Orange Avenue and the rear of lots 4-6 on South Orange Avenue on the south, the post office on the north, Vose Avenue on the east and the railroad tracks on the west;

Block 1902, Lots 14, 15, 23, 27-30, 32-37, which lots are bound by South Orange Avenue on the north, Church Street on the west, Block 1903 on the south and the railroad tracks on the east;

Block 1906, Lots 1-4, 11-14, Block 1905, Lot 1 and Block 2304, Lots 3-9, which lots are bound by First Street on the North, Sloan Street and the railroad tracks on the west, the rear of Block 2304, lots 10-12 on Fourth Street and the northerly side of lot 2 on the westerly side of Valley Street on the south and Valley Street, the rear of Block 1905, Lot 8 fronting on Valley Street, the west side Block 1905, Lot 2 fronting on Second Street, the rears of Block 1906, Lots 7-10 fronting on Valley Street and the west side of Block 1906, Lot 5 fronting on First Street; and

WHEREAS, the Board decided that the following lots not within the area the Board of Trustees requested the Board to investigate are in need of redevelopment and recommend that the Trustees request the Board to reaffirm its investigation and recommend back to the Trustees that such lots are in need of redevelopment:

Block 1902, Lots 16-22, 24, 25, 26, (alley between 26 and 32), 31

Block 1909, Lots 4-6

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Village of South Orange:

1. The Board recommends to the Trustees that the following lots are in need of redevelopment:

Block 1006, Lots 1, 2, 13 and 14, which lots are bound by Vose Avenue, Taylor Place, the municipal parking lot fronting on the southerly side of Taylor Place and the rear of properties on South Orange Avenue between Vose Avenue and the alleyway between lots 8 and 9;

Block 1909, Lots 1-3, 8 and 9, which lots are bound by South Orange Avenue and the rear of lots 4-6 on South Orange Avenue on the south, the post office on the north, Vose Avenue on the east and the railroad tracks on the west;

Block 1902, Lots 14, 15, 23, 27-30, 32-37, which lots are bound by South Orange

Avenue on the north, Church Street on the west, Block 1903 on the south and the railroad tracks on the east;

Block 1906, Lots 1-4, 11-14, Block 1905, Lot 1 and Block 2304, Lots 3-9, which lots are bound by First Street on the North, Sloan Street and the railroad tracks on the west, the rear of Block 2304, lots 10-12 on Fourth Street and the northerly side of lot 2 on the westerly side of Valley Street on the south and Valley Street, the rear of Block 1905, Lot 8 fronting on Valley Street, the west side Block 1905, Lot 2 fronting on Second Street, the rears of Block 1906, Lots 7-10 fronting on Valley Street and the west side of Block 1906, Lot 5 fronting on First Street;

2 The Board recommends to the Trustees that they request the Board to conduct an investigation and recommend back to the Trustees whether the following lots are in need of redevelopment:

Block 1902, Lots 16-22, 24, 25, 26, (alley between 26 and 32), 31

Block 1909, Lots 4-6

3. This resolution shall serve as the report of the Board under the Local Redevelopment and Housing law and shall be immediately delivered by the Secretary to the Board of Trustees.

IN WITNESS WHEREOF, the Board has caused this resolution to be executed by its Chairman and Secretary on the 4th day of December 1995.

Angelo Bianchi, Chairman

Lynn Cucciniello, Secretary

The foregoing is a true copy of a resolution adopted by Board at its regular meeting of December 4, 1995 memorializing an oral resolution by the Board at its regular meeting of November 6, 1995 as reflected in the minutes of such meetings.

