

**TOWNSHIP OF SOUTH ORANGE VILLAGE
BOARD OF TRUSTEES**

REGULAR MEETING
November 9, 2020, 7:15 PM

ORDER OF BUSINESS

CALL MEETING TO ORDER

Roll Call: Village President Collum
Trustee Clarke
Trustee Coallier
Trustee Hartshorn Hilton
Trustee Jones
Trustee Schnall
Trustee Zuckerman
Mr. Loehner, Village Administrator
Mr. Rother, Village Counsel
Ms. Davis, Acting Village Clerk

MEETING NOTICE STATEMENT

Adequate notice of this meeting had been provided to the press in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6. In addition, notice of this meeting was posted in Village Hall and on the Village's website, and has been filed in the Office of the Village Clerk. Official action may be taken. Ojetti E. Davis, Acting Village Clerk

RESOLUTION TO GO INTO EXECUTIVE SESSION

2020-255 Resolution Authorizing an Executive Session at the November 9, 2020 Regular Meeting of the Board of Trustees

Matter/ (OPMA Exception)

Executive Session

- Water System Valuation (Contract Negotiation)
- Additional items for discussion may be introduced at table.

Voice Vote:

RECONVENE INTO OPEN SESSION

Roll Call: Village President Collum
Trustee Clarke
Trustee Coallier
Trustee Hartshorn Hilton
Trustee Jones
Trustee Schnall
Trustee Zuckerman

Mr. Loehner, Village Administrator
Mr. Rother, Village Counsel
Ms. Davis, Acting Village Clerk

ANNOUNCEMENTS

Importance of continuing to follow the COVID-19 Emergency Precautions - As the COVID-19 pandemic continues to cause us all health concerns and inconvenience; it is critical that we continue to follow the emergency mandates put in place at the various levels of government. Please continue to wear your face masks when out in public, always maintain six feet of distance, avoid large gatherings, wash your hands frequently, and quarantine for 14 days if returning from a location that has a travel advisory.

Road Improvement Project - The milling and re-surfacing of the roadway pavement on the following streets was completed on October 23rd: Warwick Avenue, Park Place, Varsity Road, Cameron Road, Kingman Road South (between Varsity and Cameron) and Twin Oak Road

There are a few punch list items that the contractor will address prior to final payment.

South Orange Public Library: Update October 7, 2020 -

South Orange Public Library is open Monday to Friday and on Sundays. Friday mornings, 9 to noon, are reserved for seniors. Check the website sopl.org or call 973.762.0230 for hours and calendar of events.

Nominate a Villager of the Month for 2021

The Community Relations Committee (CRC) is looking for submissions for Villager of the Month nominations for the 2021 calendar. This prestigious award is given to South Orange residents, businesses, or organizations in South Orange who have made a significant positive impact on the lives of our residents or the overall community. To nominate a Villager, please go to the CRC website and click on the link to nominate or email crc@southorange.org.

PRESENTATIONS

Presentation of the 2021 YouthNet Annual Budget

Presentation of the 2021 South Orange Performing Arts Center (SOPAC) Annual Budgets

PUBLIC COMMENTS

Village President opens meeting for public comment.

PROCLAMATIONS

Proclamation Honoring and Extending Congratulations to Melissa Kopecky on the occasion of her retirement as Director of South Orange Public

Library

Proclamation Honoring and Extending Congratulation to Aderonke Zaccheus on the occasion of her retirement as Tax Collector for the Village of South Orange

VILLAGER OF THE MONTH

PROCLAMATION HONORING AND COMMENDING THE VolunTEENs "VILLAGERS OF THE MONTH" FOR NOVEMBER 2020 FOR THEIR WORK IN THE TOWNSHIP OF SOUTH ORANGE VILLAGE

APPROVAL OF MINUTES

The Village Clerk is requesting Board approval of the minutes from the following past meetings:

- September 14, 2020 Board of Trustees Regular meeting

Roll Call Vote:

ORDINANCES FOR FIRST READING

2020-22 Ordinance of the Township of South Orange Village Adopting Irvington Avenue Redevelopment Plan for Block 2102 Lots 14, 15, 16, 17, 18, 19, 20 and Block 2107 Lot 1

Roll Call:

ORDINANCES FOR SECOND READING

2020-18 Ordinance Amending and Restating Chapter 237 - Property Maintenance regarding the Obligations of Owners and Creditors of Vacant, Foreclosed and Abandoned Property

Public Hearing:

Roll Call Vote:

2020-21 Ordinance Approving Irvington Avenue Redevelopment Plan for Block 2102, Lots 14, 15, 16, 17, 18, 20 and Block 2107 Lot 1

Public Hearing:

Roll Call Vote:

RESOLUTIONS ON CONSENT AGENDA

2020-256 Resolution Authorizing the Hiring of Seasonal Part-Time DPW Laborers

2020-257 Resolution Awarding a Contract to the Giordano Co. for Curbside Collection for Residential Recyclables for the period January 1, 2021 through December 31, 2021

2020-258 Resolution Authorizing Execution of a Memorandum of Understanding for the Installation and Maintenance of Surveillance Cameras and Equipment on Traffic Signals and Rights of Way Belonging to the County of Essex

2020-259 Resolution Affirming the Village Administrator's Hiring of an Account Clerk in the Tax Collector's Office in the Department of Administration, Revenue & Finance

2020-260 Resolution Approving a Settlement Agreement and General Release with Daskal, LLC

Roll Call Vote:

APPROVAL OF BILLS

Trustee Hartshorn Hilton, Chair of the Finance and Capital Projects Committee presents the Bills List audited by the Village Treasurer dated November 9, 2020. The Board of Trustees has been provided with a copy of the Bills List prior to the meeting for examination.

2020-261 Resolution Authorizing Payment of Bills and the Issuance of Checks for the Period through November 9, 2020 in the total amount of \$2,916,482.14

Roll Call Vote:

VILLAGE PRESIDENT REPORT

VILLAGE ADMINISTRATOR REPORT

- 2020 Best Practices Inventory Submission

VILLAGE COUNSEL REPORT

TRUSTEE REPORTS

Trustee Jones - Recreation, Arts & Cultural Affairs Committee Recreation and Cultural Affairs

- Indoor Sports
- Carter Park Survey
- Black History Month Planning

CRC

- Newcomers Day
- Collaboration with Seton Hall Students

Seton Village

- Leadership Group Meeting

PUBLIC COMMENTS

Village President opens meeting for public comment.

NEW BUSINESS

- Presentation and discussion of Citizen Initiated Traffic Calming Policy from the Health and Public Safety Committee

ADJOURNMENT

TOWNSHIP OF SOUTH ORANGE VILLAGE

**RESOLUTION AUTHORIZING AN EXECUTIVE SESSION AT THE NOVEMBER 9,
2020 REGULAR MEETING OF THE BOARD OF TRUSTEES**

WHEREAS, there exists a need to hold an Executive Session for the purpose of discussing the following matter, which falls within the exceptions to the Open Public Meeting Act, N.J.S.A. 10:4-12 et. seq., to wit:

**Matter / (OPMA Exception)
Executive Session**

- Items for discussion may be introduced at table

WHEREAS, it is unknown at this time when such discussion to take place in Executive Session may be disclosed to the public;

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

1. This Executive Session meeting of Board of Trustees of the Township of South Orange Village shall be closed to the public for discussion of the aforesaid referenced matter.
2. The matter discussed during this Executive Session meeting shall be disclosed to the public at such time when reason for discussing and acting on same in Executive Session shall no longer exist.

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

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees at their regular meeting held on Monday, November 9, 2020.

Ojetti E. Davis
Acting Village Clerk



**PROCLAMATION HONORING AND EXTENDING CONGRATULATIONS TO
MELISSA KOPECKY ON THE OCCASION OF HER RETIREMENT AS
DIRECTOR OF SOUTH ORANGE PUBLIC LIBRARY**

WHEREAS, Melissa Kopecky has dutifully served the Township of South Orange Village at the Library for over twenty years; and

WHEREAS, throughout her tenure as Director for the past seventeen years, Melissa Kopecky demonstrated foresight, leadership, innovation, deep perspective, decisive action, and collaboration within community organizations and beyond; and

WHEREAS, through her many accomplishments as Director of South Orange Public Library, in the last 17 years, Melissa has turned SOPL into a vital 21st-century resource: welcome to all, on the cutting edge of technology, and well-positioned for the future; and

WHEREAS, Melissa has articulated and sustained a vision of the Library as an essential pillar of the community, during difficult times such as in the days following Superstorm Sandy in 2012 and the COVID-19 pandemic in 2020; and for decades to come through her tireless championing of the forthcoming Library construction project; and

WHEREAS, those who had the pleasure of working with Melissa will truly miss her enthusiasm, camaraderie, and dedication; and her open-mindedness, asking for and implementing feedback from staff, empowering them to think big and creatively; and

WHEREAS, the Village President and Board of Trustees, on behalf of all Department Heads, municipal workforce, and residents of South Orange Village, wish to express their sincerest gratitude and appreciation to Melissa Kopecky for her dedicated service to the Village; now

THEREFORE, BE IT PROCLAIMED by the Village President of the Township of South Orange Village that the Village community does hereby express its sincerest appreciation to Melissa Kopecky for her professional leadership, innovation in the administration of our Department of, and dedication extended throughout her tenure as Director for the betterment of our community, and wish her the best in all future endeavors.

Dated this 9th day of November, 2020

HONORABLE SHEENA C. COLLUM
Village President of the
Township of South Orange Village



**PROCLAMATION HONORING AND EXTENDING CONGRATULATIONS TO
ADERONKE ZACCHEUS ON THE OCCASION OF HER RETIREMENT AS TAX
COLLECTOR FOR THE VILLAGE OF SOUTH ORANGE**

WHEREAS, Aderonke Zaccheus aka Ronke has dutifully served the Township of South Orange Village within the Tax Department for over 29 years; and

WHEREAS, Aderonke initially started as a Temp in 1991 and subsequently hired full time by the Village in 1992 as a Clerk Typist; then promoted to Senior Clerk Typist in 1995; and subsequently appointed Tax Collector in 2005; and

WHEREAS, throughout her tenure as Tax Collector, Aderonke demonstrated foresight, leadership, and innovation in the administration of the Tax Collections Office; and

WHEREAS, through her many accomplishments as Tax Collector, Aderonke consistently had a Tax Collection Rate of above ninety five (95)% annually, disposed of fewer and fewer properties each year at the annual Tax Sale and over saw a department that dealt with the public on a daily basis; and

WHEREAS, those who had the pleasure of working with Aderonke will truly miss her friendship, professional camaraderie, leadership and dedication, which she displayed in her work for the Village; and

WHEREAS, the Village President and Board of Trustees, on behalf of all Department Heads, municipal workforce, and residents of South Orange Village, wish to express their sincerest gratitude and appreciation to Aderonke Zaccheus for her dedicated service to the Village; now

THEREFORE, BE IT PROCLAIMED by the Village President of the Township of South Orange Village that the Village community does hereby express its sincerest appreciation to Aderonke Zaccheus for her professional leadership, innovation in the administration of our Tax Collections Office, and dedication extended throughout her tenure as Tax Collector for the betterment of our community, and wish her the best in all future endeavors.

Dated this 9th day of November, 2020

**HONORABLE SHEENA C. COLLUM
Village President of the
Township of South Orange Village**

Introduced: November 9, 2020

Adopted:

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

ORDINANCE #2020-22

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE ADOPTING
IRVINGTON AVENUE REDEVELOPMENT PLAN FOR BLOCK 2102, LOTS 14, 15, 16, 17,
18, 19, 20, AND BLOCK 2107, LOT 1**

WHEREAS, on March 9, 2015, in Resolution 2015-45, the Board of Trustees of the Township of South Orange (the "Trustees"), pursuant to and in accordance with the requirements of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "LRHL"), designated the entire Village as an "Area in Need of Rehabilitation" which designation permits the Village to adopt Redevelopment Plans for specific properties; and

WHEREAS, the properties identified as Block 2102, Lots 14, 15, 16, 17, 18, 19 and 20, and Block 2107, Lot 1 the Village's Tax Maps are approximately 2.2 acres in total occupied by a mix of office, commercial, and residential uses with surface parking, accessory sheds and garages; and

WHEREAS, in accordance with the LRHL, the Village requested the preparation of a redevelopment plan and redevelopment agreement to include district controls on the project layout including maintaining appropriate buffers, limiting the impacts on surrounding properties, and controlling the size, scale, location and aesthetic and architectural appearance maintain a harmonious relationship with the surrounding neighborhood; and

WHEREAS, a Redevelopment Plan has been prepared for the Irvington Avenue site and the Trustees have reviewed and considered the attached proposed Redevelopment Plan; and

WHEREAS, on October 12, 2020, the Trustees introduced the within Ordinance to authorize adoption of the Irvington Avenue Redevelopment Plan; and

WHEREAS, pursuant to the LRHL, specifically *N.J.S.A. 40A:12A-7(e)*, the Village referred the Irvington Avenue Redevelopment Plan to the Planning Board who reviewed the Redevelopment Plan on November 2, 2020 and has transmitted its recommendations relating to the Redevelopment Plan to the Board of Trustees prior to final adoption; and

WHEREAS, upon receipt and review of the Village Planning Board's recommendations relating to the Redevelopment Plan, the Board of Trustees believes that the adoption of the Redevelopment Plan is in the best interests of the Village; and

WHEREAS, after consulting with Planners, Redevelopment Counsel and Village staff as well as the Village Administrator, the Trustees have determined that the attached Irvington Avenue Redevelopment Plan is in the best interests of the Village and will best facilitate the appropriate development of the 270 and 299 Irvington Avenue areas; and

WHEREAS, incorporated into the Redevelopment Plan is a requirement for a Redevelopment Agreement the full execution of which will be a prerequisite to the Planning Board's consideration of any development application for the site. The Redevelopment Plan further provides that the Redevelopment Agreement will include a Concept Plan showing the location and orientation of all proposed development and will further include architectural and design standards, including elevations and materials requirements. Finally, the Redevelopment Plan requires that any development of the mixed-use site must be in substantial conformity with the Concept Plan and the architectural and design standards set forth in the Redevelopment Agreement.

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:

1. The Village Planning Board has reviewed the Redevelopment Plan, attached here to as Exhibit A, and provided their recommendations there on pursuant to the provisions of *N.J.S.A.* 40A:12A-7(e), and, in particular, the Planning Board found the Irvington Avenue Redevelopment Plan to be consistent with the Village's Master Plan.
2. The Irvington Avenue Redevelopment Plan supersedes the South Orange Development and Zoning Ordinances for the Property.
3. This ordinance shall be part of the South Orange Development Ordinance as though codified and set forth fully herein.
4. 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.
5. A copy of this ordinance and the Irvington Avenue Redevelopment Plan shall be available for public inspection at the office of the Village Clerk during regular business hours.
6. This Ordinance shall take effect as provided by law.

#

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

CERTIFICATION

I, Ojetti E. Davis, Acting 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 meeting held on November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

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

CERTIFICATION

I, Ojetti Davis, Acting 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 meeting held on November 9, 2020, and adopted at their meeting held on December 14, 2020.

Ojetti E. Davis
Acting Village Clerk

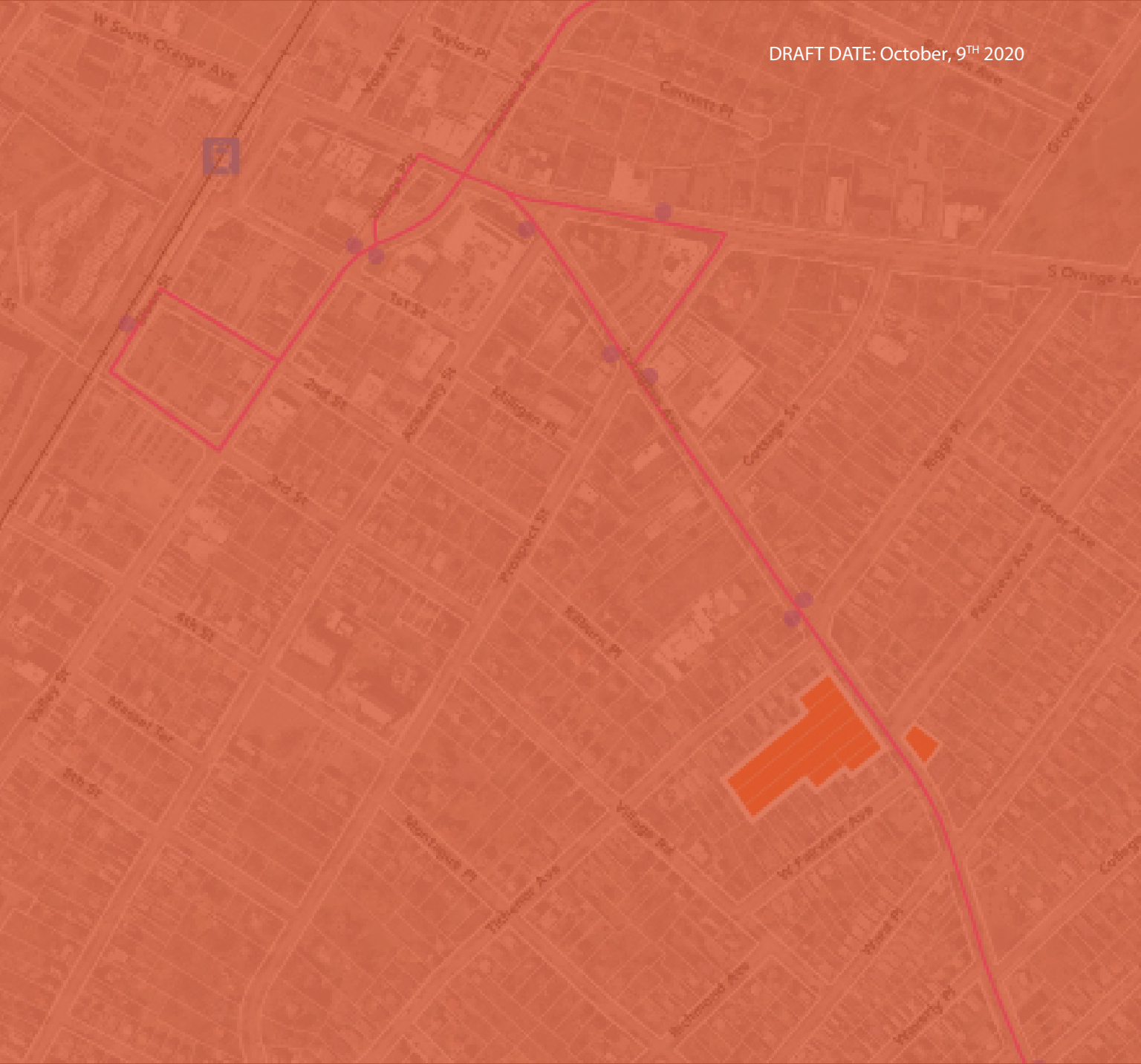
Introduced: November 9, 2020

Adopted:

ATTEST:

Ojetti E. Davis
Acting Village Clerk

Sheena C. Collum
Village President



270 IRVINGTON AVE

REDEVELOPMENT PLAN

THE TOWNSHIP OF SOUTH ORANGE VILLAGE, NJ



UNLOCKING POTENTIAL
IN PLACES YOU LOVE
60 Union Street, #1N
Newark, NJ 07105



ACKNOWLEDGEMENTS

Village President

Sheena C. Collum

Board of Trustees

Donna Coalier
Summer Jones
Bob Zuckerman
Karen Hartshorn Hilton
Walter Clarke
Steve Schnell

Planning Board

Harold Colton-Max, Chairman
Michael Lerman, Vice Chairman
Jon Busch-Vogel, Village President Designee
Bob Zuckerman, Village Trustee
Adam Loehner, Village Administrator
Michael Miller
Lillian Harris
David Kraiker
Lance Freeman
Kate Selvin
Terry Richardson

Planning Board Planner

Greer Patras, AICP/PP

Planning Board Counsel

William Sullivan, Esq.

Planning Board Engineer

Eric Keller, P.E

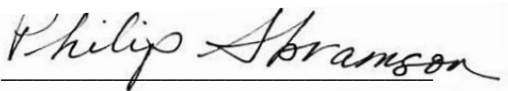
Planning Board Secretary

Ojetti Davis

Village Administrator

Adam D. Loehner

Prepared by



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



Greer Patras, AICP/PP
NJ Planner License No. 636300



Redevelopment Area as
seen from Irvington Avenue

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INTRODUCTION

A comprehensive vision for revitalization is needed for certain underutilized and dilapidated properties within the beautiful Seton Village neighborhood of South Orange Village (the "Village"). This Redevelopment Plan ("Plan") applies to the following properties, as depicted on the Township of South Orange Village's Tax Map: Block 2102, Lots 14, 15, 16, 17, 18, 19, and 20 and Block 2107 Lot 1 (hereinafter referred to as the "Redevelopment Area," "Site," or "Area"). The goal of the Plan is to establish the planning and policy framework for the redevelopment, effectuate the Village's planning goals, and determine a potential program for development of this area. The principal goal of the Plan is to improve 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 270 Irvington Avenue Redevelopment Area.

On March 9, 2015, per Resolution #2015-45, the Village adopted a village-wide rehabilitation designation. Under this designation, the Village is able to use the powers granted by the Local Redevelopment Housing Law to draft and effectuate redevelopment plans. Redevelopment projects cannot be undertaken or carried out without the adoption of a redevelopment plan by ordinance (N.J.S.A. 40A:12A-7).

Redevelopment Plan Objective

This Plan is intended to provide a regulatory framework for an innovative and unique redevelopment opportunity in the center of the Seton Village neighborhood. With particular attention to community revitalization and context-sensitive design, this Plan serves both surrounding residents and members of the greater Village community.

With the Area's location on a main corridor in the Seton Village neighborhood and its close proximity to downtown South Orange, commodities such as the train station and local businesses create an opportunity to activate this 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. Prior development concepts on this site have been met with significant community opposition. These prior proposals were much denser than the current proposal, having building footprints that occupied the majority of the site. Minimal setbacks and looming rooflines towered over adjacent dwellings while any available land was covered by surface parking. These previous projects ended when developers were unable to assemble parcels and propose a mutually beneficial project, however the community remained committed to sensible development of this prominent site.



INTRODUCTION

Prior to crafting this Plan, the Village embarked on a substantial public outreach plan which provided residents and visitors of the Area an opportunity to voice potential concerns, provide design feedback, and shape the overall character of potential redevelopment. On February 5, 2020, a community outreach meeting was held in South Orange Village, where the prospective project architect presented renderings and concept plans to the public and the redevelopment process was explained. On June 17, 2020, a virtual community outreach meeting was held to show the revisions made since the first community meeting and to address further comments and questions regarding the concept. The primary focus of these meetings were height, massing, architecture, sustainable design, buffering, and traffic.

On September 9, 2020, a virtual community outreach meeting was held to display a draft of this Redevelopment Plan to the public to confirm that it addressed the bulk and design goals of the community.

This Plan is designed to:

- i. address existing zoning difficulties;
- ii. remediate non-conforming structures; and
- iii. provide a framework for attractive, sensitive development on this site.

Emphasis was added to the topics most discussed by the community, such as requirements related to the location of parking, use of rear yard, appropriate massing and setbacks, and high-quality design elements. With the support of the community, this plan will effectuate a product that both the residential and business communities can appreciate.

