Introduced: April 6, 2020

Adopted: April 27, 2020

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

ORDINANCE #2020-09

ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, NEW JERSEY, ADOPTING THE "VOSE + TAYLOR REDEVELOPMENT PLAN" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A.* 40A:12A-1 *et seq.*

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.*, as amended and supplemented (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, by virtue of Resolution 66-95, the Board of Trustees of the Township of South Orange Village (the "**Trustees**"), pursuant to and in accordance with the requirements of the Redevelopment Law, requested that the Planning Board for the Township of South Orange Village (the "**Planning Board**") investigate whether the parcels identified on the tax maps of the Township of South Orange Village (the "**Village**") as Block 1006, Lots 1, 2, 13 and 14 satisfy the criteria to be designated as "an area in need of redevelopment" (the "**1995 Study Area**"); and

WHEREAS, by resolution adopted on December 4, 1995 and after a public hearings held on October 10, 1995 and November 6, 1995, the Planning Board recommended the 1995 Study Area along with the Municipal Parking Lot (Block 1006, Lot 3) and the alley ways between Block 1006, Lots 8 and 9 be designated by the Trustees as "an area in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, by Resolution 301-95, adopted on December 18, 1995, the Trustees designated the 1995 Study Area as an "area in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, by virtue of Resolution 57-98 and pursuant to the Redevelopment Law, the Trustees, requested that the Planning Board investigate and prepare a study and map delineating certain areas, including Block 1006, Lots 3, 9, 10 and 11 as "an area in need of redevelopment" as part of an addendum to the 1995 Study Area; and

WHEREAS, the Planning Board, by resolution adopted on August 3, 1998, recommended certain parcels, including Block 1006, Lots 3, 9, 10 and 11 be designated by the Trustees as "an area in need of redevelopment"; and

WHEREAS, by Resolution 17-99 adopted on January 1, 1999, the Trustees designated the Block 1006, Lots 3, 9, 10 and 11 as an "area in need of redevelopment" (together with the 1995 Study Area, the "**Redevelopment Area**"); and

WHEREAS, pursuant to *N.J.S.A.* 40A:12-4, the Trustees have determined to act as the "redevelopment entity" (as such term is defined at *N.J.S.A.* 40A:12A-3 of the Redevelopment Law) for the Redevelopment Area; and

WHEREAS, by Ordinance No. 96-43 adopted on November 25, 1996, Trustees adopted the Central Business District Redevelopment Plan, which was subsequently amended by Ordinance No. 20-2002, adopted on September 23, 2002, by Ordinance No. 08-20, adopted on October 15, 2008, by Ordinance 2012-24 adopted on January 28, 2013 and by Ordinance 2014-03 adopted on May 19, 2014 (the "**Central District Plan**") for the Central District Redevelopment Area, which includes portions of the Redevelopment Area; and

WHEREAS, in order to redevelop the Redevelopment Area as envisioned by the Village, certain changes are required to be made to the Central District Plan; and

WHEREAS, the Trustees requested that the Village's planner, Topology (the "**Village Planner**"), prepare a redevelopment plan for the Redevelopment Area, which shall also amend the Central District Plan; and

WHEREAS, the Village Planner prepared such a plan, dated April 2, 2020, which is attached hereto as **Exhibit A**, the "**Redevelopment Plan**") and

WHEREAS, the Trustees desire to have the Planning Board review and comment on the Redevelopment Plan pursuant to *N.J.S.A.* 40A:12A-7(e); and

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Township of South Orange Village, in the County of Essex, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Pursuant to *N.J.S.A.* 40A:12A-7(e), the Trustees hereby refer the Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations as to the Redevelopment Plan and submit same to the Trustees within 45 days after referral, as required by the Redevelopment Law.

Section 3. Contingent upon the receipt of the Planning Board's recommendations, the Trustees hereby adopt the Redevelopment Plan, substantially in the form attached hereto, pursuant to the terms of *N.J.S.A.* 40A:12A-7 of the Redevelopment Law.

Section 4. The zoning district map included in the zoning ordinance of the Village is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Village's municipal code, as and where indicated.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Village Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable laws.

# # #

Introduction – First Reading

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Coallier		X	X			
Hartshorn Hilton			X			
Jones						X
Schnall	X		X			
Zuckerman						X

CERTIFICATION

I, Kevin D. Harris, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced on first reading by the Board of Trustees at their special meeting held on Monday, April 6, 2020.

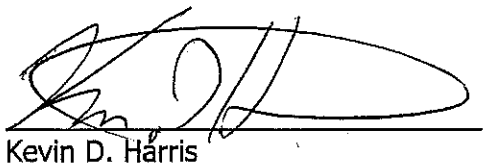
Kevin D. Harris
Village Clerk

Adoption – Second Reading

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Coallier		X	X			
Hartshorn Hilton			X			
Jones			X			
Schnall	X		X			
Zuckerman					X	

CERTIFICATION

I, Kevin D. Harris, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Board of Trustees at their regular meeting held on Monday, April 27, 2020.



Kevin D. Harris
Village Clerk