DATED: December 4, 1995

Lynn Cucciniello, Secretary

REDEVELOPMENT AREA

BLOCK/LOT	ADDRESS
1006/1	52 Taylor Place
1006/2	60 Taylor Place
1006/13	12 Vose Avenue
1006/14	14 Vose Avenue
1902/14	14 Church Street
1902/15	12 Church Street
1902/23	68 South Orange Avenue West
1902/27	9 Trenchard Place
1902/28	11 Trenchard Place
1902/29	2 South Orange Avenue West
1902/30	2-1 South Orange Avenue West
1902/32	16 South Orange Avenue West
1902/33	14 South Orange Avenue West
1902/34	10 South Orange Avenue West
1902/35	6-8 South Orange Avenue West
1902/36	2 South Orange Avenue West
1902/37	2 South Orange Avenue West
1904/6	1 South Orange Avenue West
1904/7	1 South Orange Avenue West
1904/8	9-11 South Orange Avenue West
1904/9	17 South Orange Avenue West
1905/1	8 Second Street
1906/1	7 Second Street
1906/2	62 Sloan Street
1906/3	52 Sloan Street
1906/4	18 First Street
1906/11	15 Second Street
1906/12	13 Second Street
1906/13	11 Second Street
1906/14	9 Second Street
1909/1	1 South Orange Avenue
1909/2	3-5 South Orange Avenue
1909/3	7-9 South Orange Avenue
1909/8	9-21 Vose Avenue
1909/9	25 South Orange Avenue
2301/58	28 West Third Street
2304/3	6-8 Third Street
2304/4	165 Valley Street
2304/5	153 Valley Street
2304/6	20 Third Street
2304/7	16 Third Street
2304/8	12 Third Street
2304/9	4 Third Street

ATTACHMENT 2

At its November 6, 1995 meeting, the Planning Board recommended that the Board of Trustees determine that the area comprised of the lots listed in the Planning Board's December 4, 1995 Resolution is in need of redevelopment pursuant to the terms of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

There is substantial evidence on which to find that the area is in need of redevelopment and meets the criteria as detailed in Section 5 of the Local Redevelopment and Housing Law, in particular, "c" criterion which states:

> **Land owned by the municipality,..or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.**

The following are specific examples of how the area meets the above criterion:

> The Study Area contains four municipally owned lots which are currently used for commuter parking, the rescue squad facility, and the Village fire house at the corner of Sloan Street And First Street.

There is also evidence that the area meets the criteria as detailed in Section 5 of the Local Redevelopment and Housing Law, in particular, "d" criterion which states:

> **Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.**

The following are specific examples of how the area meets the above criterion:

The Study Area contains buildings and lot improvements which are dilapidated (buildings on the lumber yard site, upper floor of supermarket buildings on Block 1909, lot 3, building and site on Block 2304, lot 4, warehouse on Block 2304, lot 6, buildings on Block 1902, lot 32),
exhibit obsolescence (fire house, lumber yard site, supermarket site, and warehousing/industrial type structure which had been used for the manufacture of ice cream, house converted to office use on Block 1006, lot 13, gas station on Block 2304, lot 5),
overcrowding (two buildings on Block 1006, lot 13),
faulty arrangement or design (supermarket site, two-family houses in the business district on less than minimum sized lots, building on Block 1006, lot 2 with no direct street frontage),
excessive land coverage (drive-in bank on Block 1905, lot 1) and
obsolete layout (converted house on Block 1006, lot 13, supermarket site)

There is also evidence that the area meets the criteria as detailed in Section 5 of the Local Redevelopment and Housing Law, in particular, "e" criterion which states:

> **A growing lack or total lack of proper utilization of area caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.**

The following are specific examples of how the area meets the above criterion:

> The Study Area is characterized by a growing or total lack of proper utilization considering the alternative uses which could be expected to be potentially extremely useful and valuable in this area which is strategically located within and adjacent to the Central Business District and to the South Orange train station. The Study Area has the potential of being useful and valuable in the revitalization efforts of the Community Business District and contributing to the public health, safety and welfare. Some of the underutilized lots are publically owned and used for surface parking. Others include the supermarket site and drive-in bank.

There is also evidence that the area contains lots which are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The following are specific examples of lots which are necessary for the effective redevelopment of the area of which they are a part:

Gas service station along South Orange Avenue on Block 1902, lot 22, houses in downtown area, drive-in bank.