INTRODUCTION

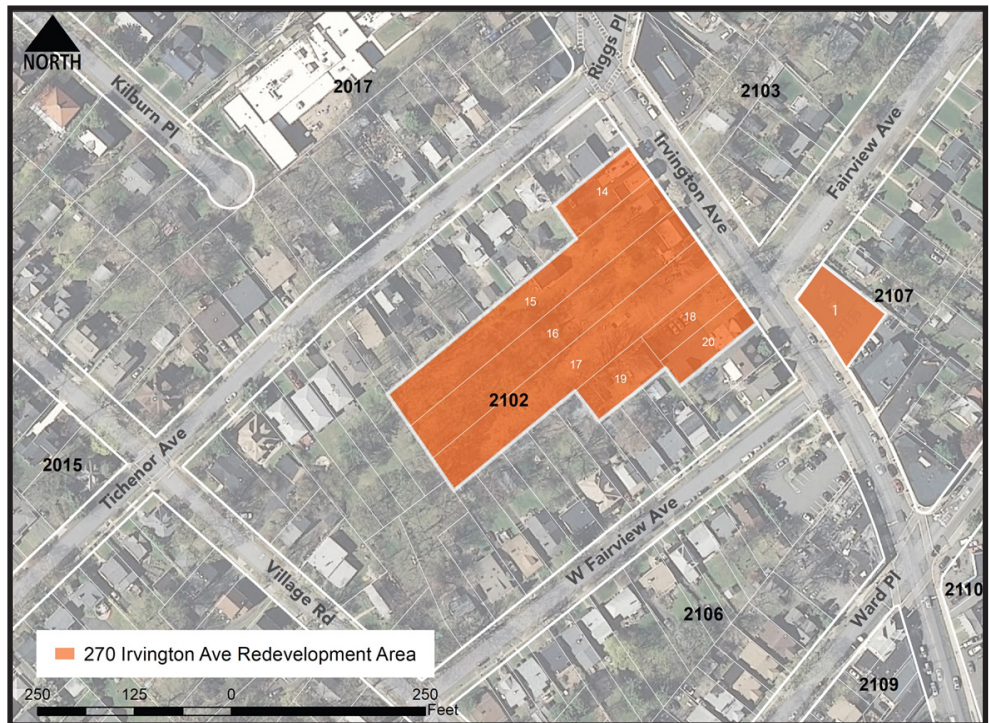


Figure 1: Map of Redevelopment Area

In accordance with the LRHL [N.J.S.A. 40A: 12A-7(a)], this Redevelopment Plan establishes the following proposed requirements for the 270 Irvington Avenue Redevelopment Area:

- Land Uses
- Bulk Standards
- Design Criteria
- Affordable Housing Requirements

The provisions set forth in this Redevelopment Plan shall supersede, govern, and control the standards for the designated properties. As a result, the four underlying districts: Business District-2, Residential Townhouse District, Single Family Residential-50, and Two-Family Residential Districts shall be amended as part of the Redevelopment Plan under one cohesive zoning district. 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 Redevelopment Plan shall apply as part of this Redevelopment 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 Plan.



LOCAL REDEVELOPMENT AND HOUSING LAW

The Village determined that the use of redevelopment powers granted to municipalities under the (LRHL) (N.J.S.A 40A:12A-1, et. seq.) would be the most effective approach to revitalize the parcels contained in the 270 Irvington Avenue Redevelopment Area.

The Village does not intend to acquire any property within the Area for the purposes of executing this Plan.

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

On March 9, 2015, per Resolution #2015-45, South Orange Village adopted a village-wide rehabilitation designation. Therefore, pursuant to LRHL, a redevelopment plan may be prepared where it must then be adopted and implemented so long as it includes provisions for rehabilitation/redevelopment for properties but excludes the powers of eminent domain.



RELATION TO OTHER PLANS

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 substantially consistent with the goals of the Master Plan, as it relates to providing:

- Residential dwellings designed to maximize quality of life
- Commercial uses compatible with surrounding uses
- Appropriate on-site parking for vehicles and bicycles
- Sustainable design elements, with maximized pervious groundcover and environmentally friendly energy systems, materials, and fixtures.

This Plan is also consistent with, or will not impact, the following plans, as detailed in Appendix B.

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

EXISTING CONDITIONS

4.1 Redevelopment Area Map



Figure 2: Map of Redevelopment Area + Surrounding Environment

4.2 Neighborhood Context

Seton Village Overview

The Seton Village neighborhood is comprised of both residential uses and community commercial uses. The commercial corridor is located along both sides of Irvington Avenue, between Waverly Place and Tichenor Avenue. Surrounding streets contain predominately single- and two-family residences. The Seton Village community is very active and shows pride in their neighborhood identity by organizing events, engaging in local development processes, and undergoing a community branding campaign.

All commercial buildings contain first floor retail, and there has been a gradual increase of small local shops within the neighborhood. Some commercial buildings contain upper story residential apartments.

Waverly Place and Tichenor Avenue, side streets off of Irvington Avenue, contain predominately detached single-family dwellings.

EXISTING CONDITIONS

Neighborhood Connectivity



Figure 3: Map of Redevelopment Area + Transportation Context

This area is positioned with great accessibility and connectivity. Irvington Avenue is an Essex County arterial road that leads to downtown South Orange and Seton Hall University. The right-of-way is approximately 61 feet in width. Parallel on-street parking and some dedicated turning lanes can be found along the roadway.

Irvington Avenue directly connects to South Orange Avenue, which is a major county road that links many of the region's commercial centers with smaller towns, including Newark to the east and Village, Short Hills, and Livingston to the west.

Ward Place is another arterial road which is located south of the Site. This two-way street creates a direct connection to Seton Hall University and is within close walking distance from the Site. Ward Place connects to South Orange Avenue and the Underhill Sports Complex, consisting of predominantly single-family dwellings. Parallel parking and dedicated turning lanes can be found along the roadway.

4

EXISTING CONDITIONS



The Redevelopment Area is located a half a mile from the South Orange Train Station, which equates to an approximate 11-minute walk. The South Orange Train Station is a significant transit asset for the Village and nearby residents, with approximately 4,200 boardings on an average weekday on the Morris and 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 leaving the Village during peak morning and evening hours.

The Mountain Station, also on the Morris and Essex Line is located near the eastern border of the municipality, approximately 1.4 miles from the Redevelopment Area. Mountain Station averages approximately 300 passengers a weekday.

Additionally, South Orange Village operates a bus jitney system consisting of four routes with stops in eight neighborhoods throughout the Village including several with connections to transit. The Village is also serviced 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 the Port Authority Bus Terminal in New York City. There are several bus stops that are located along Irvington Avenue, including about seven bus stops that are within close proximity to the Area. Two bus stops, Irvington Ave at Tichenor Avenue and Irvington Avenue at Riggs Place, are about a two-minute walk from the Area.

4.3 Site Overview

The properties subject to this Redevelopment Plan are Block 2102, Lots 14, 15, 16, 17, 18, 19, 20 and Block 2107 Lot 1. The combined lots occupy an area of approximately 2.2 acres (95,793 square feet).

Properties within Block 2102 are located on the western side of Irvington Avenue, between Tichenor Avenue and West Fairview Avenue, adjacent to the Delta gas station. These lots total 2.026 acres (88,351 square feet) and have approximately 278 linear feet of frontage on Irvington Avenue.

EXISTING CONDITIONS



Figure 4: Map of Redevelopment Area

Initially constructed between the mid 19th Century and early 20th Century, the properties within the Site were developed as residential dwellings with similar scale and architectural vernacular approaches such as height, materials, and colors. These properties have not experienced significant change over time; however, several renovations and expansions have been completed to accommodate a mix of residential and commercial office uses. Various attempts were made to redevelop this area, as discussed in Section 1.1, due to dilapidated and/or non-conforming conditions.

Adjacent uses include a two-family residential dwelling (284 Irvington Ave) to the south, Delta gas station and automobile service station to the north at the corner of Tichenor Ave and Irvington Ave, and several single-family residential dwellings to the west towards the rear of the site, and along Irvington Ave.

Block 2107 Lot 1 is located on the eastern side of Irvington Avenue, at the corner of Fairview Avenue and Irvington Avenue. This parcel contains 7,442 square feet (0.171 acres) and has approximately 114 linear feet of frontage on Irvington Avenue.

4

EXISTING CONDITIONS

Based on two Sanborn maps from 1912 and 1928, it appears that a framed building was developed by 1912, and in 1928 the lot added an accessory framed structure. Per Open Records Public System, a new building was constructed in 2000, and no major changes have been made since then. The existing building has served a commercial use, along with most of the abutting properties along that side of Irvington Avenue.

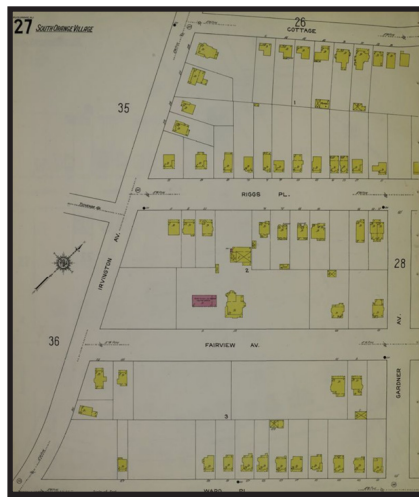


Figure 5: Sanborn Map of Irvington Avenue Corridor (1912)

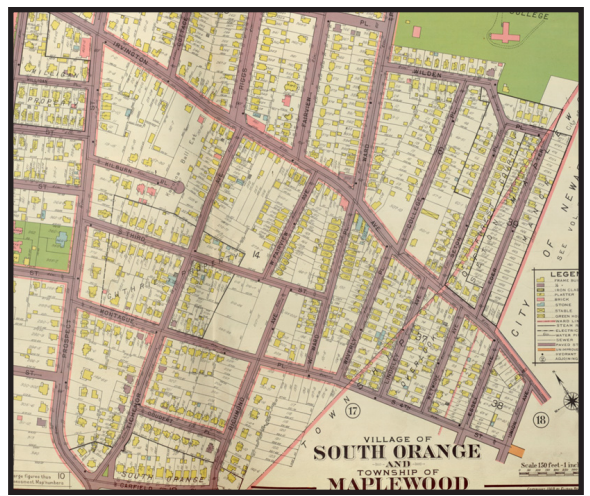


Figure 6: Sanborn Map of Irvington Avenue Corridor (1928)

Adjacent uses include a three-story mixed-use building to the south, which shares parking with the subject property and other commercial properties continuing along Irvington Avenue. Single-family residential dwellings exist to the east, fronting on Fairview Avenue.

4.4 Parcel Analysis

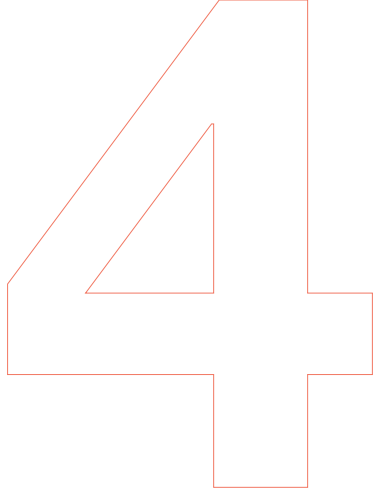
The below information is based on site visits, municipal records, and the following surveys:

- Survey for Block 2102, Lots 14-20, prepared by Michael T. Lanzafama (LS License No. 30084) of Casey & Keller Inc., dated May 10, 2016 and last revised on September 7, 2018.
- Survey for Block 2107, Lot 1, prepared by James W. Halsey (LS License No. 18250), dated September 7, 2007.

Block 2102, Lot 14

This property is the northernmost lot in the Area and has frontage along Irvington Avenue. The lot contains a one-story realty and financial service office building and a two-story single-family residential building. The property also contains a shared driveway and parking area, and shows signs of neglect with a dilapidated frontage.

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EXISTING CONDITIONS

- Street Address: 256-258 Irvington Avenue
- Area: 6,250 SF (0.143 Acres)
- Zone: R-TH
- Current Use: Office/Residential

Block 2102, Lot 15

This property is located on Irvington Avenue and contains two two-story single-family dwellings. The lot also contains a shared stone driveway that serves both residences. The property shows signs of neglect.

- Street Address: 266 Irvington Avenue
- Area: 22,100 SF (0.507 Acres)
- Zone: RB/R-TH
- Current Use: Residential

Block 2102, Lot 16

This property is located along Irvington Avenue and contains a two-story single-family residence. The site is in disrepair and shows signs of dilapidation.

- Street Address: 270 Irvington Avenue
- Area: 21,758 SF (0.499 Acres)
- Zone: RB/R-TH
- Current Use: Residential

Block 2102, Lot 17

This property fronts Irvington Avenue and is used for commercial and residential purposes. The majority of this lot is used as a surface parking area that also provides ingress and egress to the residential property on Lot 16. This property also contains a small garden and recreation area.

- Street Address: 274 Irvington Avenue
- Area: 22,137 SF (0.508 Acres)
- Zone: RB/R-TH
- Current Use: Surface Parking

Block 2102, Lot 18

This property fronts Irvington Avenue and contains no principal buildings. It is occupied by a surface parking used by Lots 19 and 20, with a very high amount of impervious surface coverage.

- Street Address: 278 Irvington Avenue
- Area: 5,203 SF (0.119 acres)
- Zone: B-2
- Current Use: Surface Parking

Block 2102, Lot 19

This property has no frontage on an improved street. It contains two garages and access to this lot from Irvington Avenue is through Lot 18. The property is in disrepair.



EXISTING CONDITIONS

- Street Address: 173 West Fairview Avenue
- Area: 5,755 SF (0.132 Acres)
- Zone: RB/RA-50
- Current Use: Two Accessory Structures

Block 2102, Lot 20

This property fronts Irvington Avenue and contains a 2.5-story residential dwelling with a garage towards the rear. The property has an excessive amount of impervious surface and a parking area in the rear of the property.

- Street Address: 282 Irvington Avenue
- Area: 5,148 SF (0.118 Acres)
- Zone: B-2
- Current Use: Residential

Block 2107, Lot 1

This property is a corner lot, with frontage on both Irvington Avenue and Fairview Avenue. It contains a one-story brick and block structure used as a commercial building. Primary access to the commercial space is on Irvington Avenue. The site also contains an eight-space parking lot that is shared with adjacent Lot 32, which is under the same ownership as Lot 1.

- Street Address: 299-305 Irvington Avenue
- Area: 7,442 SF (0.171 Acres)
- Zone: B-2
- Current Use: Commercial

4.5 Contamination

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

4.6 Zoning Analysis

The Site is unique because it falls within four different districts:

- R-TH Residence Townhouses District
- B-2 Business District
- RA-50 Single-Family Detached District
- RB Two-Family District

EXISTING CONDITIONS

RA-50 Single-Family Detached	<ul style="list-style-type: none"> • Single family detached dwellings • Public Schools • Municipal owned 	<ul style="list-style-type: none"> • Off-street parking. • Signs. • Accessory buildings and structures normally incident and subordinate to the principal use, including private garages, property maintenance storage buildings, private swimming pools and cabanas and similar utility or recreational buildings and structures. • Greenhouses not operated for profit, provided that there is no display of product other than in growth and further provided that there is no power plant and that any heating plant is at least 200 feet from any lot line. • Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. • Home-based businesses. 	<ul style="list-style-type: none"> • Residential cluster developments, Type A and Type B, but only at special locations. • Professional offices in residence. • The erection of any building resembling, similar to or having a shape commonly known and referred to as a “geodesic dome.” • Community residences for the developmentally disabled and community shelters for victims of domestic violence. • Lodges, fraternal organizations and associations. • Churches, synagogues and other religious and nonprofit schools for day students only.
RB Two-Family	<ul style="list-style-type: none"> • Any permitted use in RA-50 Zone • Two-family detached dwellings 	<ul style="list-style-type: none"> • Any accessory use permitted in Residence A Districts. • Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. • Home-based businesses. 	<ul style="list-style-type: none"> • Any conditional use permitted in Residence A Districts, with exception of residential cluster developments. • Churches, synagogues and other religious and nonprofit schools for day students only. • Churches, synagogues and other religious and nonprofit schools for day students only.
B-2 Business	<ul style="list-style-type: none"> • All permitted B-1 businesses • Public garage • Commercial garage • Public utility substation • General offices • Off-street parking • Retail stores • Vocational schools • Professional Offices • Restaurants 	<ul style="list-style-type: none"> • Any accessory use permitted in the Business B-1 District. • Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 	<ul style="list-style-type: none"> • Gasoline service stations. • The erection of any building resembling, similar to or having a shape commonly known and referred to as “geodesic dome.” • Lodges, fraternal organizations and associations. • Churches, synagogues and other religious and nonprofit schools for day students only. • Fast-food restaurants.

4

EXISTING CONDITIONS

If any development were built to comply with the existing requirements, the development of the Area would be intrusive to the surrounding properties, especially as it relates to setbacks and impervious coverage. For example, the required front yard setback in the R-TH zone is 25', while the B-2 zone requires a 15' setback. Further, the maximum lot coverage permitted in the B-2 zone is 75%, while the Residential A and B zones permits only 40%. Therefore, the current bulk standards and zoning configuration don't lend themselves to compliant site development.

The following table lists the bulk standards in each of these districts:

Requirements	RB	R-TH	RA-50	B2
Min. Lot Area	6,000 SF	20,000 SF	5,000 SF	10,000 SF
Min. Lot Width	60'	-	90'	100'
Min. Front Yard Setback	25'	25'	25'	15'
Min. Side Yard Setback	4'	25'	4'	10'
Min. Rear Yard Setback	16'	25'	16'	25'
Max. Lot Coverage	40%	65%	40%	75%
Max. Building Height	35'	35'	35'	36'



PUBLIC PURPOSES + GOALS

5.1. Land Use

- A. Replace non-permitted and non-conforming uses with uses that contribute to the historic community commercial and neighborhood fabric.
- B. Permit mixed-use development to encourage walkability in the neighborhood.
- C. Employ appropriate bulk standards for the size and location of the site to encourage suitable and sustainable development while protecting the existing character of the area.
- D. Concentrate development on Irvington Avenue frontage.
- E. Enhance the Irvington Avenue corridor with upgraded sidewalks and streetscape improvements.
- F. Contribute to the economic success of the community by creating new commercial structures and increasing the local customer base.

5.2. High Quality Architecture

- A. Encourage the development of iconic architecture that sets a standard of high-quality design for future corridor development.
- B. Enhance the visual characteristics of the area by requiring high-quality materials, complementary color schemes, and massing strategies.
- C. Require minimum ground level transparency requirements to architecturally activate the human-scale experience.
- D. Incorporate architecture techniques that reflect traditional styles and complement the surrounding neighborhood.
- E. Encourage architectural massing that keeps rooflines, eaves, and cornices low to make the building appear two to three stories.

5.3. Green Infrastructure + Sustainable Design

- A. Encourage new sustainable design features to enhance the development and influence future projects.
- B. Minimize impervious and building coverage and utilize pervious surfaces to improve on-site stormwater management.
- C. Create open green space to enhance quality of the life for residents.
- D. Incorporate street trees, bioswales, and other green infrastructure elements into all buildings and landscape designs to reduce runoff and improve local water quality.
- E. Maximize water capture and reduce ponding during heavy precipitation events through the use of passive non-structural stormwater management techniques.
- F. Support the incorporation of Energy Star standards within residential and commercial units.
- G. Support the New Jersey electric vehicle legislation and statewide goals by requiring electric vehicle charging stations within site development.
- H. Minimize light pollution by requiring downward facing fixtures, LED bulbs, maximum footcandle levels, and reduction of non-essential lights overnight.



Bioswales improve on-site stormwater management and are an interesting landscape element.

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PUBLIC PURPOSES + GOALS

5.4. Human-Oriented Public Space

- A. Enhance the visual character of Irvington Avenue with streetscape design elements including street trees, street furniture, lighting, rain gardens, and paver units with tactile and aesthetic features that encourage a distinct sense of place.
- B. Improve physical safety by reducing the number and width of curb cuts, widening the sidewalk, and installing appropriate lighting.
- C. Coordinate public space and streetscape elements to utilize similar neighborhood plantings, visual cues, and sidewalks to create a uniform and attractive public realm.
- D. 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.
- E. Create safe and healthy spaces and incorporate strategies to mitigate the spread of viral diseases in light of the COVID-19 pandemic.



5.5. Affordable Housing

- A. Incorporate affordable housing units within a site that is available, suitable, developable, and approvable in an effort to diversify and grow the community.
- B. Create accessibility and housing opportunities for families of lower income.
- C. Deed restrict all affordable units to meet requirements and provide the Village credit in their current round obligation.
- D. Utilize property that has access to water and sewer infrastructure, transportation, and compatible land uses.



Human-oriented public spaces enhances the pedestrian environment and creates visual character.

5.6. Blight Elimination

- A. Safeguard the health, safety, and welfare of the residents of Township of South Orange Village through the repositioning of underutilized properties that can contribute to the economic well-being of the Village.

5.7. Parking

- A. Provide ample on-site parking spaces for residential tenants, commercial users, employees, and site visitors.
- B. Reduce adverse noise, excessive exhaust, and visual impacts of automobiles by requiring underground parking.
- C. Provide private/sheltered and public on-site bicycle spaces for residential tenants, commercial users, employees, and site visitors.
- D. Provide a dedicated on-site loading space for oversized vehicles, deliveries, etc.
- E. Maintain or increase the number of on-street parking spaces by exchanging curb cuts to parking spaces.
- F. Provide "flex space" parking that can serve multiple functions and benefit the local community.



PUBLIC PURPOSES + GOALS

5.8. Apply suitable planning practices in the interest of public

- A. Improve the public health, safety, convenience, and welfare of its citizens while assuring that the growth of the community is consonant with surrounding character.
- B. Promote the health, safety, morals, and general welfare of the community, while protecting and conserving the value of buildings and neighborhood character and encouraging the utmost appropriate use of the land.



LAND USE

6.1 Permitted Uses

A. Permitted Uses

- Retail Sale, Trade or Service
- Banks and Financial Institutions
- Restaurants and Cafés
- Retail Market
- Retail food establishment limited to any coffee shop, short-order cafe, luncheonette, grill; tearoom, sandwich shop, soda fountain, ice cream parlor, catering kitchen, retail bakery, or delicatessen.
- Fitness Services including children's gym, children's play space, wellness programs and classes, yoga or boxing studios, personal training, and related uses as determined by the Board.
- Community Center
- Multi-Family
- Offices including professional offices and showrooms, real estate offices, creative studio, community development office, co-working space, and related uses as determined by the Board.
- Educational or Instructional Uses, including kitchen used primarily for cooking classes, paint and sip studio, wellness programs and classes, vocational schools or studios for the instruction of the arts, dancing, music, languages or photography, and related uses as determined by the Planning Board.
- Child Care Center
- Public Space

B. Accessory Uses

- Parking, Private & Public
- Underground Parking Garage
- Lobby, Residential (Below the Second Floor)
- Lobby, Office (Below the Second Floor)
- Residential amenity space which may include outdoor active or passive recreation, gathering spaces such as patios or lounges, exercise facilities, co-working spaces, and lobbies. This shall not include utility storage or hallways.
- Seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers.
- Accessory buildings and structures normally incidental and subordinate to the principal use, including property maintenance sheds, patios, gazebos, fences, and utilities.
- Refuse area
- Any other uses determined to be customary or incidental to permitted principal uses, as determined by the Board

C. Prohibited Uses

- Any use not specifically permitted shall be considered prohibited.