EXHIBIT A

REDEVELOPMENT AREA

BLOCK/LOT	ADDRESS
1006/1	52 Taylor Place
1006/2	60 Taylor Place
1006/13	12 Vose Avenue
1006/14	14 Vose Avenue
1902/14	14 Church Street
1902/15	12 Church Street
1902/23	68 South Orange Avenue West
1902/27	9 Trenchard Place
1902/28	11 Trenchard Place
1902/29	2 South Orange Avenue West
1902/30	2-1 South Orange Avenue West
1902/32	16 South Orange Avenue West
1902/33	14 South Orange Avenue West
1902/34	10 South Orange Avenue West
1902/35	6-8 South Orange Avenue West
1902/36	2 South Orange Avenue West
1902/37	2 South Orange Avenue West
1905/1	8 Second Street
1906/1	7 Second Street
1906/2	62 Sloan Street
1906/3	52 Sloan Street
1906/4	18 First Street
1906/11	15 Second Street
1906/12	13 Second Street
1906/13	11 Second Street
1906/14	9 Second Street
1909/1	1 South Orange Avenue
1909/2	3-5 South Orange Avenue
1909/3	7-9 South Orange Avenue
1909/8	9-21 Vose Avenue
1909/9	25 South Orange Avenue
2304/3	6-8 Third Street
2304/4	165 Valley Street
2304/5	153 Valley Street
2304/6	20 Third Street
2304/7	16 Third Street
2304/8	12 Third Street
2304/9	4 Third Street

REDEVELOPMENT AREA

BLOCK/LOT	ADDRESS
1006/1	52 Taylor Place
1006/2	60 Taylor Place
1006/13	12 Vose Avenue
1006/14	14 Vose Avenue
1902/14	14 Church Street
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1902/32	16 South Orange Avenue West
1902/33	14 South Orange Avenue West
1902/34	10 South Orange Avenue West
1902/35	6-8 South Orange Avenue West
1902/36	2 South Orange Avenue West
1902/37	2 South Orange Avenue West
1904/6	1 South Orange Avenue West
1904/7	1 South Orange Avenue West
1904/8	9-11 South Orange Avenue West
1904/9	17 South Orange Avenue West
1905/1	8 Second Street
1906/1	7 Second Street
1906/2	62 Sloan Street
1906/3	52 Sloan Street
1906/4	18 First Street
1906/11	15 Second Street
1906/12	13 Second Street
1906/13	11 Second Street
1906/14	9 Second Street
1909/1	1 South Orange Avenue
1909/2	3-5 South Orange Avenue
1909/3	7-9 South Orange Avenue
1909/8	9-21 Vose Avenue
1909/9	25 South Orange Avenue
2301/58	28 West Third Street
2304/3	6-8 Third Street
2304/4	165 Valley Street
2304/5	153 Valley Street
2304/6	20 Third Street
2304/7	16 Third Street
2304/8	12 Third Street
2304/9	4 Third Street

TOWNSHIP OF SOUTH ORANGE VILLAGE

CERTIFIED COPY

RESOLUTION APPROVING THE PLANNING BOARD'S AUGUST 3, 1998 RESOLUTION REGARDING PROPERTIES IN NEED OF REDEVELOPMENT, EXPANDING THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA, AND DIRECTING THE PLANNING BOARD TO PREPARE AN AMENDMENT TO THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN

WHEREAS, the Board of Trustees of the Township of South Orange Village, by resolutions duly adopted pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to 49, previously identified an area of the Central Business District as being in need of redevelopment and, by duly adopted Ordinance, previously adopted a Redevelopment Plan for the Central Business District; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(a), the Board of Trustees requested that the South Orange Planning Board undertake an investigation to determine whether certain additional properties in or appurtenant to the Central Business District are in need of redevelopment and/or rehabilitation, these properties being identified as (i) all properties on the south side of South Orange Avenue from Sloan Street to Prospect Street except Block 2014, Lot 1 and (ii) all properties on the north side of South Orange Avenue from Vose Avenue up to and including Block 1007, Lot 17, more commonly known as 159 South Orange Avenue, all as shown on the attached maps; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(b), the South Orange Planning Board held a public hearing on June 1, 1998 to determine whether the aforementioned properties are in need of redevelopment and, pursuant to N.J.S.A. 40A:12A-6(b)(5), has recommended that the Board of Trustees of the Township of South Orange Village determine that the aforementioned properties are in need of redevelopment; and