LAND USE

6.2. Area + Bulk Requirements: Block 2102, Lots 14-20

(see Figure 7 for lot configuration and setback diagram)

- A. Dwelling Units (maximum): 48 units or 24 du/ac
 - i. Minimum of 20% of units shall conform with the Village's Affordable Housing Ordinance.
 - ii. None of the required Affordable Housing component may be located off-site.
 - iii. Affordable units shall not be concentrated to one residential building or floor within the development or have separate entrances from the market rate units.
 - iv. A unit reserved for building operations staff shall not be counted as part of overall density.
- B. All commercial space shall be located on the ground floor.
- C. Primary structure permits multi-family units above the ground floor only. Residential lobbies may be on the ground floor.
- D. Residential Amenity Space (minimum): 100 square feet per unit with a minimum of 50% indoor. Units within Block 2107 Lot 1 should be counted towards this requirement.
- E. Lot Area (minimum): 86,000 square feet (1.97 acres)
- F. Lot Width (minimum): 200' i.
- G. Lot Depth (minimum): 120'
- H. Impervious Coverage (maximum): 55%
- I. Building Coverage (maximum): 35%
- J. Front Yard Setback from Irvington Avenue (minimum): 12'
 - i. Setbacks shall be measured from the property line.
 - ii. Canopies and cornices up to 4' extension shall be excluded from the setback requirements.
 - iii. 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.
- K. Side Yard Setback to Primary Structure (minimum): 10'
- L. Rear Yard Setback to Primary Structure (minimum):
 - Rear Yard A: 25'
 - Rear Yard B: 330'
- M. Floor-to-Floor Height Requirements

Use	Minimum	Maximum
Commercial	12 ft	20 ft
Residential	10 ft	15 ft



LAND USE

N. Primary Structure Height Requirements

- i. Permitted Building Height Maximum: four (4) stories and 50'-0".
- ii. Roof Pitch: the slope of the roof shall begin at the floor level of the lower of the top two floors at 2:1.
- iii. Underground parking and storage shall not be considered a building story.

O. Required Open Space (minimum): 30% of Block 2102, Lots 14-20 total area.

P. Buffer Requirements

- i. A buffer shall be provided along the rear and side property lines, with the purpose of screening noise, light and other nuisances emanating from any new development from existing adjacent residential zones. Buffer may not be less than 5' wide in the primary development zone, and 10' wide in the secondary development zone. Buffer must consist of a combination of deciduous and evergreen trees and shall be a minimum of 6' in height at installation.
- ii. Where adjacent to non-residential zones, fencing, walls or landscape buffer 3' wide is required.

Q. Secondary Structure Requirements

- i. Side Yard Setback (minimum): 25'
- ii. Rear Yard Setback C (minimum): 25'
- iii. Rear Yard Setback D (minimum): 200'
- iv. Permitted Building Height Maximum: three (3) stories and 36'-0"
- v. Roof Pitch: the slope of the roof shall begin at the floor level of the lower of the top two floors at 2:1

R. Subgrade Parking

- i. Front Setback (minimum): 0'
- ii. Side Setback (minimum): 5'
- iii. Rear Setback (minimum): 150'
- iv. Underground parking and storage shall not be considered a building story.

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LAND USE



Figure 7: Setbacks Diagram

LAND USE

6.3. Area + Bulk Requirements: Block 2107, Lot 1

- A. Dwelling Units (maximum): 12 units or 70 du/ac
 - i. Minimum of 20% of units shall conform with the Village's Affordable Housing Ordinance.
 - ii. None of the required Affordable Housing component may be located off-site.
 - iii. Affordable units shall not be concentrated to one residential building or floor within the development or have separate entrances from the market rate units.
- B. All commercial space shall be located on the ground floor and multi-family units shall be above the ground floor.
- C. Lot Area (minimum): 7,000 square feet (0.16 acres)
- D. Lot Width (minimum): 50'
- E. Lot Depth (minimum): 50'
- F. Impervious Coverage (maximum): 100%
- G. Building Coverage (maximum): 85%
- H. Side Yard Setback (minimum): 0' (Side property line shall be considered the southern property line, adjacent to Block 2107, Lot 32.)
- I. Rear Yard Setback (minimum): 3' (Rear property line shall be considered the eastern property line, adjacent to Block 2107, Lot 2.)
- J. Front Yard Setback from Irvington Avenue and Fairview Avenue property line: 0'(minimum)
 - i. 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.
- K. Floor-to-Floor Height Requirements

Use	Minimum	Maximum
Commercial	12 ft	20 ft
Residential	10 ft	15 ft

- L. Building Height Requirements
 - i. Permitted Building Height Maximum: four (4) stories and 50'-0"
 - ii. Roof Pitch: the slope of the roof shall begin at the floor level of the lower of the top two floors at 2:1.
 - iii. Only one (1) basement floor shall be allowed below the ground floor without counting to the overall height of the building if used for utilities, bike storage, maintenance purposes, residential amenity space, or related uses as approved by the Board.
- M. Final Plan should be generally consistent with the designs presented to the community and contained in the concept drawings prepared by Earl Jackson Architecture, dated June 14, 2019, included Appendix D.

6.4. General Requirements

The following regulations are applicable to all properties within the Redevelopment Zone.

A. Accessory Structure Requirements:

i. Height:

- Maximum: 6' for fences and walls, including retaining walls, stairwells, utility screening, etc.
- Maximum of 10' for all other accessory uses such as sheds, gazebos, etc.

ii. Minimum Setback from Side Yard and Rear Yard: 6'

- ###### iii. Must be visually screened from public view and adjacent residential properties while being complementary to the principal building architecture.

B. Parking Requirements

- All parking areas shall meet or exceed Americans with Disabilities Act (ADA) standards.
- A minimum of 80% of the total parking spaces shall be underground parking.
- The parking requirements for the 299 Irvington Avenue (Block 2107) side can be satisfied by spaces on the 270 Irvington Avenue (Block 2102) side, as long as a suitable walking path between these sites is provided.
- Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- Off-Street Automotive Parking: Minimum off-street parking requirements shall be in compliance with the bulk standards outlined below:

Use	Minimum Requirement
Residential	1.5 Spaces per unit
Commercial	1.0 Space per 1,000 square feet
Flex Spaces	5 spaces total

- An increase in the number of parking spaces of more than 10% shall constitute a deviation.
- Surface parking spaces shall be a minimum of 9' wide and 18' long.
- Parking garage parking spaces shall be a minimum of 8' wide and 18' long.
- Up to 10% of the parking space requirement may be compact spaces, and shall be a minimum of 8' wide and 16' long.
- Any changes to on-street parking are subject to approval from the Board of Trustees. Existing on-street parking must be replaced at a minimum of one-for-one.
- A protective barrier shall be located around any downward sloping area near the parking garage ramp to prevent falls and accidents.
- Barriers/structural walls related to the garage and ramp shall be designed to minimize visual impact with materials/colors that are complementary to the building design and be screened with landscaping where possible.



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LAND USE



Sheltered Bicycle Parking

C. Loading Space Requirements

- i. Minimum requirement (Block 2102, Lots 14-20): One loading space per each 18,000 SF of commercial space or less and additional loading spaces per each 18,000 SF thereafter. Loading spaces shall be a minimum of 12' wide and 25' long.
- ii. Minimum requirement (Block 2107, Lot 1): One parking space dedicated for loading purposes only such as deliveries, drop-offs, pick-ups, etc. which shall be 9' wide and 18' long. This space may be on-street subject to Municipal/County approval and shall be at least 8' wide and 22' long.
- iii. Loading spaces shall be hatched off/marked and provide signage for easy distinction from a parking space.

D. Electric Vehicle Charging Stations (EVCS)

- i. 10% of all residential parking spaces shall accommodate electric vehicle charging stations. A minimum of 50% of EVCS shall be installed at the time of construction. The Applicant must submit an implementation plan and schedule of future EVCS, including the location of electrical infrastructure that will support future EVCS.
- ii. 10% of all non-residential parking spaces shall accommodate electric vehicle charging stations. 100% of EVCS shall be installed at the time of construction.
- iii. The site plan shall locate all parking spaces that will accommodate EVCS, as well as provide details of all equipment and utilities.
- iv. EVCS shall be designed/installed as follows:
 - All EVCS shall be Level 2 or greater.
 - EV parking spaces shall provide protective bollards or parking stoppers to ensure protection of charging station equipment.
 - Up to 50% of the electric vehicle parking spaces may be compact spaces.
 - Adequate lighting shall be provided for each charging station and comply with all lighting standards within this Redevelopment Plan.
 - EV charging stations that are located within a parking garage shall be wall mounted, and EVCS located on a surface lot shall be "pedestal" style.
 - EV charging station parking spaces shall be striped or colored different than regular parking spaces so motorists can easily distinguish between the two.
 - All EVCS are recommended to have some "smart" capability so motorists can check online prior to driving if an EVCS is available.
- v. EVCS shall contain signs and markings as follows:
 - Signs to direct motorists to EVCS
 - Identification of voltage and amperage levels

LAND USE

- Time limits, fees, hours of operation
- Safety information and contact information for equipment malfunctions
- Signage stating “this charging station is reserved for charging purposes only” or something of similar context.

E. Bicycle Parking

- Minimum bicycle parking requirements shall be in compliance with the bulk standards outlined below:

Use	Minimum Requirement
Residential	0.5 Private sheltered/protected spaces per unit
Commercial	0.5 Spaces per 1,000 square feet

- At least 60% of all bicycle parking must be protected/sheltered, and a maximum of 40% of all bicycle parking shall be located outdoors for the public.
- Bicycle parking should offer a means of safe egress from auto parking areas that would avoid conflicts with motorists and present clear sight lines for bicycle safety.
- Dedicated bike paths, shared walking/bike paths, or signage shall be implemented within the development that safely lead bicyclists out of the development and to the Village. These same strategies shall be used to lead bicyclists to bicycle parking.
- 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 other storage facilities shall be provided.
- Requirements for Public Sheltered/Protected Bicycle Parking shall consist of one of the following:
 - Dedicated or shared storage room within a residential building or amenity space;
 - Dedicated storage space within residential units;
 - Secure enclosure within a parking garage; or
 - Bicycle lockers in which provide security and protection from the elements.
- Requirements for Public Outdoor Bicycle Parking
 - Bicycle parking shall be sited in a highly visible location, such as within view of passers-by, retail activity, office windows, an attendant/security officer or other personnel to discourage theft and vandalism and promote awareness of existence and availability.
 - Bicycle parking shall not block pedestrian paths on a sidewalk or within a site. A minimum of 6'-0" of unobstructed passage when parking is required on public sidewalks.
 - Size and style of bicycle rack shall be approved by the South Orange Village Planning Board.



LAND USE

- Bicycle racks must be securely attached to concrete footings and made to withstand severe weather and permanent exposure to the elements.
- All bicycle racks shall be located at least 2' in all directions from a wall, door, landscaping, or other obstruction that would render use of the racks difficult or impractical, and shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.

F. 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 Village 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 Project Area. This study should contain an evaluation of any anticipated impact to surrounding residential streets, particularly relating to traffic congestion or strains on available parking supply. In addition, consideration should be given for whether an on-street loading area would be mutually beneficial for other commercial uses.

Any improvements required in connection with implementation of this Plan shall be included 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
- Potential project impacts to adjacent streets
- Potential project traffic calming strategies

DESIGN STANDARDS

7.1. Building Design

- A. No blank walls shall be permitted alongside 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, and other mechanical equipment are to be fully screened from view.
- 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. Transparency Levels:
 - i. Primary Structure (ground floor): 50% (minimum)
 - ii. Secondary Structure (ground floor): 30% (minimum)
- G. The following building materials are permitted plus any deviations, substitutions, and additional materials if approved by the Planning Board.
 - Brick
 - Standing seam metal
 - Glass
 - Terra Cotta
 - Wood
- H. The architecture, building design, and color palette shall be generally consistent with the designs presented to the community and contained in concept drawings, prepared by Earl Jackson Architecture + Urban Design Workshop, dated June 14, 2019, unless otherwise approved by the Planning Board

7.2. Sustainable Design

- A. All residential units shall be Energy Star qualified and all buildings shall have Energy Star appliances.
- B. All artificial lighting within the development shall be LED lighting.
- C. Building orientation and windows shall be designed to maximize the use of natural light such as daylighting techniques, paint color choices, building materials, and window types.
- D. The redeveloper shall design all buildings to comply with LEED Silver standards or incorporate at least four of the following sustainable design features within the development:
 - i. Green wall(s);
 - ii. Rain garden(s) or bioswale(s);
 - iii. Solar panels on roofs of buildings or solar panels on stop signs or other signage;

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DESIGN STANDARDS

- iv. Parking space tracking system where motorists can use technology to be notified if a parking space is open or not which reduces the time searching for a parking spot;
- v. Climate proofed entrance ways;
- vi. Double paned, weatherproof windows;
- vii. Low flow plumbing fixtures;
- viii. Rainwater harvesting system connecting to garden space; and
- ix. High performance HVAC system that provides air conditioning, heat, air circulation, and can dilute indoor air pollution.

7.3. Signage

- A. 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.
- B. All sign illumination shall be turned off within one hour of business operations and no later than 10 pm.
- C. Comprehensive sign package should be presented for review and approval by the Planning Board to show standard materials, sizes, and illumination at a minimum.

7.4. Lighting

- A. Lights are to be provided at a minimum of 60-foot intervals along all public streets and near bicycle and pedestrian facilities accessible to the public and should be no taller than 14'-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 lighting shall be directed away from all adjacent Lots.
- D. Architectural and accent lighting is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- E. Motion sensor lights are permitted to the extent required to serve safety and security purposes to the rear of the yard from dusk till dawn.
- F. Developer shall propose a palette of fixtures, and finishes for lighting that are modern, human-oriented, and imaginative, and shall be complementary to the building architecture.
- G. House side shields should be installed on any fixtures approximate to residential properties.
- H. Lighting at crosswalks should be maximized using best practices.
- I. Lighting associated with the residential open space path shall not exceed a 3' tall mounting height.



Effective lighting creates a sense of place, safety and distinct appearance.

DESIGN STANDARDS

Lighting Standards	Minimum footcandles	Maximum footcandles
Property Line Rear/Side	0	0
Property Line Front	0	3
Surface Parking Lot	1	3
Front Streetscape/Plaza/Sidewalk	1	5
Internal Sidewalks	1	3
Residential Open Space (Rear)	0	1
Commercial Entrances	2	5
Residential Entrances	2	5
Architectural/Building Façade	0	2

7.5. Streetscape

A. 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.

B. Sidewalks

- ADA compliant tactile pavers shall be used to define the edge of any service drive or driveways.
- Sidewalks are required along both sides of all new and improved streets.
- Sidewalks must provide a minimum 8' wide unobstructed clear pathway free of any tree pits, planting strips or furnishings.
- Tree pits shall be a minimum of 5' wide. Sidewalks should also include landscaping, street furniture, and similar improvements.
- Sidewalks along 299 Irvington Avenue should be improved in a manner consistent with adjacent sidewalks.
- High-quality pavers, concrete or similar materials are encouraged to give the Redevelopment Area a 'signature' look. Consultation with the South Orange Seton Village Advisory Committee is recommended for the selection of these materials.

C. Programmable Spaces

- Programmed space between the curb and building frontage is highly encouraged. Programmed space should be designed using a mixture of hardscape and landscape.
- Areas between the curb and building frontage should be designed to accommodate tables, chairs, landscaping, and other improvements to create an attractive and hospitable area.



Benches enhance open space experience.



DESIGN STANDARDS

- iii. At least 25% of areas between the property line and building frontage should be landscaped.

D. Crosswalks

- i. A minimum 10' wide crosswalk shall be provided to connect the sites across Irvington Avenue, at a location informed by on the results of the Traffic Study required by the Redeveloper Agreement. This crosswalk shall minimize crossing distance to the extent practical and curbs shall be extended at corners to minimize the crossing distance for pedestrians.
- ii. Crosswalk treatment shall be designed to maximize visibility with signage, colors and materials, lighting, etc.

7.6. 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. Developer shall propose a palate of furniture, fixtures, and finishes for seating that are modern, human-oriented, and imaginative. To the greatest extent practicable, seating should accommodate the proposed uses of public spaces with movable chairs and tables to complement commercial spaces along Irvington Avenue and strategically placed seating for the passive recreational uses of the rear yard gardens.
- C. 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.
- D. Outdoor Public Seating shall be provided along pedestrian pathways and near shade at an average of 1 per 75 feet. 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.

7.7. Landscaping

A. Street Trees

- i. Pollution resistant street shade trees are to be planted along both sides of the street, at regular intervals of 35'-0" on center.
- ii. Raingardens and/or bioswales in tree pits are encouraged.
- iii. Trees shall be a minimum of 3.5" caliper measured at 8" above the grade.
- iv. Tree irrigation bags must be installed and maintained for at least six months after planting.
- v. Tree grouping or clustering is encouraged.
- vi. Tree pits shall be at least 5' in width and 7' in length

DESIGN STANDARDS

- B. Street tree 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.
 - i. Shrubs and groundcover shall be planted to create a continuous row of foundation landscaping subject to final review by the Board.
 - ii. The utilization of downspout planters are encouraged for the treatment of stormwater from building rooftops.
- D. Rain gardens and bioswales are encouraged to the greatest extent practicable.
- E. All efforts should be made to maintain existing vegetation on site. Limits for clearing and removal of trees should be developed in consultation with Shade Tree Committee. Protective fencing should be placed around trees throughout the duration of construction. Existing mature trees that must be removed shall be replaced at a rate of 1:1.



Public plazas with furniture and seating are comfortable spaces for people to relax.

7.8. Water/Sewer/Stormwater

- A. Cost sharing methodology shall be defined in the redeveloper agreement for each respective parcel. In addition to public improvements included in this plan, the methodology shall account for any and all previous infrastructure contributions made by the redeveloper related to the implementation of the Redevelopment Plan.
- B. Stormwater drainage improvements as they may be required by NJDOT and the Village. Efforts should be made to accommodate 100% of stormwater run-off from the site.

7.9. Residential Open Space

- A. A private open space is envisioned in the rear of the buildings on the western side of Irvington Avenue. This space should provide a peaceful retreat for residents of the new buildings, and serve to accommodate small scale gatherings among tenants.
- B. The design should provide for and promote passive activities. Innovative seating fixtures that allow residents to recline and relax in the space are encouraged. Where feasible, tables or other similar surfaces shall be provided for eating and working.
- C. Ample seating which can accommodate a diverse range of active and passive uses shall be included within the rear garden area. Seating level shall be between 18 and 24 inches and the sitting depth shall be a minimum of 15



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inches. Seating may consist of benches, sitting ledges, stairs and moveable tables and chairs. All furnished areas shall be ADA accessible.

- D. The garden area shall be differentiated from the public sidewalk along Irvington Avenue through the use of signature hardscape materials. Hardscape materials must provide ADA accessible access to all of the available amenities located in the garden area including the patio extending from the amenities building located in the yard. Use of unique pavers, wood, and other natural materials that complement the design of the internal building façade are encouraged to soften the feeling within the garden area.
- E. Landscaping shall cover no less than 45% of the total site, with as close to a complete shade canopy as possible for the rear garden area. Fixtures such as umbrellas or attractive shade structures may be used to substitute shade provided by trees at the discretion of the Planning Board. If suitable, fastigate trees are recommended for buffering the rear-yards of neighboring properties from this rear garden. Planting selections should prioritize the use of species native to the State of New Jersey and that can provide suitable habitat for pollinating insects. Native grasses and low-lying shrubs are recommended for general landscaping purposes, along with elevated beds which can offer a diversity of planting levels for gardeners of all abilities.

7.10. Utilities

- A. Trash compaction is encouraged. If trash storage must be conducted outside, it should be fully enclosed in a masonry structure that complements the building architecture and be secured via visually solid gates.
- B. Unless determined to be financially infeasible at the discretion of the municipality, outdoor utility equipment shall be placed underground.
- C. All proposed ground-mounted equipment (i.e., transformers, air conditioner units, etc.) within view from a street shall be screened by evergreen shrubs. Screening should obscure the view of equipment internally, as well as adjacent properties and the right-of-way.
- D. Best efforts shall be employed to minimize sound caused by utility equipment.
- E. No front yard ground-mounted utility equipment is permitted.
- F. Rooftop utilities must be screened from view and architecturally treated to match the principal structure. Stair access shall not exceed 9' above the maximum permitted building height. In no case shall mechanical equipment be allowed to exceed 5' above the maximum permitted building height.



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Rooftop utilities that exceed 5' above the roofline/maximum permitted building height shall be counted in the overall building height calculation.

7.11. Public Health Recommendations:

This Plan was written during the times of the COVID-19 pandemic which raises concerns regarding public health and the spread of viral disease. The following recommendations should be considered and/or implemented for public health safety:

- A. Hand sanitizing stations should be located at all main entrances/exits, bathrooms, and public spaces.
- B. Wayfinding signage and markings should be located throughout the buildings and public spaces for easy access and circulation.
- C. The site should be designed with flexibility so that walking paths, tables, and seating areas can be spread out for social distancing purposes.



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 Redevelopment Plan incorporates the affordable housing requirements set forth in the Village's Housing Element and Fair Share Plan, which was adopted January 2020. As such, a minimum of eleven (11) affordable rental units must be provided. Furthermore, in accordance with the Village's May 2019 Settlement Agreement with Fair Share Housing Center, the 270 Irvington Redevelopment Project is prohibited from making payments in lieu of construction.

Otherwise as specified within this section, all other requirements in accordance with the Uniform Housing Affordability Controls ("UHAC") and Article 185 Part 15 of the Village's Land Development Ordinance shall apply.

ADMINISTRATION

9.1. 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.

9.2. 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.

9.3. 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).

9.4. Village Designation – Redevelopment Agreement

- A. Usage of the word “developer”:** Anytime the word “developer” is utilized in this Redevelopment Plan, the same shall mean the redeveloper or redeveloper(s) that are to be designated by the Village in accordance with this Redevelopment Plan.
- B. 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 Redevelopment Plan before the Planning Board. In order to assure that the vision of this Redevelopment Plan will be successfully implemented in an effective, comprehensive, and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Board of Trustees, acting as the Redevelopment Entity, will select the redeveloper(s) in all areas governed by this Redevelopment 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.
- C. Procedural Standards for Redeveloper Applications:** All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by the Board of Trustees. The procedural standards described here will guide redeveloper selection.



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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. The selection process will likely include the submission of some or all of the following materials:

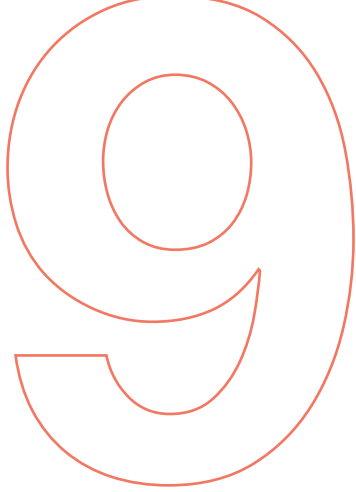
- i. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
- ii. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment includes but is 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.
- iii. Additional submission materials may be requested by the Village as deemed appropriate to the particular project sites.

9.5. Approval Process

A. Planning Board Application Process: 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 Redevelopment Plan incomplete if the applicant has not been designated by the Board of Trustees as a redeveloper(s) and a Redevelopment Agreement has not been fully executed.

The Planning Board shall review and approve 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). This site plan package may, at the discretion of the Planning Board, include, but is not limited to, the documents listed below. The Planning Board may request additional reasonable analyses and information as is required to make a decision. All submissions shall meet design standards enumerated in this Redevelopment Plan and indicate any deviations from this Redevelopment Plan.

- i. Boundary survey of the property including easements, water bodies, parcel numbers, street names, route numbers, adjacent properties, and other landmarks.
- ii. The location, size, height, floors, and use of all proposed and existing buildings.