WHEREAS, the Board of Trustees hereby adopts the findings set forth in the Planning Board's August 3, 1998 resolution and makes the following additional findings:

1. Many of the aforementioned properties do not meet the applicable use, bulk, and design standards of the Zoning Ordinance with respect to the B-1 zone

district, especially those standards pertaining to lot size, setbacks, and parking requirements;

2. Upgrading and improving the aforementioned properties is consistent with objectives of the 1991 Land Use Plan, the Redevelopment Plan for the Central Business District, and the prior Redevelopment Plan for the train station;

3. Comprehensive redevelopment of the Central Business District in response to increased rail traffic resulting from the introduction of direct service from South Orange to Manhattan is in the public interest and promotes the general welfare of South Orange residents by furthering the objectives of the Master Plan;

4. Upgrading and improving the aforementioned properties will enhance the effectiveness of prior improvements to the Central Business District and promote the success of other redevelopment efforts pursuant to the Central Business District Redevelopment Plan and are thus necessary to the effective redevelopment of the area as a whole; and

WHEREAS, the Board of Trustees hereby concludes, for the reasons set forth herein and in the Planning Board's August 3, 1998 resolution, that conditions described in N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5(a) to (e) are found within the aforementioned properties and that they are located within an area of the Central Business District that satisfies these criteria.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Township of South Orange Village as follows:

1. The following properties, all as shown on the attached maps, are hereby determined to be in need of redevelopment:

a. All properties on the south side of South Orange Avenue from Sloan Street to Prospect Street except Block 2014, Lot 1, and

b. All properties on the north side of South Orange Avenue from Vose Avenue up to and

including Block 1007, Lot 17, more commonly known as 159 South Orange Avenue.