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- iii. The location, size, and type of all parking spaces, loading areas, and sidewalks.
- iv. A landscaping plan.
- v. The location of any outside storage of equipment, supplies, materials, or vehicles.
- vi. The height, location, type, lighting, and square footage of proposed signage.
- vii. The location, type, and size of all entrances to the site or rights-of-ways located on or adjacent to the site.
- viii. The location, type, and size of any primary drainfields or reserved drainfields.
- ix. The location, size, and type of any trash disposal facilities.
- x. Outside lights, streetlights, or other lighting mechanisms.
- xi. Existing and proposed finished contours at two-foot intervals.
- xii. 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.
- xiii. The location of all utility lines.
- xiv. The location of any conservation easements dedicated open space, recreational facilities, or similar areas.
- xv. The location of any emergency service facilities, such as fire suppression lines, hydrants, or other facilities.
- xvi. The location of any permanent stormwater management structures or devices.
- xvii. The location and type of soils, water features, and wetlands.
- xviii. A schematic drawing, artist rendition, or elevation drawing of the site and any buildings located on the site.
- xix. The location and size of any monuments, statues, or similar features.
- xx. The location of any rights-of-way, adjacent or nearby road improvements, and uses of adjacent properties.
- xxi. An Erosion and Sediment Control Plan that meets the regulatory requirements.
- xxii. Any local, county, state, or federal permits required for development of the site.
- xxiii. A fiscal impact statement and traffic impact statement consistent with the Redevelopment Plan



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B. Site Plan + Subdivision Review: Prior to commencement of construction, site plans for the construction of improvements within the 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 Redevelopment Plan can be determined.

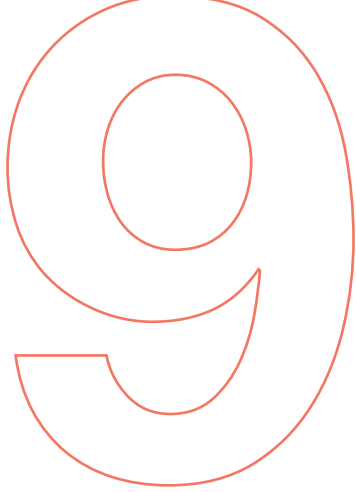
Any subdivision of lots and parcels of land within the Area shall be in accordance with the requirements of this Plan and the subdivision ordinance of the Village. No construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised 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:

- i. All leases, licenses, or agreements securing parking requirements.
- ii. 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.
- iii. Copy of applications or conceptual designs that have been or will be submitted to NJDOT or the County.
- iv. Streetscape/landscape design package including name of designer and design drawings.
- v. When proposing the use of ground mounted electrical transformers within the confines of the 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.
- vi. When proposing accessory roof decks, a report including design drawings and operations shall be provided.

C. Deviations

The Planning Board may grant deviations from the regulations contained within this Plan where, by reason of 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 Redevelopment 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



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be advanced by a deviation from the strict requirements of this Redevelopment 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 Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment 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 Plan by the Board of Trustees, and only upon a finding that such deviation would be consistent with and the furtherance of the goals and objectives of this Plan.

- D. 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.

9.6. 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.

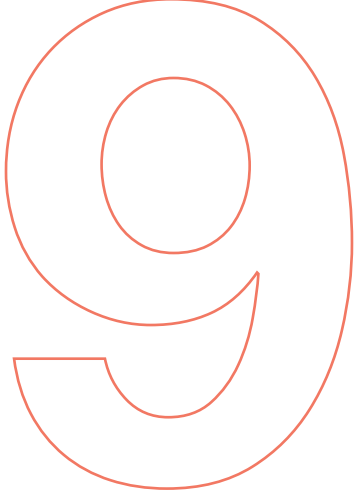
9.7. Adverse Influences

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.

9.8. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be effected or executed by the Village or by a developer or any of their successors or assignees, whereby land within the Area is restricted by the Village, or the developer, upon the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land in perpetuity, 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 Area on the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender.

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9.9. Redevelopment Actions

The 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.

9.9. 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.

9.11. 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.

9.12. 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, storm-water 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.

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9.13. 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 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.

9.14. Redevelopment Plan Duration

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

9.15. 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.

9.16. Land Use Map Amendments

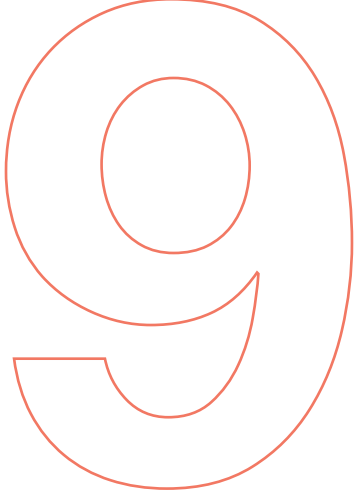
The adoption of this Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township of South Orange Village Land Use Map to ensure consistency between the two documents.

9.17. Additional Superseding Provisions

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

A. Terms + Definitions

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



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B. **Other Applicable Design + Performance Standards**

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 Village.

9.18. Other Provisions

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

- A. This Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- B. 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 Redevelopment 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

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. The LRHL enables local governments to initiate a process by which properties which meet certain criteria contained within the statute may be designated "in need of rehabilitation". Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. The rehabilitation designation does not allow the use of condemnation powers under redevelopment or long-term tax incentives.

Designation of "an area in need of rehabilitation" allows a municipality to utilize the powers contained within The Five-Year Tax Exemption and Abatement Law (N.J.S.A. 40A:21-1 et seq.) to promote the construction and rehabilitation of residential, commercial, and industrial structures within the area. The statute grants governing bodies the authority to set forth the eligibility criteria for structures and differentiate among geographic areas through a short-term tax exemption and/or abatement ordinance. The statute provides explicit guidance on how such exemptions or abatements may be applied to specific uses.

10.1. 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 to interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

- A. The Governing Body must prepare a proposed resolution with a supporting report attached, which would declare identified properties as an area in need of rehabilitation and refers that proposed resolution and any report attached to the Planning Board for its review. Section 14 of the LRHL states that a "delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines that a program of rehabilitation...may be expected to prevent further deterioration and promote the overall development of the community..." and that any of the following conditions are met:
 - i. a significant portion of structures therein are in a deteriorated or substandard condition; or
 - ii. more than half of the housing stock in the delineated area is at least 50 years old; or
 - iii. there is a pattern of vacancy, abandonment or underutilization of properties in the area; or
 - iv. there is a persistent arrearage of property tax payments on properties in the area; or

- v. environmental contamination is discouraging improvements and investment in properties in the area; or
 - vi. a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.
- A. Within 45 days of the receipt of the proposed resolution, the Planning Board submits its recommendations, including any modifications recommended, to the Governing Body for its consideration. The Governing Body is not bound by the Planning Board's recommendations and may adopt the resolution with or without modifications. If the Planning Board does not submit recommendations within 45 days, the Governing Body may adopt the resolution with or without modification.
 - B. The Governing Body adopts the proposed resolution, with or without modification, designating the proposed area as an area in need of rehabilitation.
 - C. A redevelopment plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "area in need of rehabilitation."
 - D. 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.

10.2. 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:

- A. 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.
- B. Proposed land uses and building requirements in the project area.
- C. 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.
- D. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan.
- E. 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

11.1. 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 Plan 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.

11.2. 2009 Vision Plan

The 2009 Vision Plan specifically addressed Irvington Avenue as one of the Village’s opportunity zones and important arterial roads. 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:

- A. Diversify the economic base
- B. Create economic opportunities
- C. Activate commercial uses
- D. Vary the intensity and type of development
- E. Provide housing opportunities
- F. Build etiquette for Seton Hall University interactions
- G. Make it green

11.3. Essex County Master Plan

This Redevelopment 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 of South Orange would be considered T4 – General Urban and T5 – Urban Center, which emphasize pedestrian safety, infrastructure, and narrower roadways.

11.4. Adjacent Municipalities’ Master Plans

Based on the scale of development proposed by this Redevelopment Plan, and the distance between the Redevelopment Area and any adjacent municipalities, impacts on any surrounding municipalities are anticipated to be negligible. As a result, there is no significant relationship between the Redevelopment Plan and the Master Plans of the South Orange Village’s neighboring municipalities Maplewood, Newark, Orange, and West Orange.

APPENDIX B

RELATION TO OTHER PLANS

11.5. Adjacent County Master Plan

Based on the scale of development proposed by this Redevelopment Plan, and the location of the Redevelopment Area within the central core of Essex County, impacts on any surrounding counties are anticipated to be negligible. As a result, there is no significant relationship between the Redevelopment Plan and the Master Plans of the adjacent counties.

11.6. NJ State Plans

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

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

This Plan will upgrade the use of land along Irvington Avenue to continue economic development; expand housing options to provide a balanced residential population; provide green space and reduce pollution; enhance public safety and pedestrian activity; and provide easy access to 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.

11.7. 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 economy, the community, and the environment. This Plan is a Smart Growth project and conforms to New Jersey's Smart Growth Principles, including:

- A. It provides for multiple land uses in a compact community design and contributes to the range of housing choices served by local transportation opportunities.
- B. The planned urban design creates a walkable neighborhood that offers upgrades to the current use for residents, commuters, and visitors alike.
- C. This plan promotes distinctive, attractive communities with a strong sense of place and encourages growth in existing communities.

APPENDIX B

RELATION TO OTHER PLANS

- D. This Plan provides a framework for equitable, predictable, and efficient development decision making.
- E. The Plan expands upon a collaborative and transparent redevelopment process.

11.8. 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 Redevelopment Plan furthers the following objectives, goals, and findings of the State Strategic Plan:

- A. 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.
- B. Effectuates the following “Garden State Values”:
 - i. Concentrate Development and Mix Uses;
 - ii. Prioritize Redevelopment, Infill, and Existing Infrastructure;
 - iii. Increase Job and Business Opportunities in Priority Growth Investment Areas;
 - iv. Create High-Quality, Livable Places;
 - v. Diversify Housing Opportunities; and
 - vi. Make Decisions with Regional Framework.

APPENDIX C

DEFINITIONS

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.

BANK, FINANCIAL INSTITUTION

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

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; Café; Co-Working; Personal Service; Restaurant; Retail Market; Retail Sale; and Retail Service.

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.

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.

OUTDOOR/SIDEWALK CAFE

An open-air seating area on a public sidewalk provided by a restaurant located on the adjoining property, where restaurant patrons can eat or drink.

PARKING, FLEX

A flex space is a parking space dedicated to a guest/visitor or ride-share pick-up and drop-off such as Uber or Lyft.

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, PUBLIC

Parking provided for public use of tenants, commercial users, or visitors of the site.

PARKING, UNDERGROUND

Structured parking built below ground level, either as a basement to a building or covered with a structure above.

PUBLIC SPACE

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

STRUCTURE, PRIMARY (270 IRVINGTON AVENUE BUILDING - BLOCK 2102)

The mixed-use building fronting Irvington Avenue as shown in Figure 7.

STRUCTURE, SECONDARY (GARDEN HOUSE - BLOCK 2102)

The building located behind the Primary Structure which is smaller in size than the Primary Structure and having no street frontage as shown in Figure 7.

ZONE, OPEN SPACE (BLOCK 2102)

The rear residential open space and garden portion of the lot which contains no principal structures as shown in Figure 7.

ZONE, PRIMARY DEVELOPMENT (BLOCK 2102)

The zone that contains the primary "270 Irvington Avenue" structure which has frontage along Irvington Avenue and provides ingress/egress to the lot as shown in Figure 7.

ZONE, SECONDARY DEVELOPMENT (BLOCK 2102)

The zone that contains the secondary "garden house" structure and entrance to the underground parking garage and occupies the middle portion of the lot as shown in Figure 7.

APPENDIX D

RELATED DOCUMENTS

- 13.1. Resolution 2015-45, dated March 9, 2015
- 13.2. Ordinance XX-XX, dated MONTH XX, 2020
- 13.3. 270 Irvington Preliminary Concept Design, dated June 14, 2019

3-09-2015

TOWNSHIP OF SOUTH ORANGE VILLAGE

RESOLUTION DESIGNATING ALL OF THE REAL PROPERTIES
CONSTITUTING THE TOWNSHIP OF SOUTH ORANGE VILLAGE AS AN
AREA IN NEED OF REHABILITATION PURSUANT TO THE NEW JERSEY
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.* (the "LRHL") authorizes municipalities to determine that certain parcels of land in the municipality, or the entirety of the municipality, constitute areas or an area in need of rehabilitation; and

WHEREAS, in accordance with the LRHL, the Board of Trustees of the Township of South Village directed the Village Planner to investigate whether all of the real property constituting the Township of South Orange Village was eligible to be designated as an area in need of rehabilitation; and

WHEREAS, in a report entitled "Township of South Orange Rehabilitation Study", the Village Planner, Heyer Gruel & Associates concluded that the entire Township of South Orange Village in the County of Essex (the "Rehabilitation Area") satisfies the criteria of N.J.S.A. 40A:12-14.a.(2) to be designated as an area in need of rehabilitation because more than half of the housing stock in the Village is at least 50 years old; and

WHEREAS, the Village Engineer has prepared and submitted a report on the age and condition of the water and sewer infrastructure informing that a majority of the water and sewer infrastructure in the Village is at least 50 years old and is in need of repair or substantial maintenance satisfying the criteria of N.J.S.A. 40A:12-14.a.(6) for the entire Village to be designated as an area in need of rehabilitation; and

WHEREAS, N.J.S.A. 40A:12A-14 requires that, prior to adoption, the governing body shall refer a proposed Resolution designating an area in need of rehabilitation to the Planning Board for review; and

WHEREAS, on February 23, 2015, the Board of Trustees, in Resolution #2015- , referred a copy of this Designation Resolution, together with the Village Planner's "Township of South Orange Village Rehabilitation Study" report and the Village Engineer's report on the age and condition of the Water and Sewer infrastructure to the Township of South Orange Village Planning Board for review and comment pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, on March 2, 2015, the Planning Board reviewed this Designation Resolution and the reports of the Village Planner and Village Engineer and reported back to the Board of Trustees that the Planning Board found, based upon the Village Planner and Engineer's reports, that the eligibility criteria for designation of the entire Village as an Area in Need of Rehabilitation pursuant to N.J.S.A. 40A:12A-14 had been met and concurred in the recommendation that the Board of Trustees adopt the proposed Resolution designating the entire Village as an Area in Need of Rehabilitation.

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


1. **Eligibility of the Area.** Based upon the facts reported by the Village Planner and Village Engineer and the recommendation of the Planning Board, the Board of Trustees finds that the entire Rehabilitation Area, consisting of all of the properties in the Township of South Orange Village, meets the eligibility criteria of N.J.S.A. 40A:12A-14.a(2) in that more than half of the housing stock in the Village is more than 50 years old, and further meets the criteria of N.J.S.A. 40A:12A-14.a(6) in that a majority of the water and sewer infrastructure in the Village is at least 50 years old and is in need of repair or substantial maintenance, for designation as an Area in Need of Rehabilitation, and further finds that the designation of the entire Village as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall development of the Village in accordance with the requirements of N.J.S.A. 40:12A-14.
2. **Designation of the Area.** The Board of Trustees hereby designates the Township of South Orange Village, and all of the properties therein, as an area in need of rehabilitation, which designation allows the Board of Trustees to, among other things, enter into Redevelopment Agreements and grant tax exemptions pursuant to the Five Year Exemption and Abatement Law, *N.J.S.A. 40A:21-1 et seq.*, upon the adoption of an ordinance setting forth the eligibility requirements.
3. **Transmittal of Resolution to State Department of Community Affairs.** The Board of Trustees hereby directs that the Village Clerk transmit a copy of this Resolution to the Commissioner of the Department of Community of Affairs in accordance with the LRHL, therein noting that South Orange is a Transit Village.
4. **Effective Date.** This resolution shall take effect immediately.

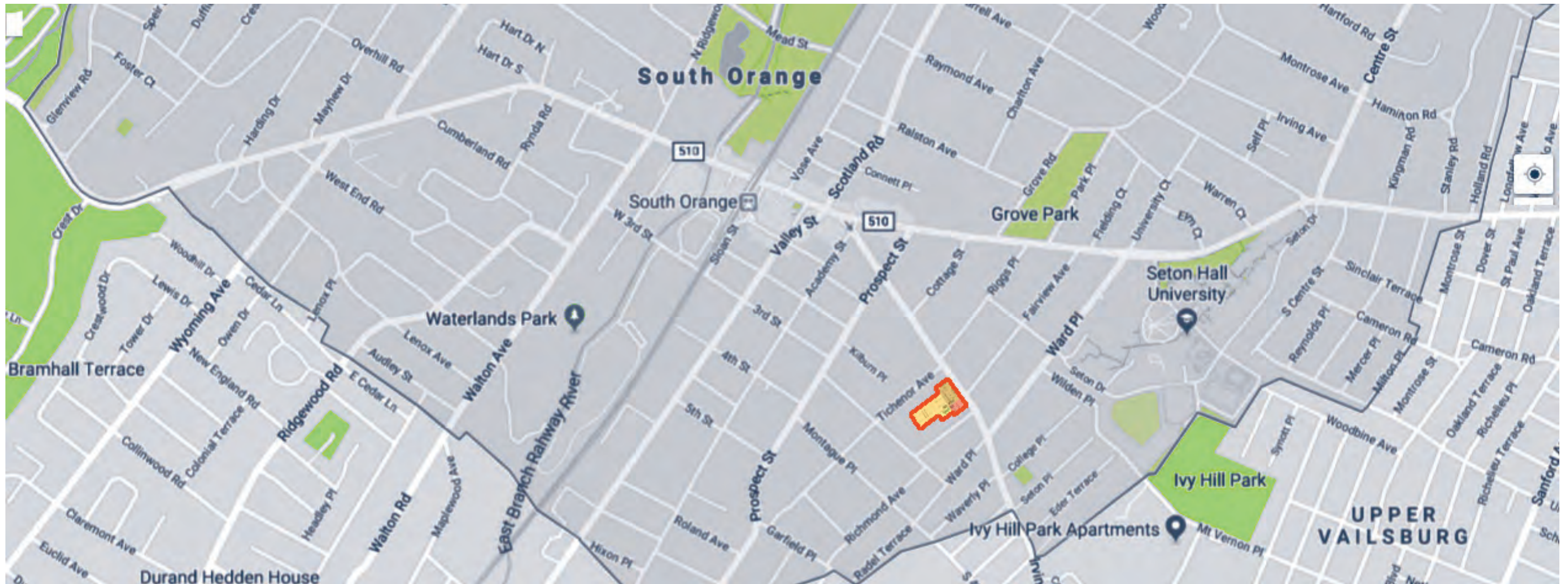
#

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Collum		X	X			
Davis Ford	X		X			
Levison			X			
Rosner			X			
Schnall			X			

CERTIFICATION

I, Susan Caljean, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees at their meeting held on March 9, 2015.


Susan Caljean, RMC, CMC, CMR
Village Clerk



270 Irvington

Step Two: Preliminary Concept Design
1st Progress DRAFT

June 14, 2019

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EXECUTIVE SUMMARY

The project for Irvington Avenue Residences is located at 270-274 Irvington Avenue in the Township of South Orange Village. The site is approximately 2.02 acres and has more than 275' of frontage on one of the Village's most prominent corridors and stretches back more than 440' into the depths of the residential block between Tichenor and West Fairview Avenues. With the exception of the Gas Station to the north, the project area is surrounded by residential properties. The land is generally flat with only minor variations in topography.

The Township of South Orange Village is currently working to develop a vision for the evolution of Irvington Avenue. This project aspires to catalyze positive change in the corridor.

Our primary goal is to help 270 Irvington Avenue develop a site plan and concept design that meets the approval of the Township of South Orange Village.

At this time we are commissioned to design for 48 Market Rate Units on lots 14 through 20 in block 2102 in the Township of South Orange Village.



PROJECT CONTACTS

- Executive Summary
- Project Team Contacts
- Scope + Schedule
- List of Documents Required for Approvals
- Applicable Codes
- Zoning Analysis + Strategy
- Project Principles
- Programming
- Opportunities + Constraints
- Site Planning Alternatives
- Conceptual Architecture Approach

SCOPE + SCHEDULE

Our team is just two weeks into the scope described below. The work herein is a progress draft and requires both development and coordination. The purpose of this post is to solicit preliminary comments and feedback on progress so that the design team does not get too far ahead of the an informal approval to proceed from the Township of South Orange Village.

We expect to receive comments pertaining to the content of this package by Wednesday June 19, 2019.

We expect to work in response to comments as needed in order to help prepare a preliminary Concept Design Draft in Progress that the Township of South Orange Village can use in their closed session meetings on June 24, 2019.

We expect to receive comments as a result of the June 24, 2019 meeting by end of day June 25, 2019, and to refine the concept design package as needed in order to stay ahead of legal proceedings that sunset on July 11, 2019 which is the deadline to submit comments/objections to the Court.

Step 2: Preliminary Concept Master Plan

(5 weeks)

During Step 2, we will develop a Preliminary Concept Master Plan based on the approved Land-Use Strategy and Concept Design established at the close of Step 1. During this step we will work with 270 to:

- Create an overall Access and Circulation Plan
- Create key diagrammatic Site Sections inclusive of typical cross sections for all street and path types within the overall Access and Circulation Plan
- Identify primary and secondary utility corridors
- Create an Open Space Framework Plan and describe the hierarchy of spaces we will be creating throughout the Master Plan
- Create Multi-level Programming Plans and tabulate proposed use and expected gross floor area targets
- Develop key dimensional characteristics of buildings within the Site Plan. Define or respond to any setback requirements that were agreed upon in Step 1 (inclusive of building footprints, overhangs, heights, etc.)
- Develop a digital 3D Building Stacking Model and Diagrams w/approximate typical floor to floor heights for each use
- Using sketches and precedent images, develop and illustrate the key characteristics of the architecture and open spaces envisioned for the special areas of the project
- Graphically illustrate the Concept Master Plan & mock up a set of views that will begin to tell the story of place and quality of life that is emerging in the design.

context

ACCESS TO TRANSIT

The site is situated just 10 minutes walk to New Jersey Transit commuter rail lines.

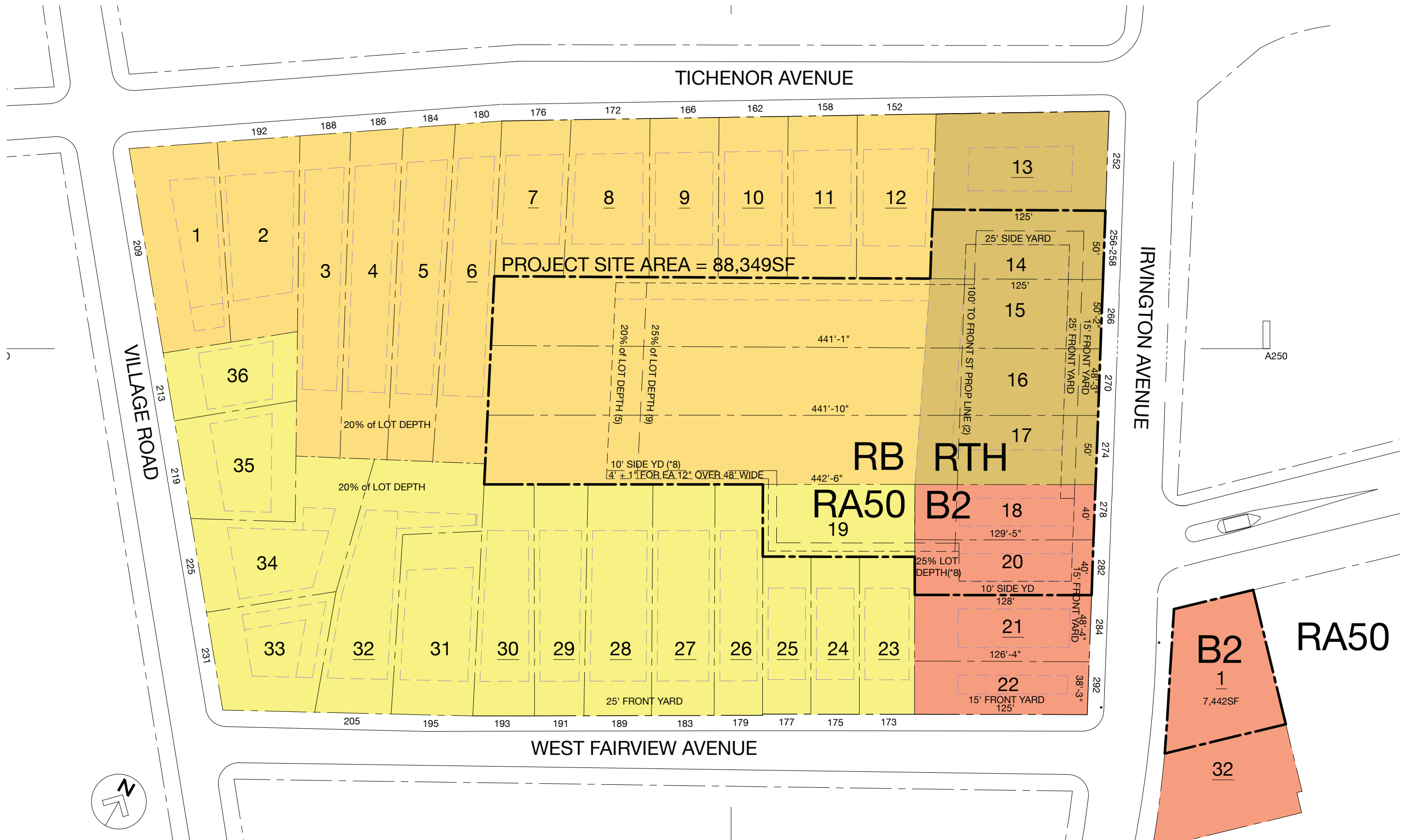




ACTIVE COMMUNITY CORRIDORS

While South Orange Avenue is the Village's primary East/West artery, Irvington Avenue is a close second. In addition to New Jersey Transit Rail service at South Orange Station, there is a bus stop across the street from the site that carries passengers on the 107X between Sloan Street and the Port Authority Bus Terminal New York.

site strategy



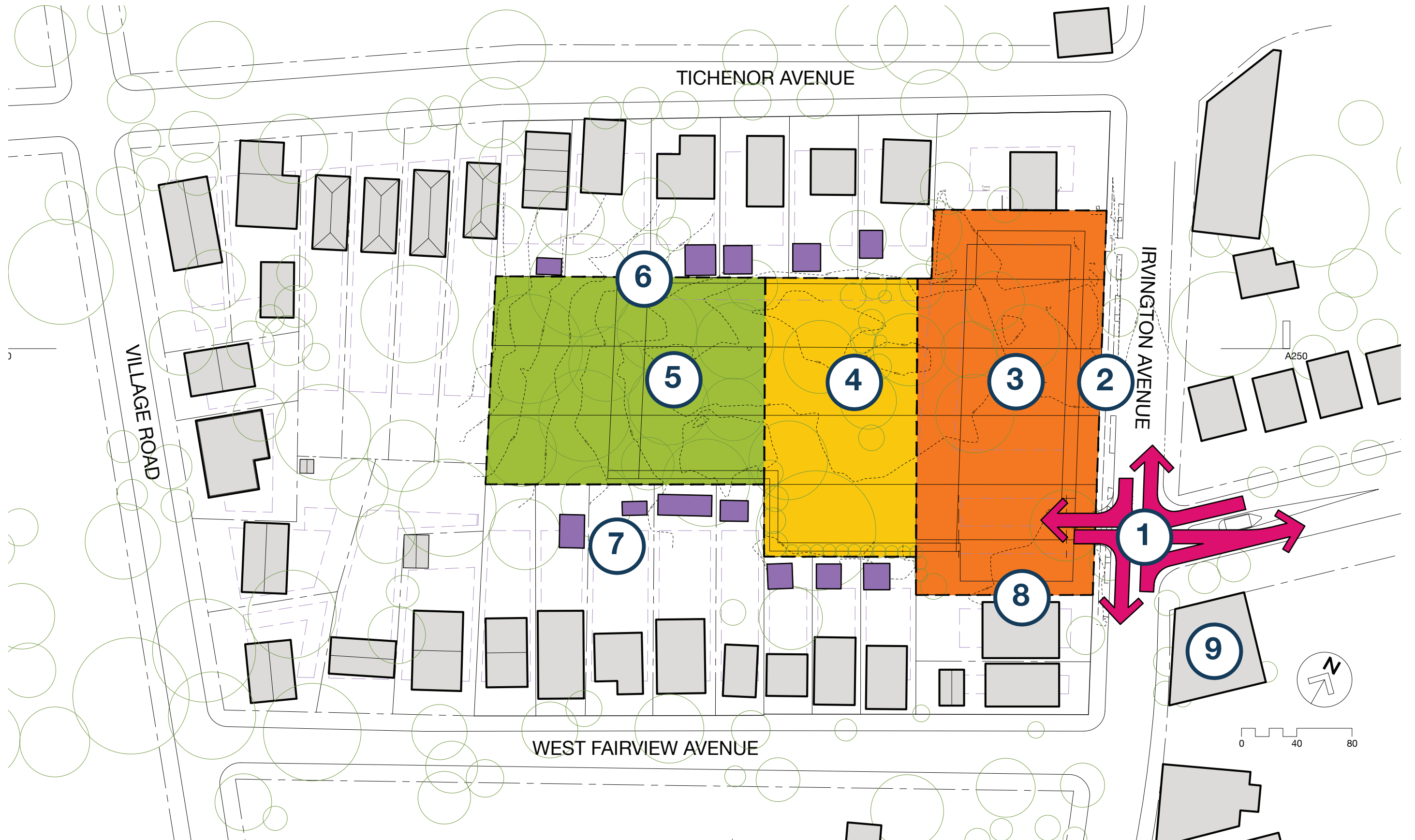
ZONING

The properties in aggregate measure 2.028 acres (88,349sf). They front Irvington Avenue to the northeast and stretch back into the middle of the block between Tichenor Avenue and West Fairview Avenue to the southwest for more than 440’.

The zoning on the aggregate properties varies and includes RB, RTH, RA50, and B2 classifications. The allowances for each are noted below.

(insert tables here)

We understand that the property is currently part of a rezoning effort that is being conducted by the Village of South Orange Township (TSOV) and that the effort will focus on improving the quality and vitality of the Irvington Avenue Corridor. It is our goal to help TSOV realize their vision for the corridor with a project that makes positive contributions to the community and street life along Irvington Avenue.



OPPORTUNITIES

1. Improve the intersection at Irvington Avenue and Fairview Avenue for Site Access and Egress

The most effective location to create vehicular access to the site is at the place where Fairview Avenue tees into Irvington Avenue. Some modification to the small traffic island on Fairview Avenue is expected and a signal should be considered. It is critical to speak with officials and engineers in the Township of South Orange Village to vet this idea and coordinate any geometry constraints to set the footprint for the ground floor development along Irvington Avenue.

To minimize the size of the access route and to maximize the opportunity for active ground floor uses, we are proposing a small development footprint between the access drive aisle and the neighboring lot to the south.

If modest surface parking is provided at the rear of an Irvington Avenue building, adequate level drive area at grade is required west of the access passage.

It is desirable to create vehicular access and parking below the retail on the ground floor. In order to get vehicles below grade a ramp must begin its descent beyond at grade access to surface parking. The further west the ramp begins, the more constrained it is due to the stepping back of the project area away from West Fairview Avenue.

2. Create a Privately Owned Public Space in the Setback between Active Ground Floor Programs and the public right-of-way/ sidewalk

The street wall for 270 Irvington Avenue is setback 15' at the southern end of the property and almost 25' at the northern end. This setback will be designed to accommodate landscape and will offer the opportunity for shops at grade to spill out onto the sidewalk and active the streetscape.

3. Concentrate Development to Front on Irvington Avenue

Irvington Avenue will evolve in character and will increasingly become a place to be. The most active street on the block is appropriate for the bulk of the new development at 270 Irvington Avenue. Maximizing massing on Irvington Avenue allows for lighter massing to the interior of the block and hence lower impacts on the private side/backyards of existing residents of the block.

4. Limit Development not to extend beyond the western edge of the property at 177 West Fairview Avenue

Limiting development to the west keeps automotive activity to a minimum near backyards and creates the opportunity for an open space amenity.

5. Create and Maintain a quality Open Space on the western-most portion of the project area

The large dimensions and geometry of this block have created a condition of great depth from the street for much of the property involved in the development of 270 Irvington Avenue. We see this as an opportunity that will allow us to dedicate almost 3/4 of an acre as open landscape and gardens at the heart of the block.

6. Discuss any limitations and/or opportunities to allow adjacent private property access to this area with the Township of South Orange Village

The open space amenity and gardens could be open to patrons of ground floor retail and amenities and could be set up to perform like Gramercy Park, whereas adjacent residents could be granted the opportunity to have gated access to the space from their backyards.

7. Discuss existing and any proposed use or bulk changes planned for Accessory Structures adjacent to the project area

12 of the 16 adjacent properties with rear yards adjacent to 270 Irvington Avenue have accessory dwellings that buffer their backyards from the development. All 5 properties adjacent to the middle section of the property (#4 above) have accessory structures to buffer them from the development. It is possible that the Township of South Orange Village could use this project to open the possibility of expanded opportunities for accessory structures in rear yards in blocks that engage Irvington Avenue. As the corridor will become increasingly active, accessory structure planning allowances could help contribute to the vitality of the neighborhood and corridor.

8. Review existing and proposed setbacks and side yards with the Township of South Orange Village

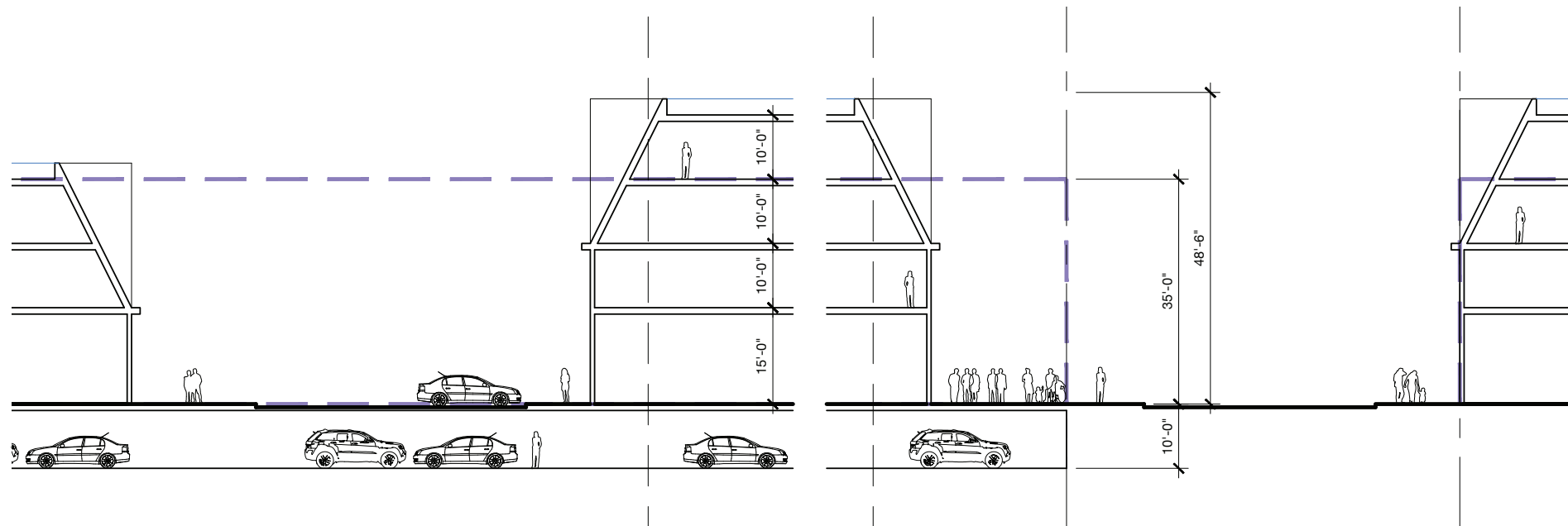
Optimal alignments for traffic planning coordination at the intersection of Fairview Avenue and Irvington Avenue present challenges to efficient land planning on lots 18, 19, & 20. At lot 20 we are proposing a 10' setback between it and lot 21 such that we can program a small shop at grade on lot 20. This small shop will also help perform critical structural duties in support of the residences planned above. Lot 14, adjacent to the gas station to the north is planned to have a 15' setback.

9. Study the capacity for 3 floors of affordable housing to be constructed on top of the existing 299 Irvington Avenue.

Fairview Avenue looks likely for a residential address and lobby if 299 is to become a mixed-use property with residential above.



201815 - Irvington Avenue Residences



SITE STUDY 2: WARP & HEDDLE

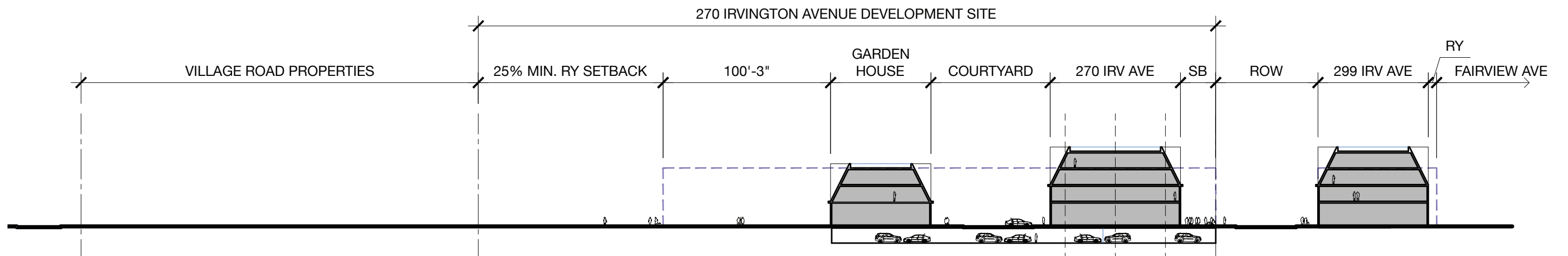
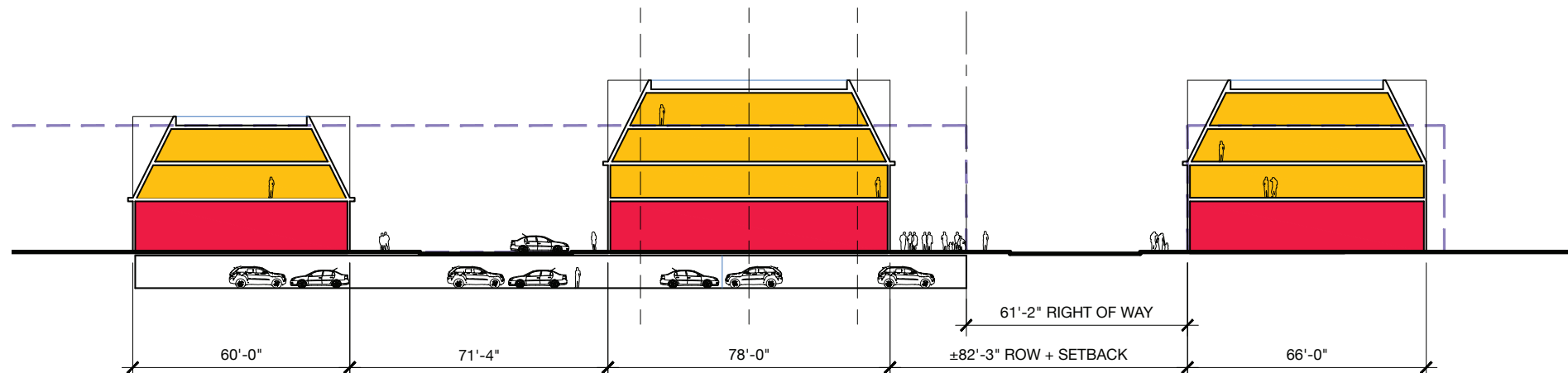
Organizing the program in two distinct bars of similar detail but different scale helps us take some of the bulk off of Irvington Avenue and use it to develop a smaller Garden House in the middle section of the property. This two-bar strategy helps create three distinct places outside of the buildings.

1. Along Irvington Avenue, the bar building (The Warp) defines the active edge of an enlarged sidewalk that is envisioned to have spill out retail and outdoor seating. The its ground floor is envisioned to be a mix of retail and residential lobby/access/services. There is approximately 16,800 gross square feet of developable area within its footprint. The footprint is interrupted by a passage to the rear that aligns with Fairview Avenue to the northeast.

2. The Garden House (The Heddle) is set back behind the Irvington Avenue Building. The Garden House helps limit access to the western part of the development adjacent to existing residents' backyards, creating a safer and less intrusive block for all. It is smaller in scale so that it feels as though it has always been a part of the neighborhood.

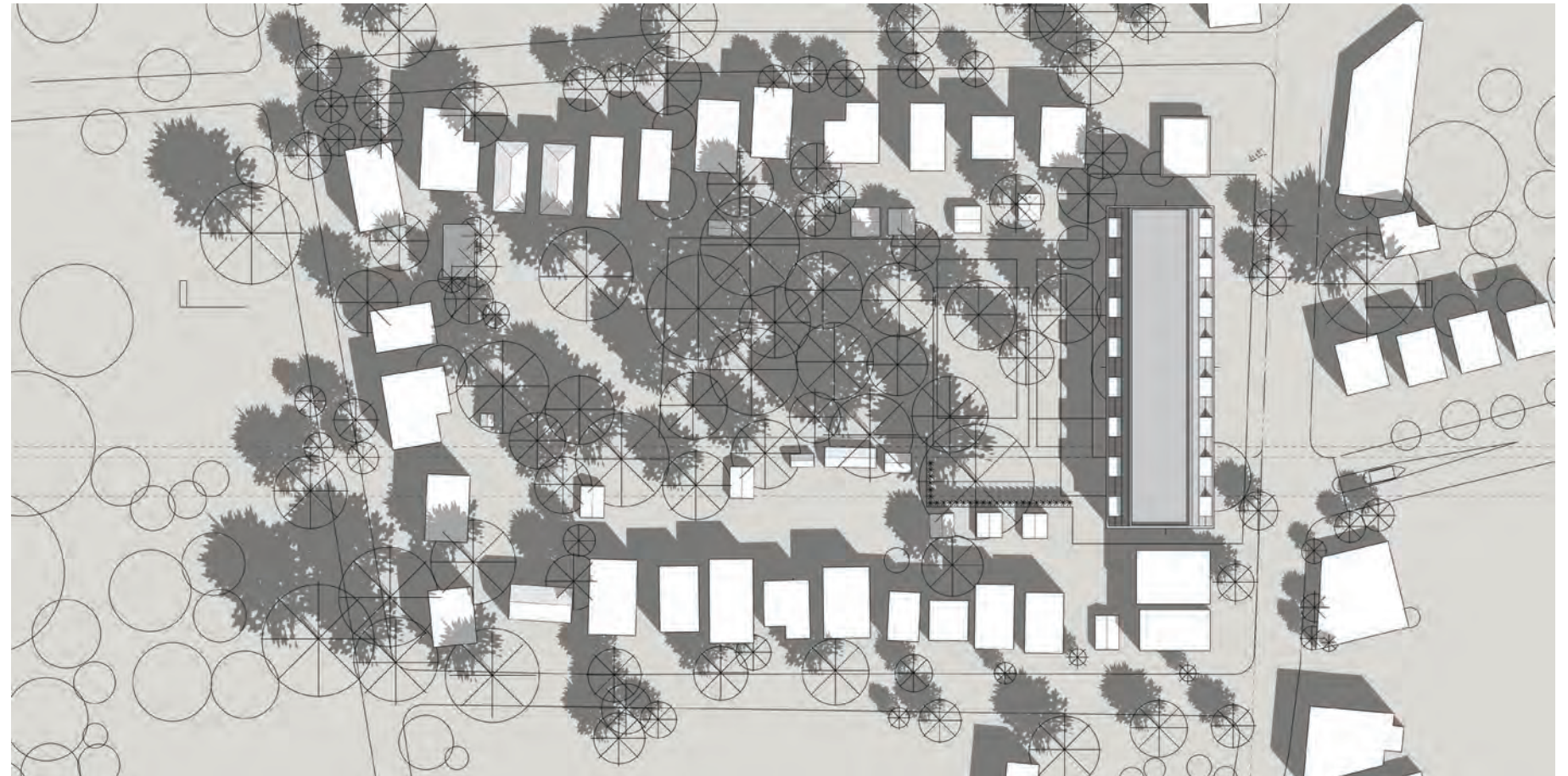
Between the two buildings is an auto-court/arrival area that features 13 parking spaces at grade and will offer residents a dedicated slip to dock moving or delivery trucks when they are attending to property needs. We envision the space as shared between pedestrians and vehicles and that it can double as a plaza for private events during special times when parking is suspended.

West of the Garden House is an open space to be developed as gardens that will become an area of refuge and retreat within the block.



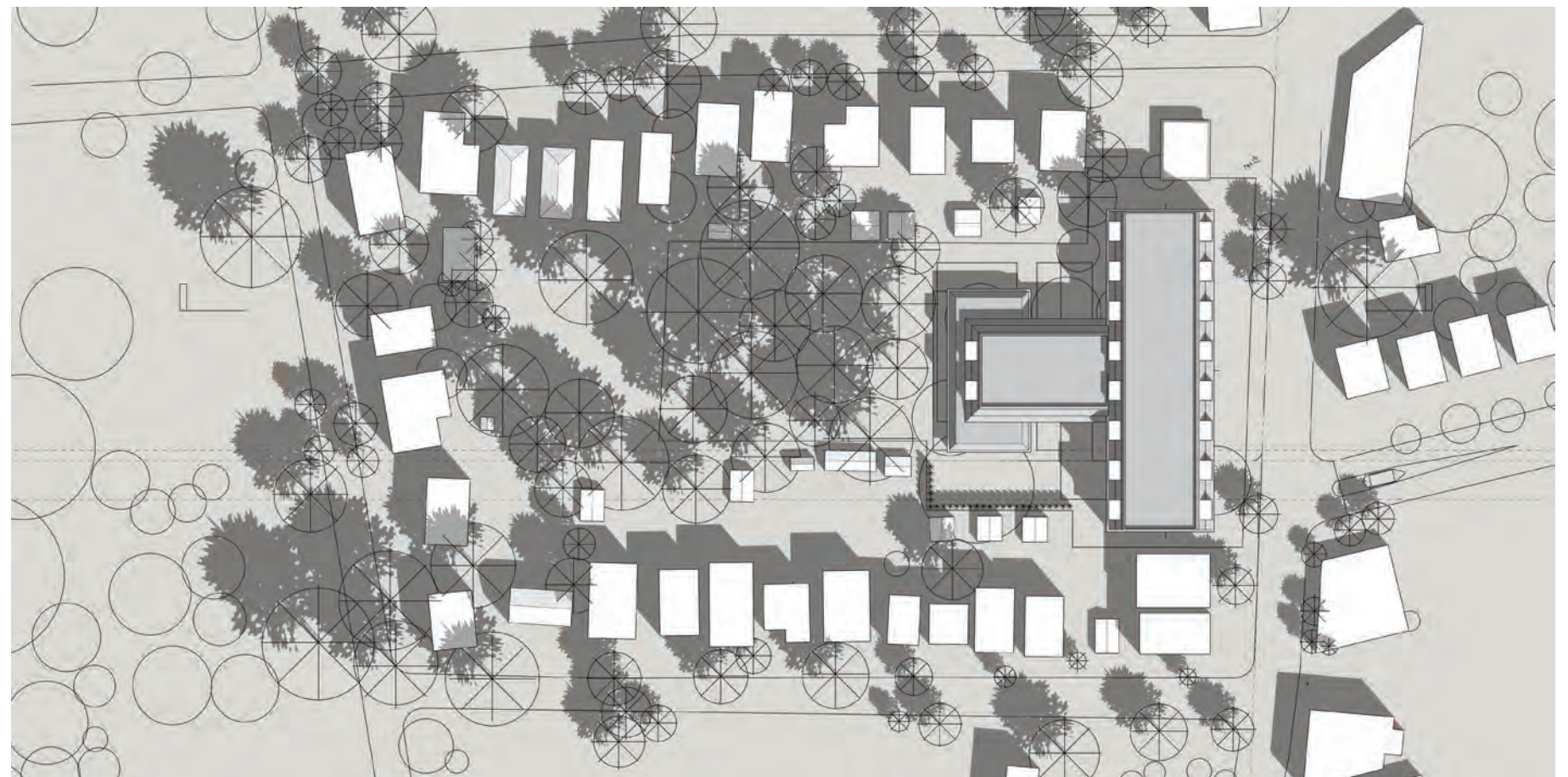
MASSING STUDY 1: IRVINGTON AVE ONLY

In order to stack all built program in a single bar on Irvington Avenue, the structure would need to be at 5 stories tall.