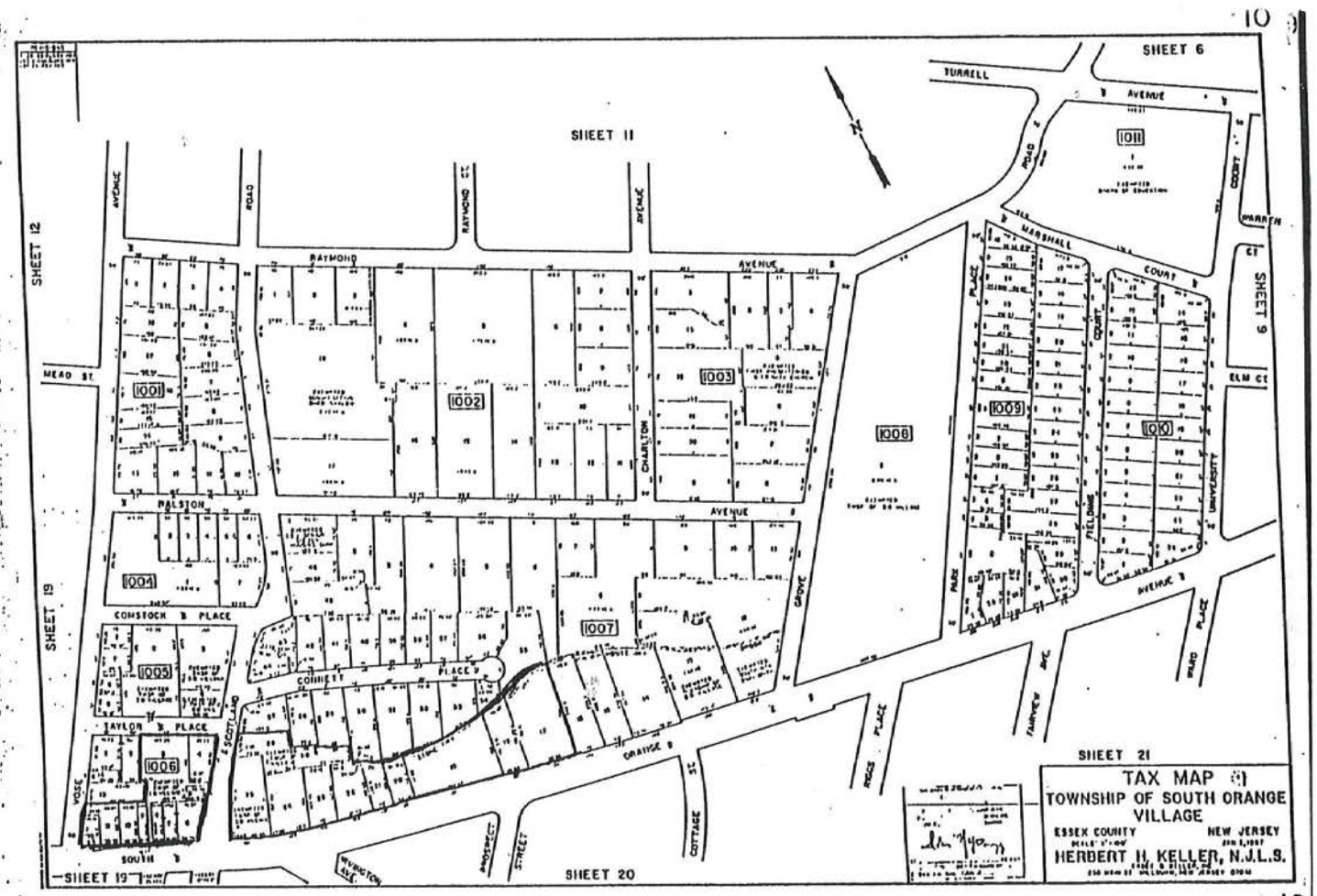
2. The Central Business District redevelopment area is hereby expanded to include the properties identified in Paragraph 1 and on the attached maps.

3. The South Orange Planning Board is hereby directed to prepare an amendment of the Redevelopment Plan for the Central Business District, incorporating the properties identified in Paragraph 1 and on the attached maps, and to transmit the proposed amendment to the Board of Trustees.

I, Marjorie O. Smith, Village Clerk of the Township of South Orange Village, in the County of Essex, New Jersey do hereby certify that this is a true and correct copy of a resolution adopted by the Board of Trustees of the Township of South Orange Village at a Regular Meeting held on Monday, January 25, 1999.