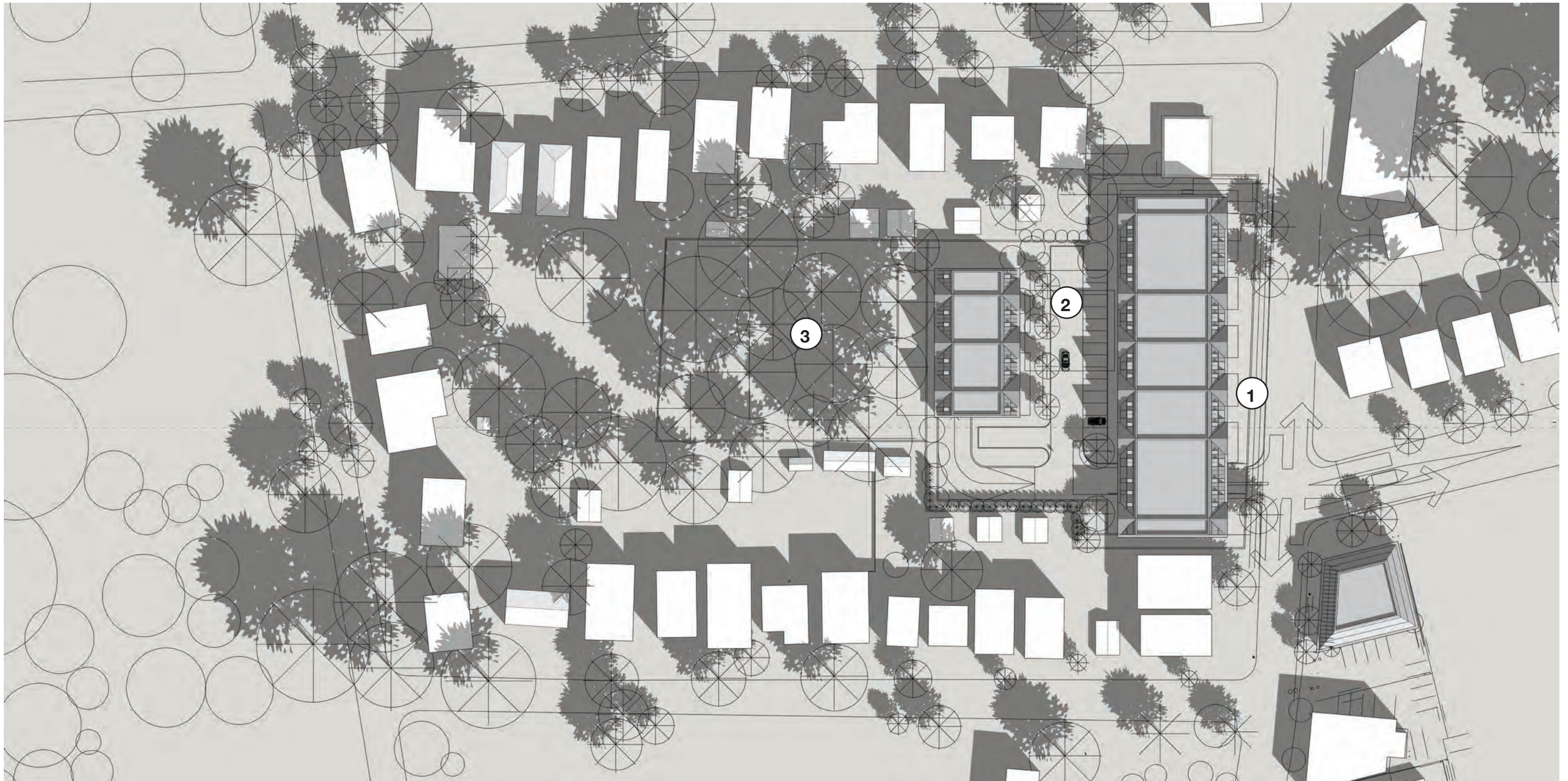


MASSING STUDY 3: “TEE” W/BRIDGE

Unit count could be increased by adding a bridge between the Irvington Avenue Structure and the Garden House. The result would be a space that felt dark and like the “back of house” and inauspicious.



MASSING STUDY 2: TWO BARS

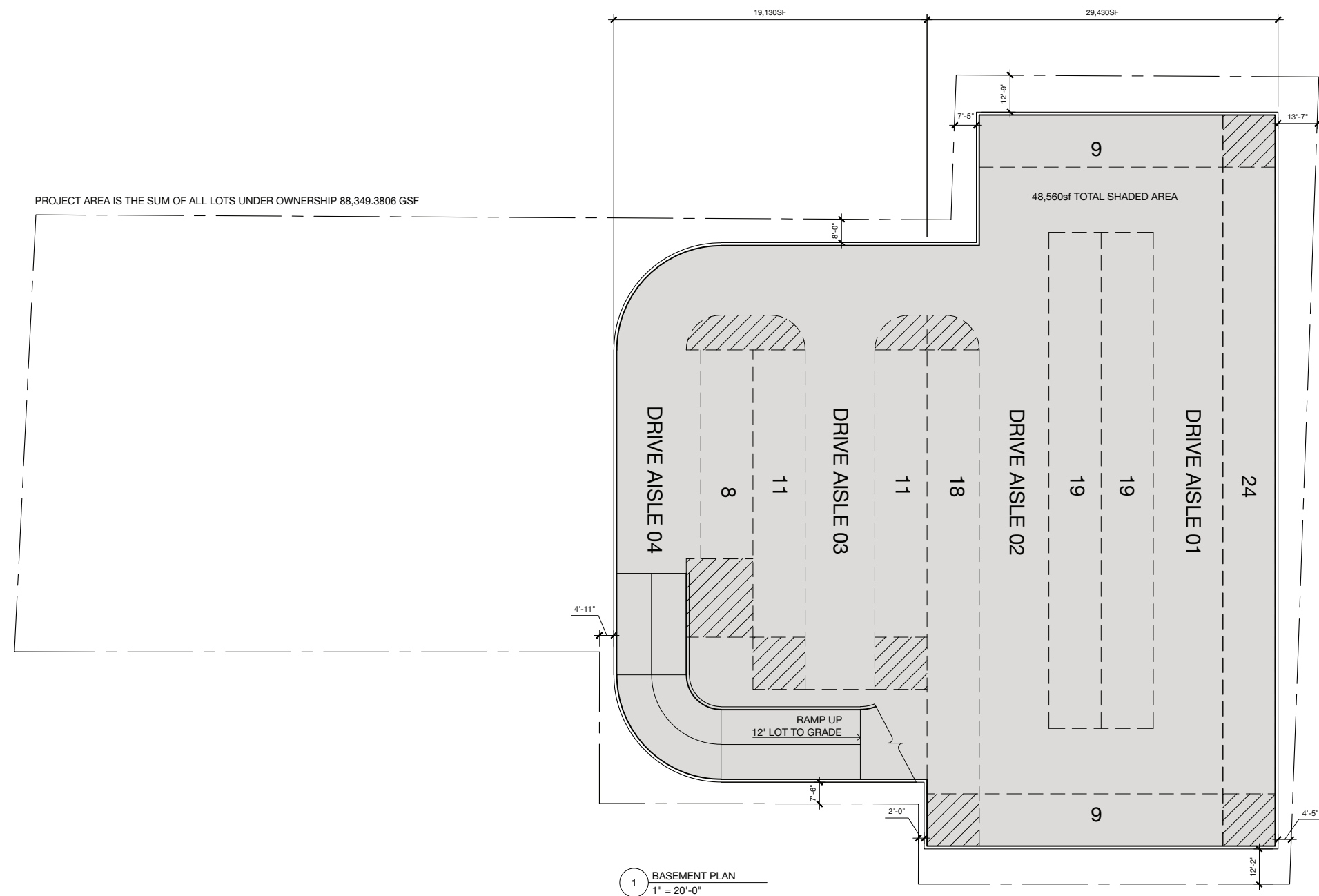


This Two Bar Site Strategy creates gracious addresses for all tenants and clearly defines three distinct places to be: 1. Frontage on Irvington Avenue is setback to create opportunities for spill out retail and amenities with sidewalk seating and vitality.

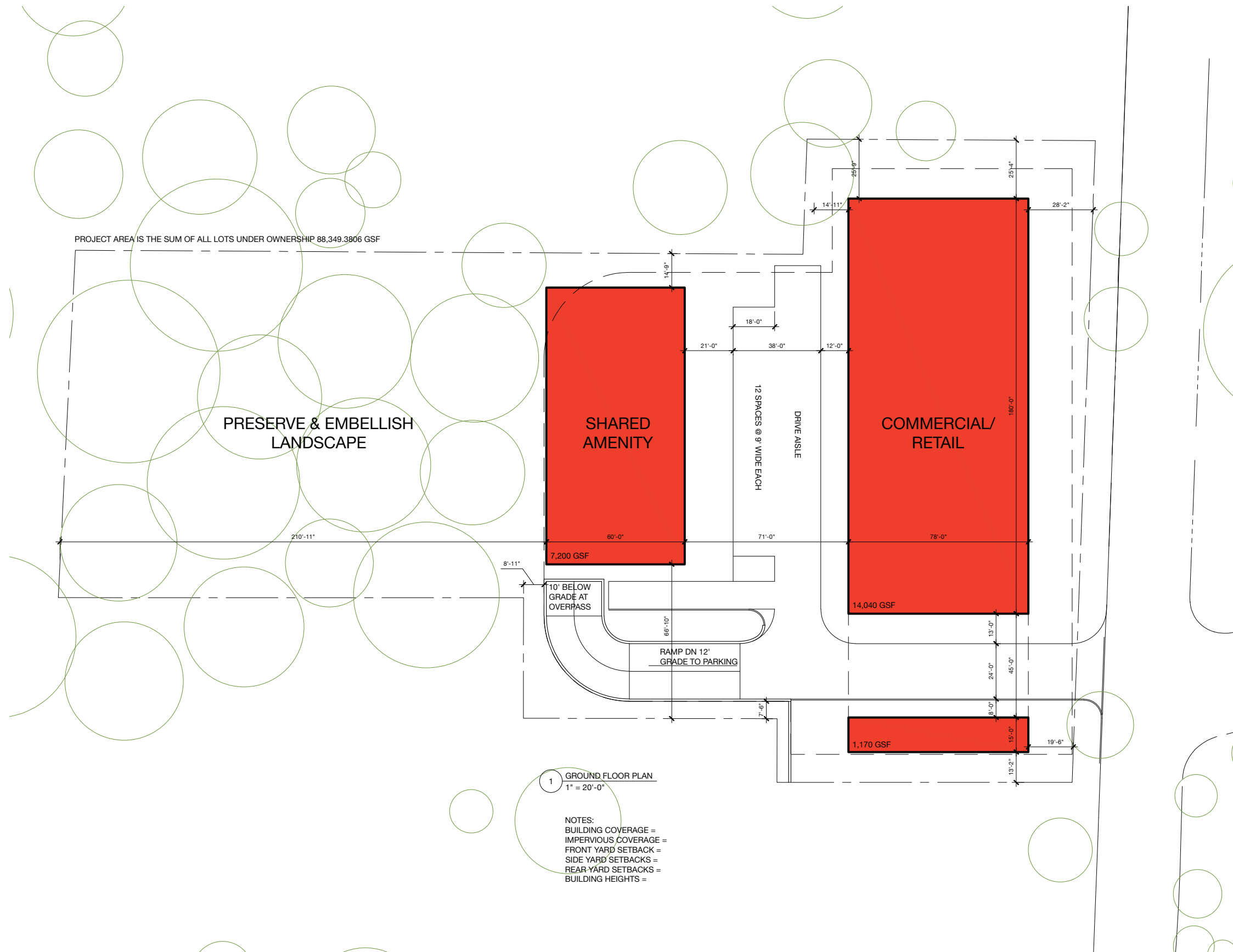
2. The Courtyard created between the buildings is a great shared address, that is more private than the commercial addresses expected on Irvington Avenue. The shared space can serve many outdoor event needs in addition to the 13 surface and ADA parking spaces shown above.

3. West of the Garden House, an open space is being created that is approximately 3/4 of an acre. It is envisioned that the open space amenity will serve residents of neighboring properties on the block as well as tenants and patrons of the development. Gramercy park access model is being looked at for the development of the idea.

typ floor plan studies

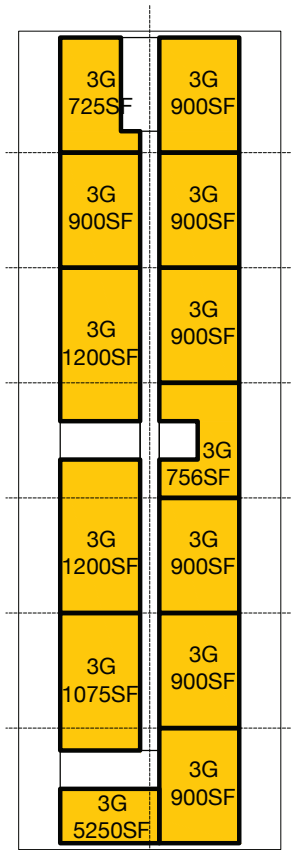


NOTES:
 BASEMENT FLOOR TO GRADE = 12'-0"
 RAMP SLOPE = 10%
 RAMP LENGTH = 120' (NOTE RAMP LENGTH COULD INCREASE TO ACCOMMODATE A MORE GENTLE TURNING RADIUS ON DOWN SIDE)
 PARKING SPACES = 9X18
 HC/ADA REQUIRED FOR 101-150 SPACES = 5 (1 OF WHICH NEEDS TO ACCOMMODATE A VAN)
 HC/ADA SPACES CAN BE DISTRIBUTED BETWEEN AT GRADE & BELOW
 PARKING CAPACITY = 120 (INCLUSIVE OF ACCESS AISLES FOR HC/ADA)
 PLANNING EFFICIENCY = 1 SPACE/405 SF (BUILDING CORE AREA TBD)
 ELEVATOR PIT FOR THE IRVINGTON AVENUE MASS ONLY
 SUMP PUMP REQUIREMENTS TBD

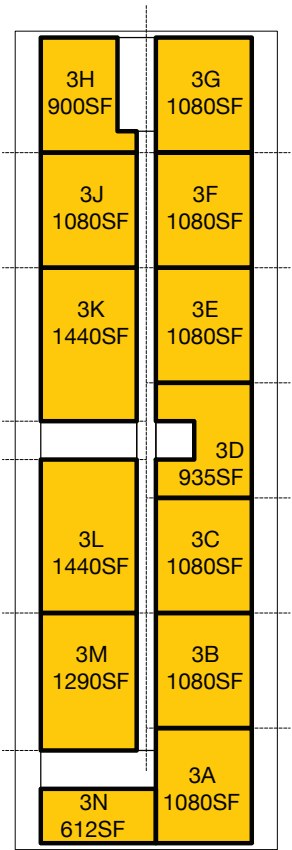


Floor Plate Studies

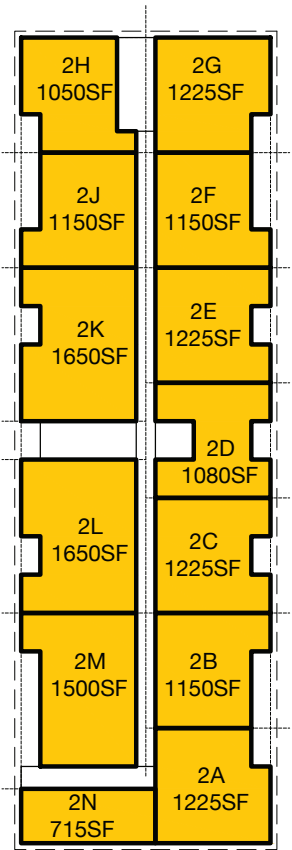
Everything represented in this package is subject to minor adjustments in response to the design of unit plans. At this stage the average unit size is approximately 1,145 GSF. The majority of units are to be two bedroom units with some one and three bedroom units where necessary. The diagrams at right are a first pass at blocking out units to be sure we have some degree of flexibility in design to create a feasible project. Expected minor adjustments include the depth of the floor plate, pitch of the roof, and the location and design of the cores and egress stairs. Single exposure units are typically 36’ wide on module to ensure that all habitable spaces have direct access to light and air.



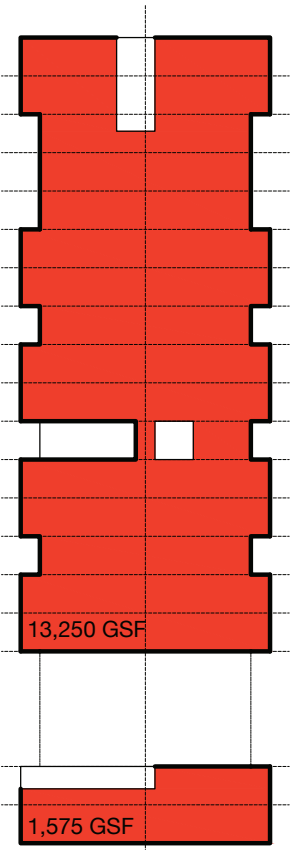
11,780 GSF
MANSARD 2
13 UNITS



14,180 GSF
MANSARD 1
13 UNITS

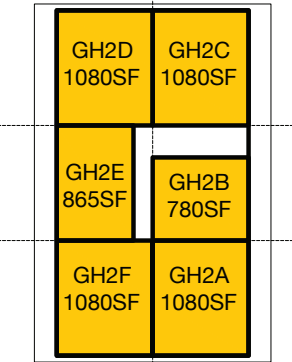


16,000 GSF
2ND FL
13 UNITS

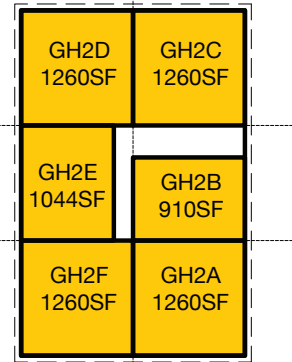


14,825 GSF
GF

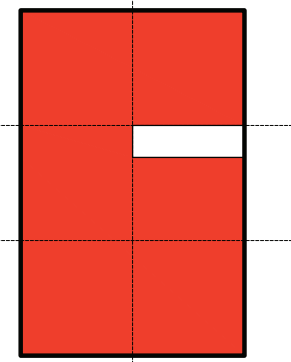
ROUGH AREA TOTALS:
22,025 SF OF GROUND FLOOR
COMMERCIAL/AMENITY SPACE
54,960 SF OF RESIDENTIAL



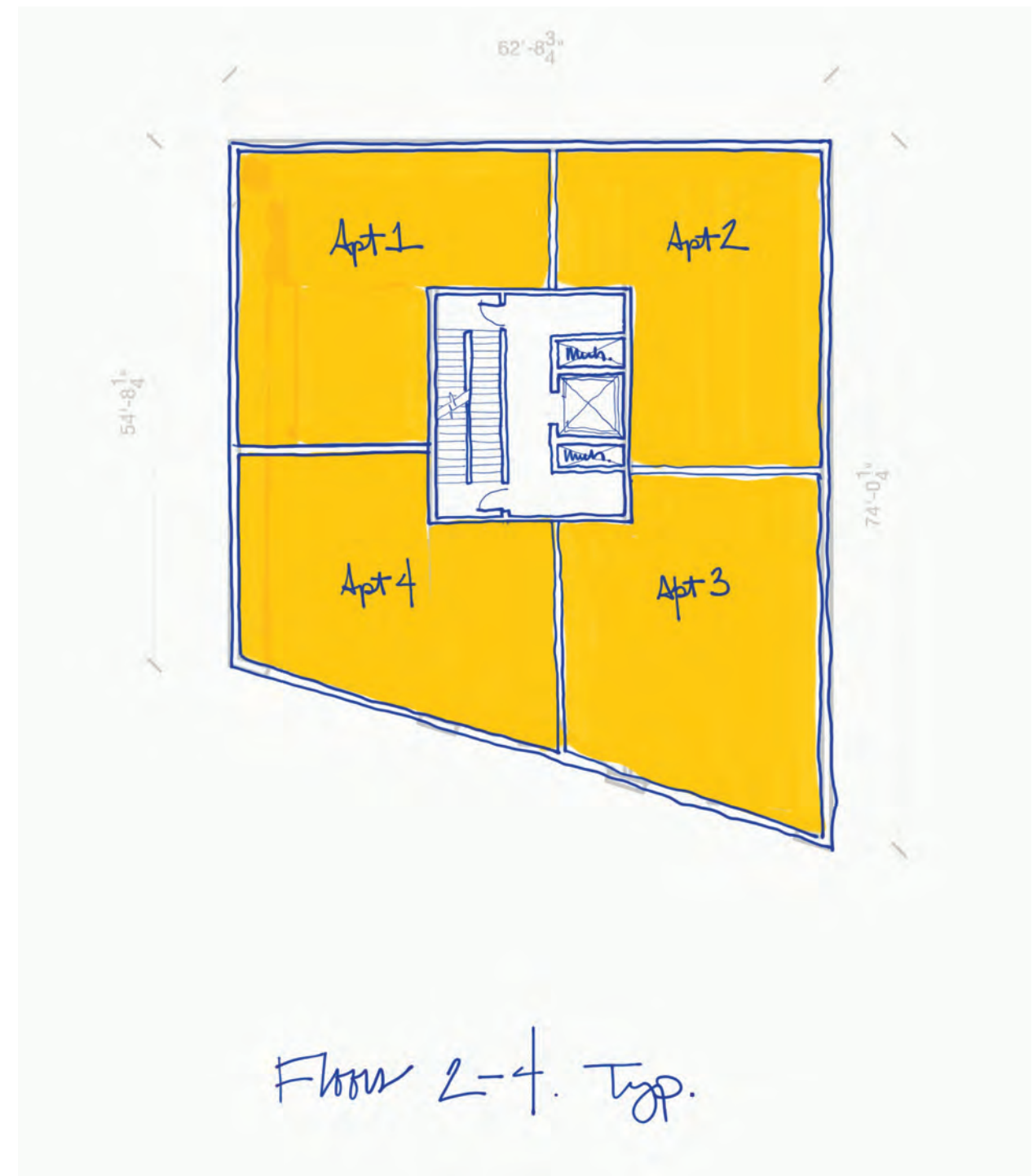
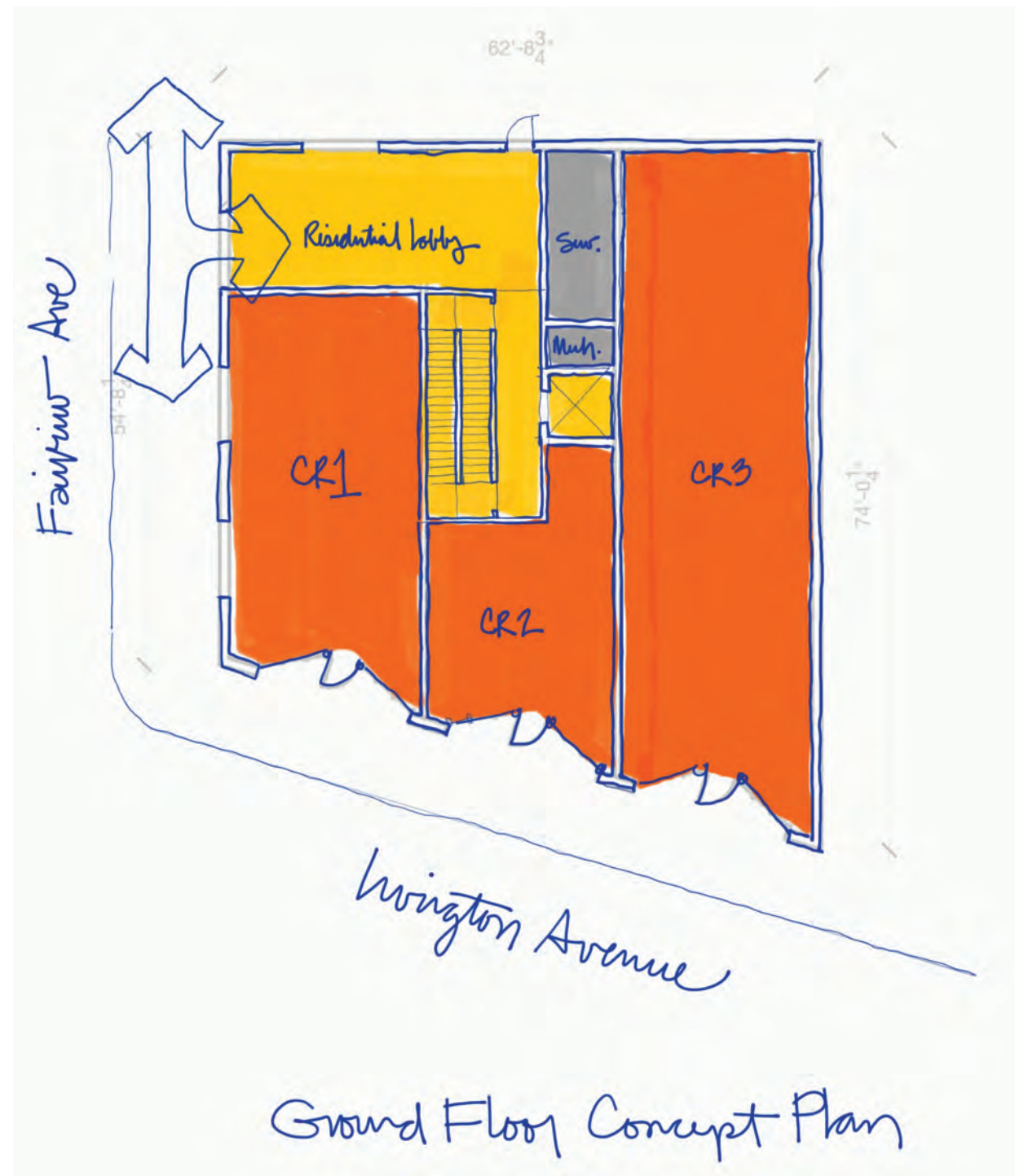
6,000 SF
MANSARD 2
6 UNITS



7,000 SF
MANSARD 1
6 UNITS



7,200 SF
GF



299 Irvington Avenue

...is scheduled to accommodate 12 Affordable Housing Units that will be built on top of the existing 1 story commercial property. In order to maximize commercial opportunities along Irvington Avenue, the address and lobby for residences above will be located on Fairview Avenue.

concept & character





Conceptual Design Approach

We propose an approach to the design of 270 Irvington Avenue that will weave the life of our developer and his passion for craftsmanship in handmade rugs, with the greater efforts to improve the built fabric of the Township of South Orange Village and Irvington Avenue improvements.

The building we're creating and the dwellings inside of it may house many of such rugs, and will shape the lives of thousands of residents of the Township of South Orange Village across many years to come. It must be designed with equal care and attention to detail, and it must be built with the same love for natural materials and craftsmanship as the rugs that have enabled this development to come to fruition.





People

So many people are and will become involved in the process of putting 270 Irvington Avenue together. It is our job to ensure that each of them along the way has a high degree of care in their role such that when it is complete, they are proud of their contributions and feel a sense of accomplishment and generosity for what they have given to the development, its future inhabitants, and the community that surrounds it.







Materials & Fabrication

We aspire to using authentic raw materials in the craft of our work and it will be our goal to make efficient use of resources in order to help pull a material palette together that meets both development goals and community aspirations for this special project.





Giallo Vivo



Rosa Vivo



Rosso Vivo



Rosso Massimo Vivo



Midnight blue N°24



First Draft Outline of Materials

We aspire to the authentic use of materials and are committed to an attempt to use all materials in their natural states.

Exterior Cladding

Brick with a range of colors that can be assembled to create a subtle woven effect. Even cost effective solutions can create great value and meaning when they are recognized as being thoughtful.

Glazing & Frames

Are envisioned to visually disappear/become subservient to other elements of the building that are meant to have a hand-crafted feel to them. Frames are envisioned to be thin and painted out black so that the colors and textures of the natural materials have priority in the reading and interpretation of the building.

Roof

The roof is envisioned to be standing a standing seam metal roof of a color that dissolves into the sky above. All roof materials are reflective to some degree. A matte blue-gray roof will help unite the roof with the sky and hence make the building feel more humble and more connected with the Irvington Avenue Sidewalk that it will awaken.

Trim

Trim will align with the conceptual approach for the windows and frames. Wherever possible, we will try to engage trades of the region to assist with railings and other small details.

Eaves & Secondary Surfaces

Natural materials that work well with the palette of brickwork we will develop should be specified and detailed to both maintain their proper place in the hierarchy of building components and to contribute to elevating the quality of the building and its units.





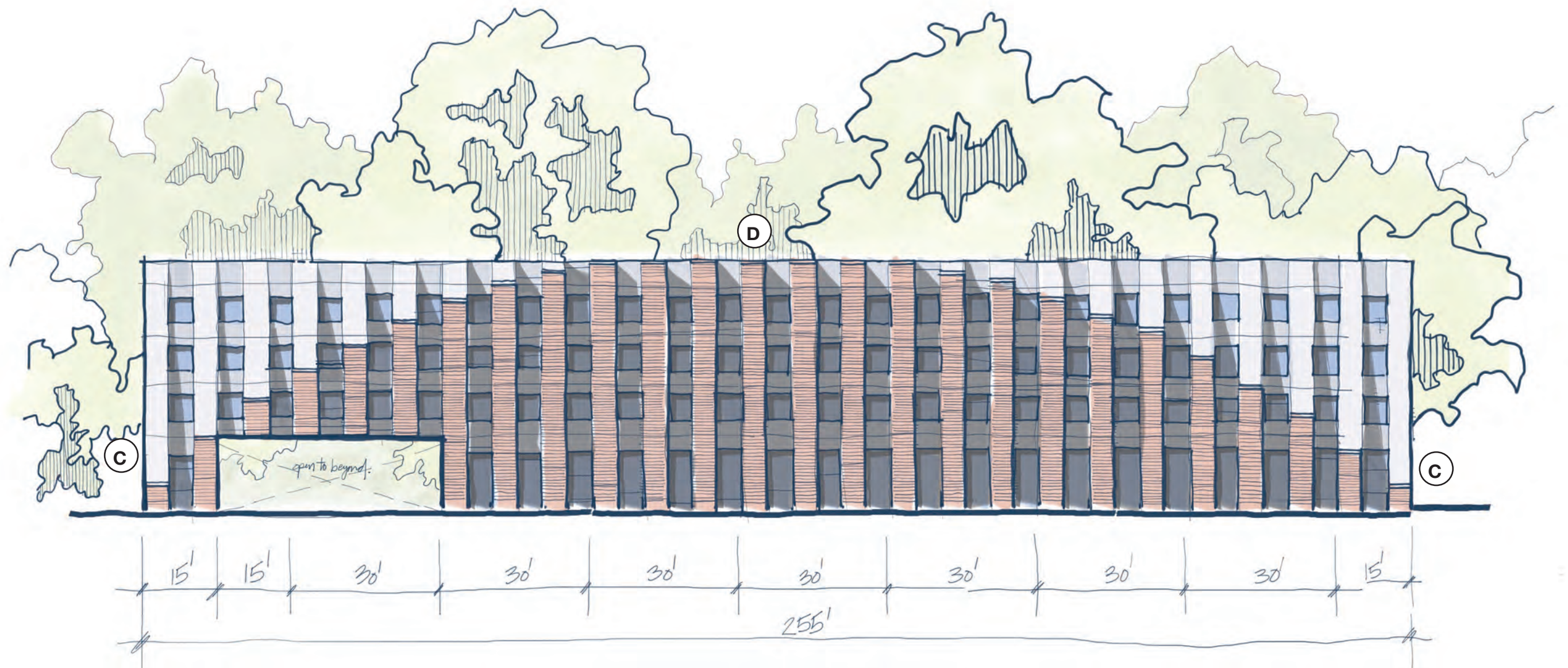
Every Detail will Matter to Someone

The residents and their guests, the business owners that will occupy the ground floor and their staff, and the patrons of businesses at 270 Irvington Avenue will each engage the development as a place for ‘something’. Their engagements will be either the origin or an extension of their life in the community of the Township of South Orange Village. Each will measure the quality of their engagement in different ways based on the purpose, duration, and feeling that the place we’re creating for them generates. While a beautifully crafted hand-made rug will typically be enjoyed and revered by a family and their guests, the development we’re creating will have a massive impact on many more people. We recognize the responsibility that comes with the design of such a project and will look for opportunities to design and construct details that meet the needs of a diverse community in ways that will leave them feeling good about the time they have spent there.

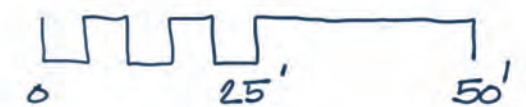
It is our belief that people act better in places that are thoughtfully designed and that elevated behavior has a direct impact on elevated value and quality of life.

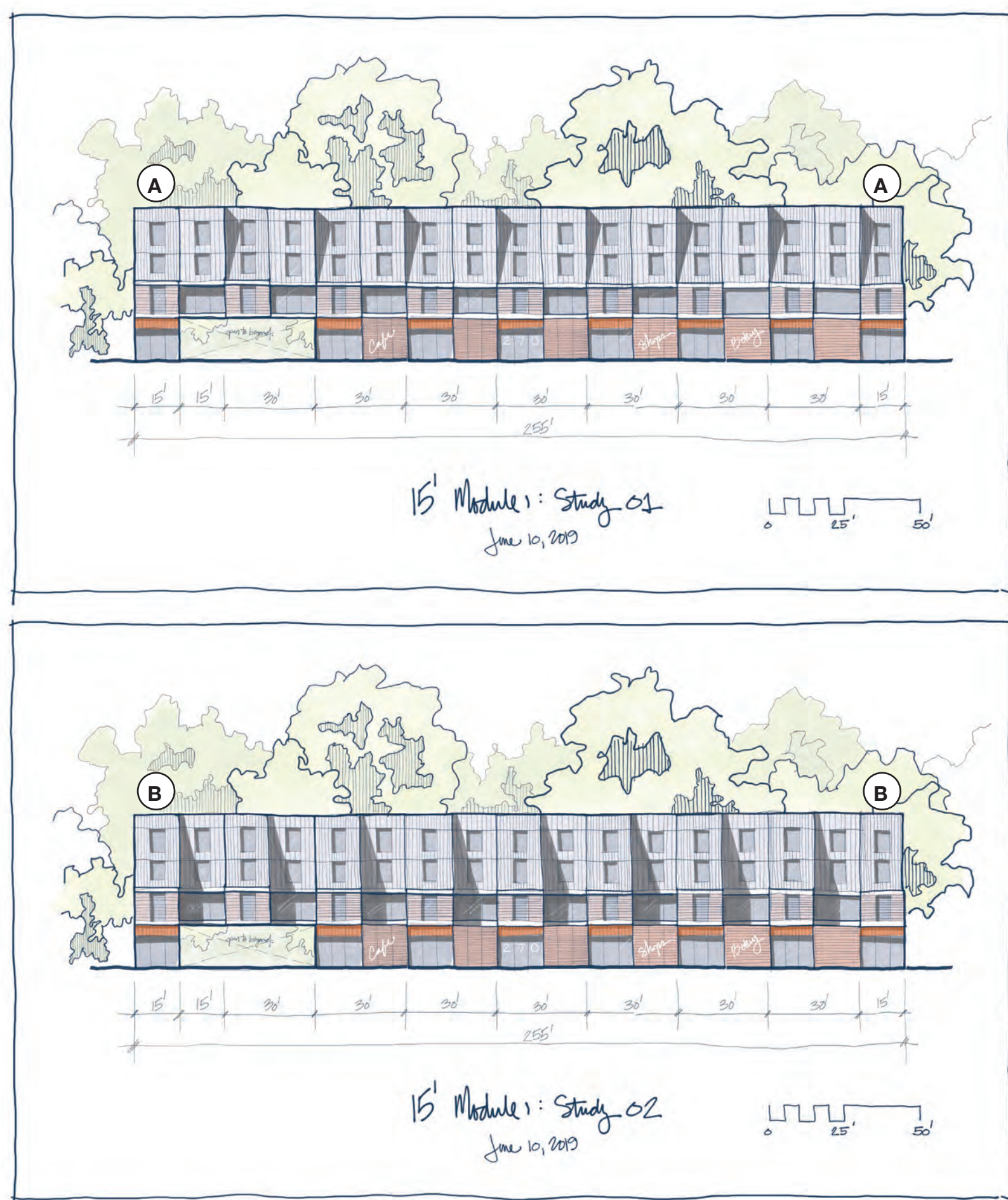


We will look for even the most subtle ways to help the occupants and users of 270 Irvington Avenue to recognize all that has gone into the making of this place, Politics, negotiations, economics, design, engineering, sourcing of natural materials, fabrication, assembly, logistics, staging, construction, installation, finishing, marketing, operations, and maintenance are among the factors that will be responsible for the ultimate fate of 270 Irvington Avenue. It is our goal to work with these factors throughout the design process to keep them all in harmony with one another.



5' Module 1: Study 03
June 10, 2019





Front to Back Pitch Weave

Early facade studies (Study 01 & 02) were designed to create variation bilaterally, akin to the way that a weave occurs in the fabrication of a hand-made rug. The Mansard Roof leans back from the street wall from a cornice created at the top of the second floor is punctuated with block massing dormers to allow for efficient programming of units within the floor plates on the 3rd and 4th levels.

Study 01 created a softer transition to its neighbors along Irvington Avenue because the end bay roof sections **(A)** are sloped mansard elements as opposed to Study 02 where the end elements **(B)** are block dormers.

Study 03 is an attempt at a more literal abstraction of vertical loom threads to create rhythm and texture along Irvington Avenue. Brick piers rise in the same plane from near the sidewalk at the ends **(C)** to a climax at the center and top of the structure **(D)**. Like the hill that the development will sit on, the building tapers down to the community at both ends to soften the transition to existing and future development sites.





Traditional Massing

Studies 04 and 05 are an attempt to bring a “village-like” quality to the massing and facades. Pitched roof dormer elements help to create familiar residential forms while also pulling back from the adjacent properties along Irvington Avenue (**E**). At-grade setbacks at the entrance portal and at the largest retail tenant entrance (**F**) help to break down the length of the facade along Irvington Avenue and help reinforce a “village-like” scale.

While the massing is much cleaner in Study 04, a number of unique geometries at many window conditions would arise as a result of this approach.

Study 05 was an attempt to reduce the number of unique window conditions. It breaks the clean gabled dormer between the 3rd and 4th levels (**G**) to allow for clean rectangular windows at all 3rd level apartments.

Study 07 is our current state of progress in developing the massing and primary concepts for the elevations for the development at 270 Irvington Avenue. It maintains a traditional roof line with pitched roof dormers in the mansard and allows us the flexibility to setback massing at grade in a number of places to vary frontage and reduce the perceived scale of the development. We believe that this approach is the best of both worlds: It is the marriage of an abstract woven loom approach with a traditional village scale and character and should offer us the flexibility required to successfully begin schematic design. Before Study 07, all studies used a 30' module. Given the high demands places on space and access to light and air for units, a 36' module is being proposed for the residential units/floor plates on levels 2, 3, & 4.

All massing depicted on the following pages is based on Study 07.

massing strategy

MANSARD ROOF

The mansard style makes maximum use of the interior space of the attic and offers a simple way to add one or more storeys to an existing (or new) building without necessarily requiring any masonry.[13][14] Often the decorative potential of the Mansard is exploited through the use of convex or concave curvature and with elaborate dormer window surrounds.

It was said that historically, French and American buildings were taxed by their height (or number of storeys) to the base of the roof, and that **mansards were used to help ease the constraints created by zoning restrictions**. [18][19] A Parisian law had been in place since 1783, restricting the heights of buildings to 20 metres (65 feet).[20] The height was only measured up to the cornice line, making any living space contained in a mansard roof exempt.[21] A 1902 revision of **the law permitted building three or even four stories within such a roof**. [22]

13. "Modern 'Mansard' - a flat roof on top of a slated or tiled pitch". Permadeck. Seamless Roofing Ltd. Retrieved 2011-03-14.

14. Report of the Commissioners to Investigate the Cause and Management of the Great Fire in Boston. 1. Boston, Massachusetts: Rockwell & Churchill. 1873. p. 545. Retrieved 2011-03-14.

18. Bromley, Daniel W. (2006). Sufficient Reason: Volitional Pragmatism and the Meaning of Economic Institutions. Princeton, New Jersey: Princeton University Press. p. 46. ISBN 978-0-691-12419-3. Retrieved 2011-03-14.

19. Carney, Donna J. (1980). Jim Thorpe, Pennsylvania: An Image Preserved. Harmony Press. p. 17. Retrieved 2011-03-14.

20. Goodman, David C.; Chant, Colin (1999). European Cities & Technology Reader: Industrial to Post-Industrial City. Taylor & Francis Group. Retrieved 2011-03-14.

21. Reports from Committees: Six Volumes. Fifth Volume. The House of Commons. 1874. p. 218. Retrieved 2011-03-14.

22. Sutcliffe, Anthony (1970). The Autumn of Central Paris: the Defeat of Town Planning, 1850-1970. Edward Arnold. Retrieved 2011-03-14.



Germania Life Insurance Company, Union Square, NYC



Rooftops in Paris



Street Front

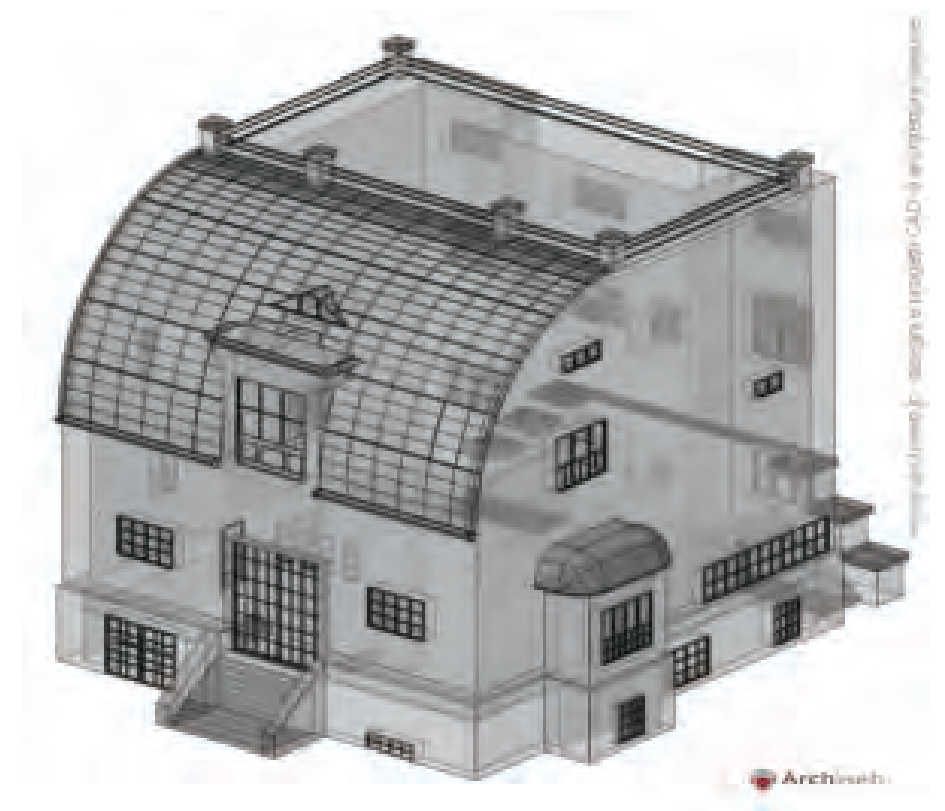


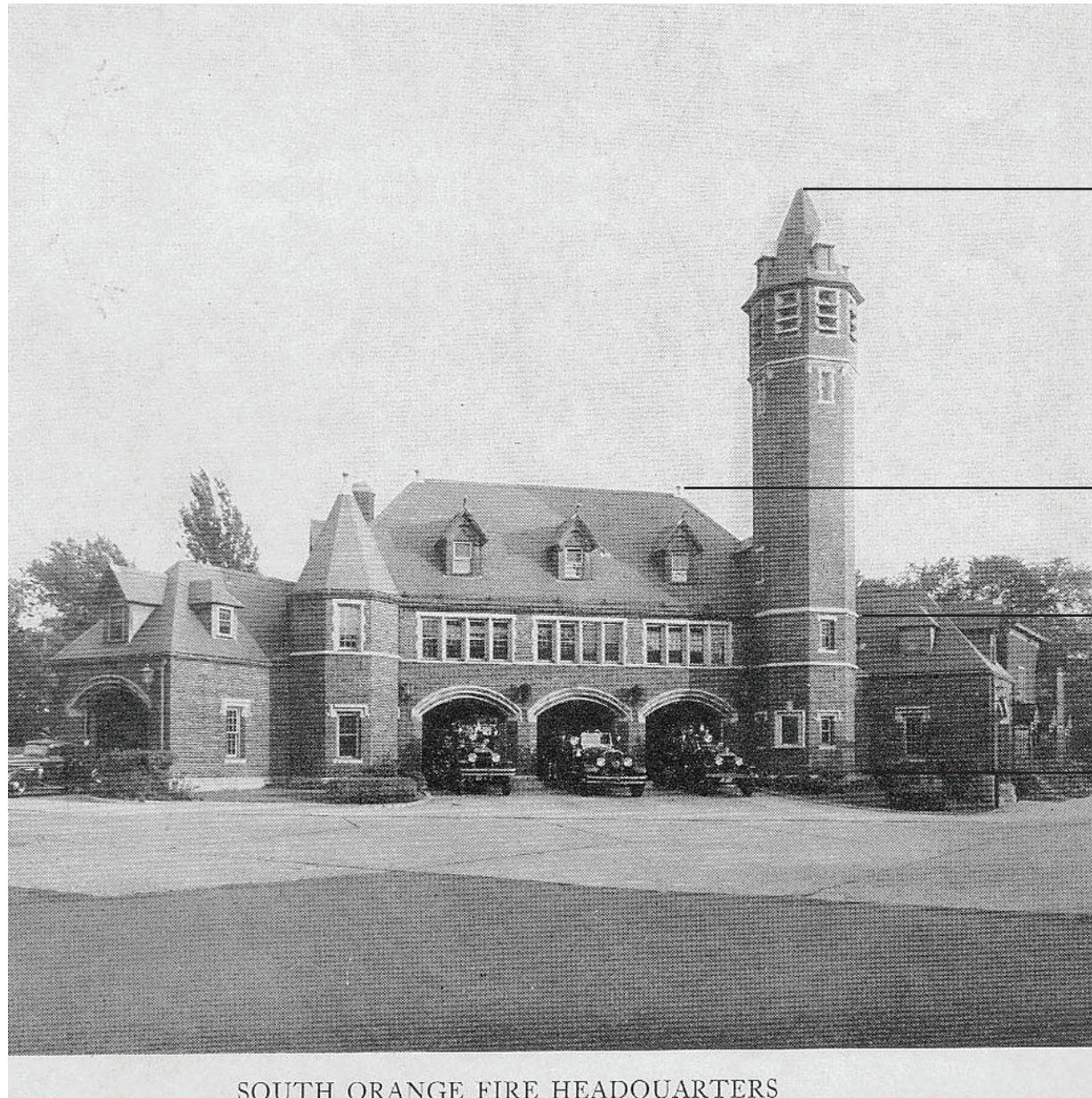
Rear Yard

STEINER HOUSE by Adolf Loos

Most of Loos' works were located in open lots and did not need any party walls and yet they faced other constraints that he had to work around. In the case of the Steiner house, Loos was only able to build one floor above the street level. This led him to create a one quarter round roof that is facing the street. **This roof flattens out the apex and makes the two additional floors that look out onto the garden impossible to see from the street.** The curved roof was an interesting choice because it was not a straight break from gabled roofs or a brand new innovative idea. Instead it was meant to demonstrate certainty of form and economy of space, proving that traditions can be manipulated or rid of completely, for a functional and non-aesthetic purpose.