Marjorie O. Smith

Marjorie O. Smith, Village Clerk


SHEET 6
TURRELL
AVENUE
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SHEET 21
MEAD ST.
RAYMOND
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RALSTON
AVENUE
COMSTOCK PLACE
TAYLOR PLACE
CONNETT PLACE
ORANGE
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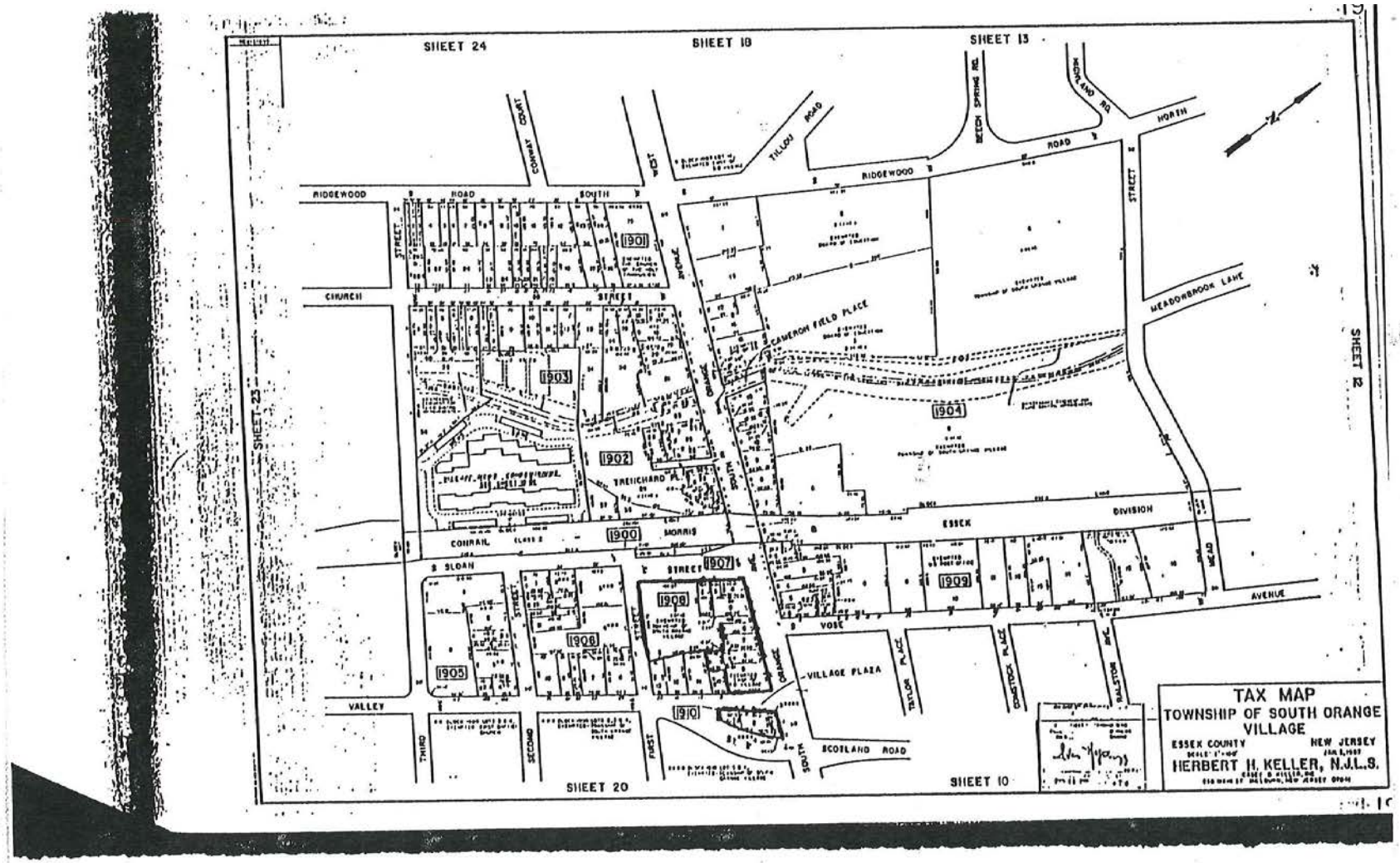
TAX MAP
TOWNSHIP OF SOUTH ORANGE
VILLAGE
ESSEX COUNTY
NEW JERSEY
HERBERT H. KELLER, N.J.L.S.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CONWAY COURT
TILLOU ROAD
BEECH SPRING RD.
HIGHLAND RD.
NORTH STREET
CHURCH STREET
MAIN
CAMERON FIELD PLACE
MEADOWBROOK LANE
1901
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1902
1904
TREICHARD PL.
CONRAIL
1900
MORRIS
ESSEX
DIVISION
S SLOAN STREET
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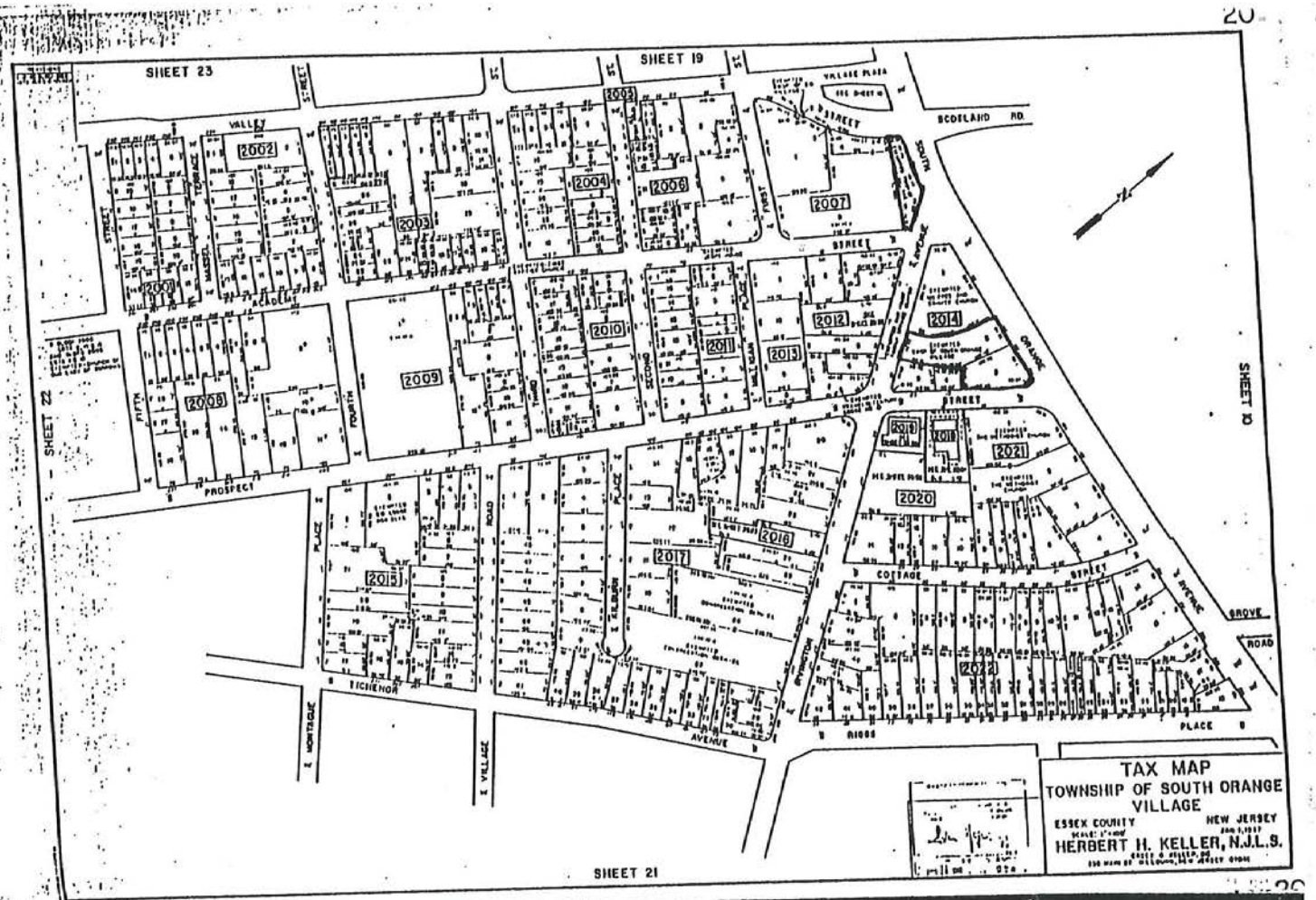
1905
VOSE AVENUE
VILLAGE PLAZA
TAYLOR PLACE
DOMSTOCK PLACE
RALSTON AVE.
ORANGE
VALLEY
1910
THIRD
SECOND
FIRST
SOUTH
SCOTLAND ROAD
TAX MAP
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY
NEW JERSEY
HERBERT H. KELLER, N.J.L.S.


SHEET 23
SHEET 19
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SHEET 10
SHEET 21
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VALLEY
STREET
PROSPECT
FIFTH
FOURTH
THIRD
SECOND
WILLIAM
FIRST
ACADEMY
ORANGE
COTTAGE
RIGGS
PLACE
AVENUE
GROVE
ROAD
TICHENOR
MONTAGUE
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TAX MAP
TOWNSHIP OF SOUTH ORANGE
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