Tournikiotis, Panayotis (1994). Adolf Loos. New York: Princeton Architectural Press. ISBN 9781568983424.





Landmark Tower

Top of Mansard / Ridge

Top of Lower Mass / Cornice Line

Base w / varied Openings & Vehicular Access

South Orange Fire House

The proportions of the roof to lower massing in the South Orange Fire Headquarters is indicative of the approach our team is taking to create a gracious structure that is as good to the community around it as it is to the residents and tenants inside.



Early sketch showing the presence of a building that has a facade that rises straight up from grade to its cornice at maximum height.

5 Story



Early sketch showing the effect of a low cornice line with a mansard roof. Both images illustrate equal program/unit counts.

5 Story

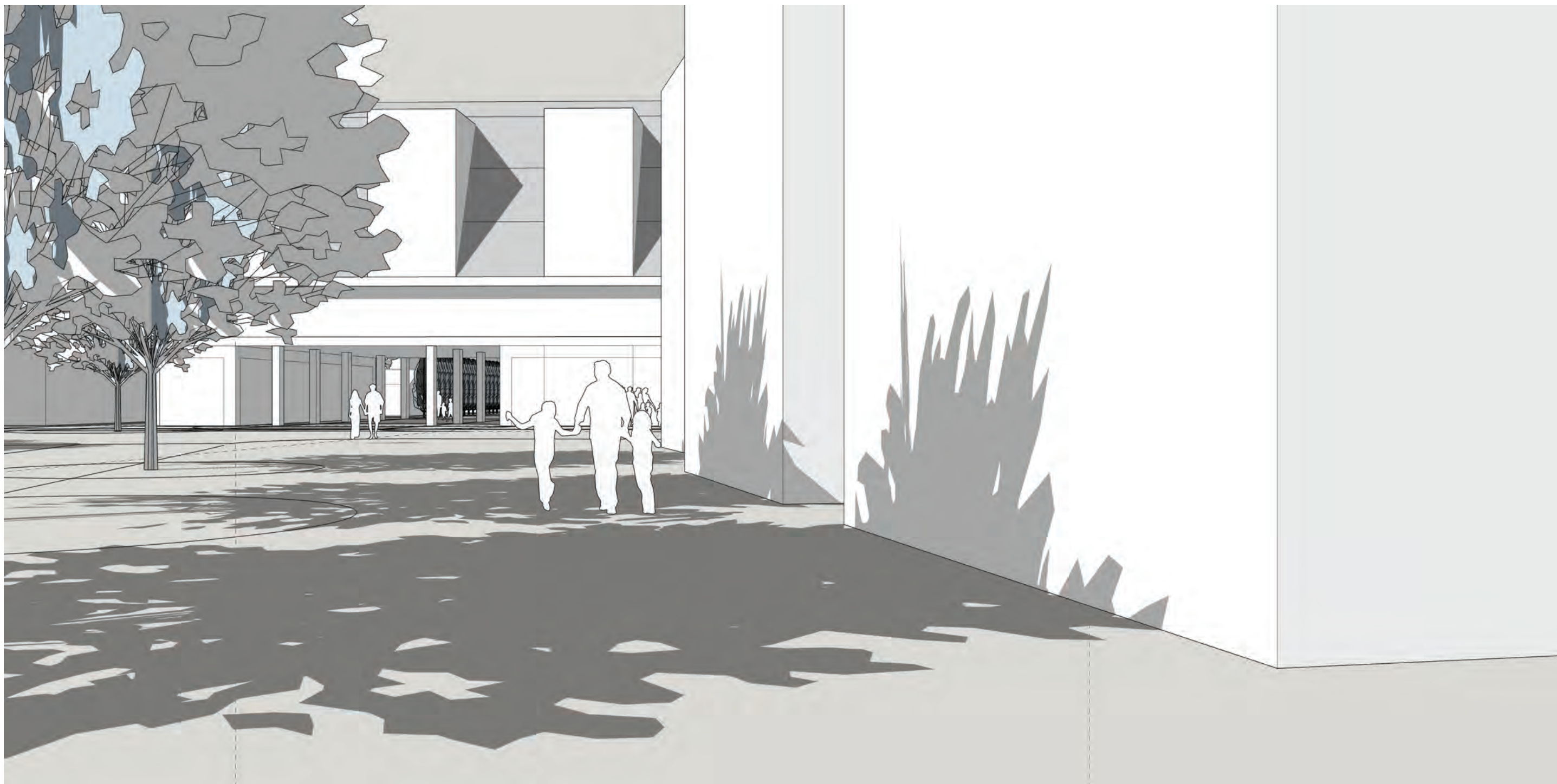


Early sketch showing the effect of a low cornice line with a mansard roof. Both images illustrate equal program/unit counts.

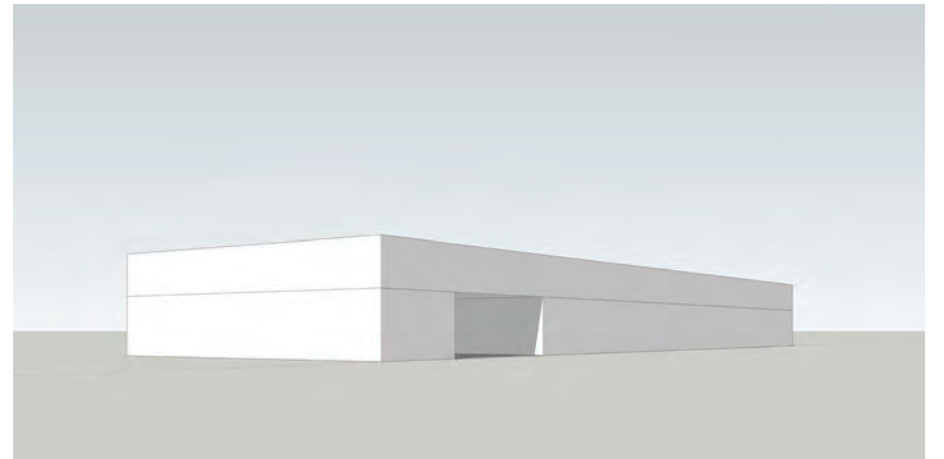
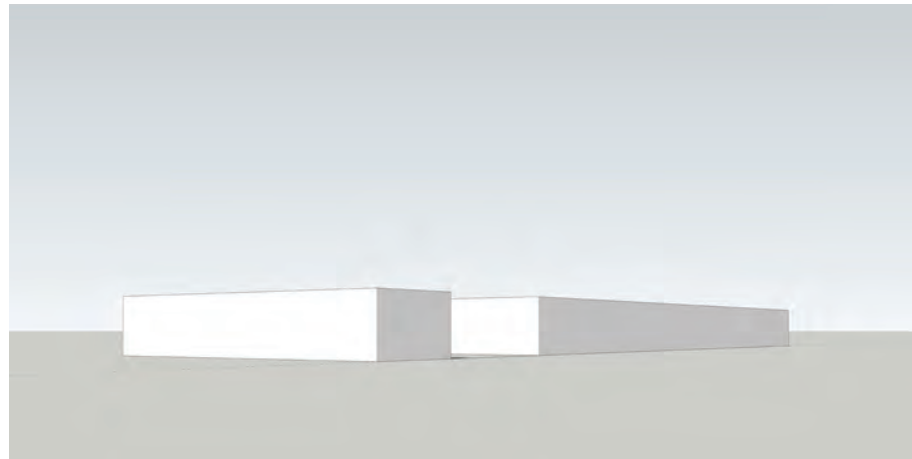
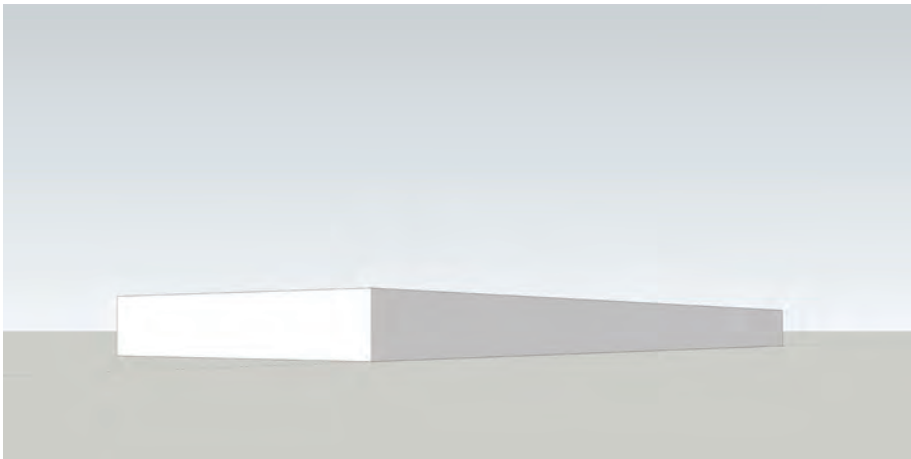
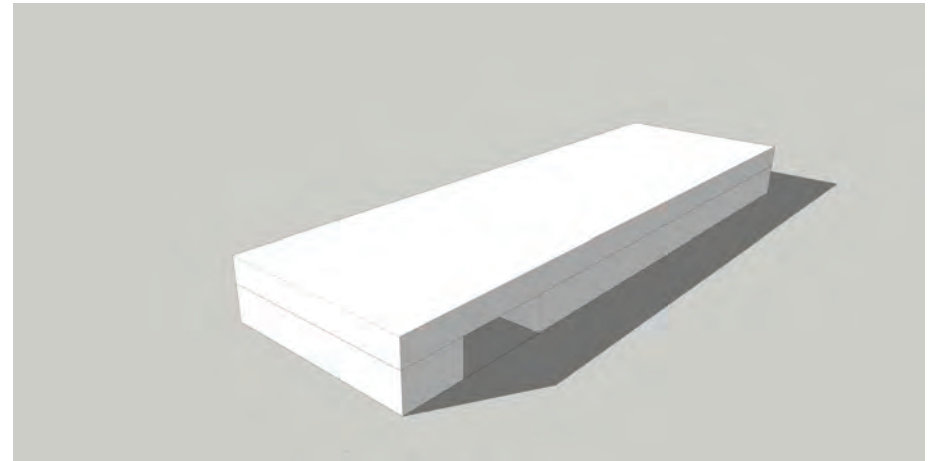
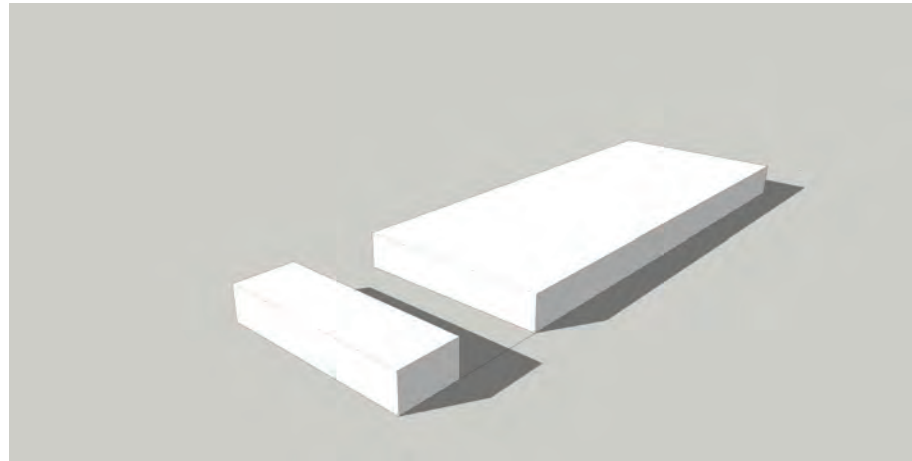
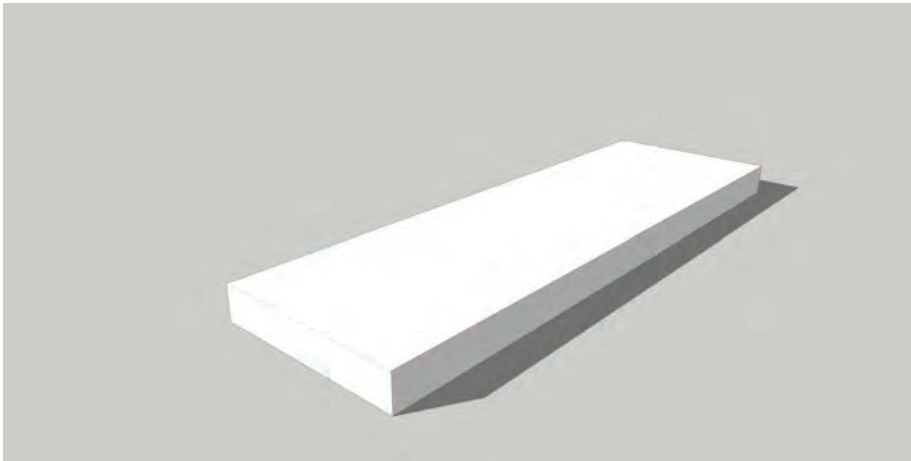
4 Story



Early sketch showing the presence of a building that has a facade that rises straight up from grade to its cornice at maximum height



Early sketch showing the effect of a low cornice line with a mansard roof. Both images illustrate equal program/unit counts.



One

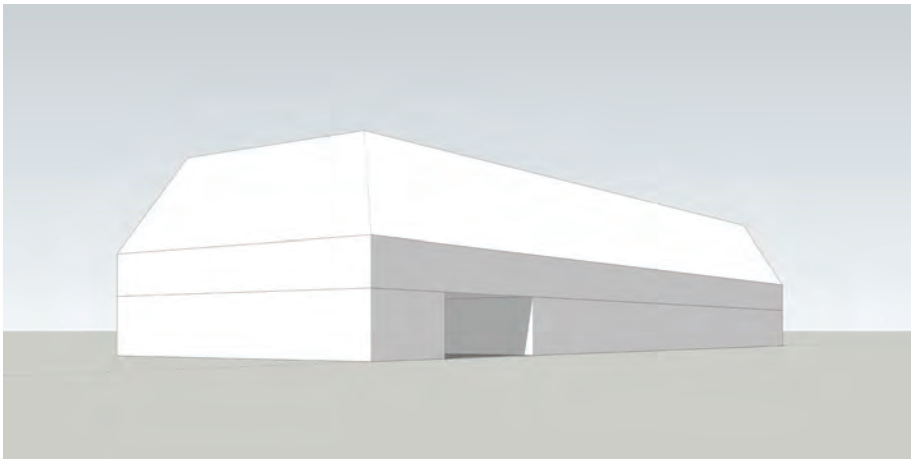
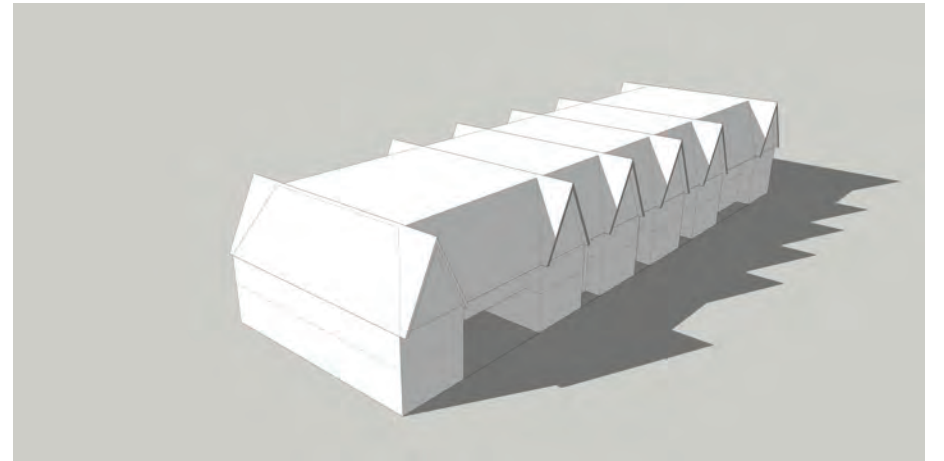
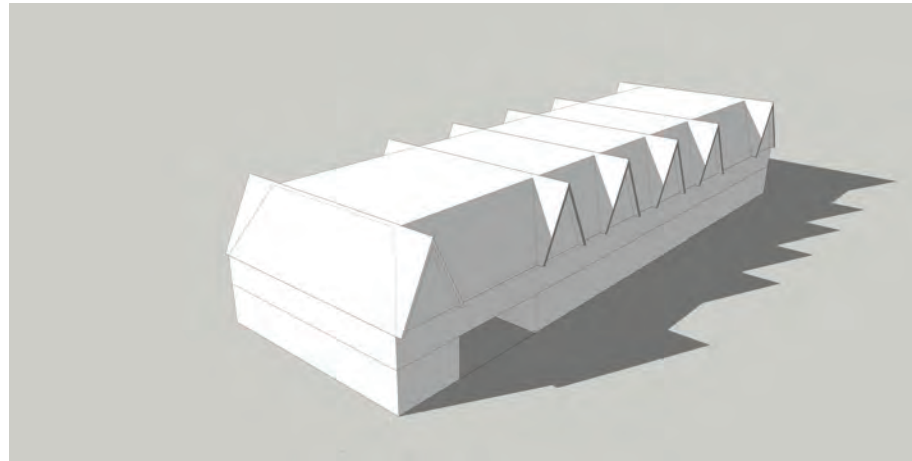
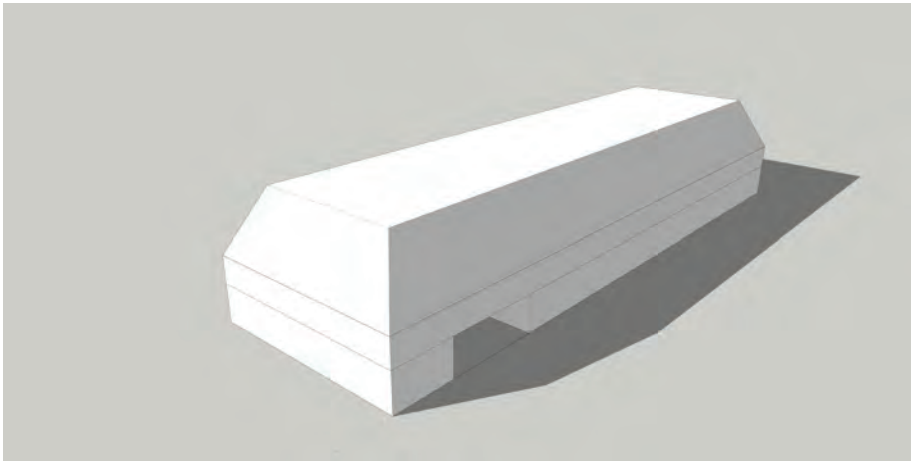
Try to maximize the footprint while creating a great site plan to keep the overall height of the buildings down.

Two

Create an opening to allow for access to the Garden House and below grade parking that aligns with the most optimal opportunities to connect to the existing street grid and traffic patterns.

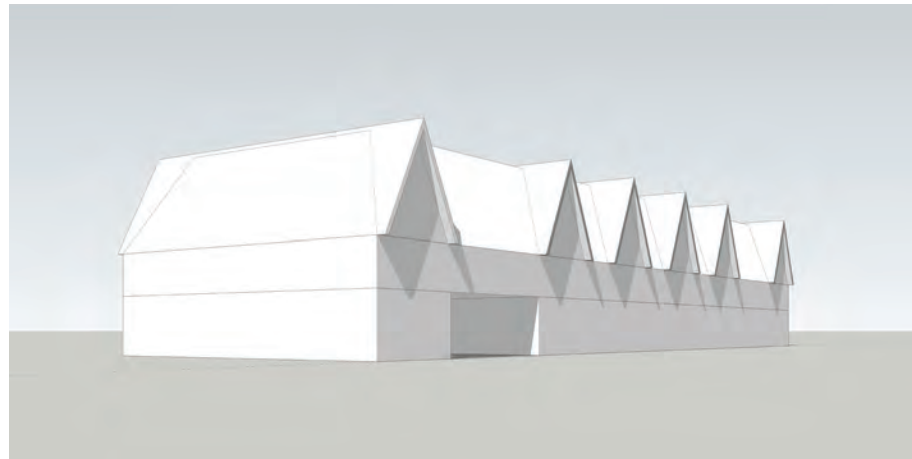
Three

Span the opening with residential program so that the need to stack vertically is reduced and hence keeps the overall height of massing at a minimum.



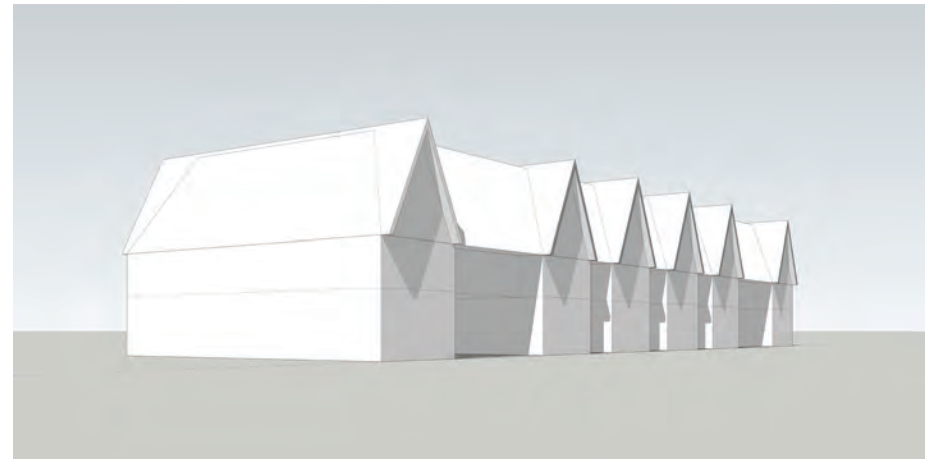
Four

Start the roof low so that the reading of the building is as low-scale as possible, and hide 2/3 of the required residential program under the roof.



Five

Introduce dormers to give the roof scale and character and to improve the functional space for units on the upper levels.



Six

Break the facade and setback massing beneath the mansard roof to further accentuate each dormer as a village-like element and to minimize the reading of the structure as a singular element.



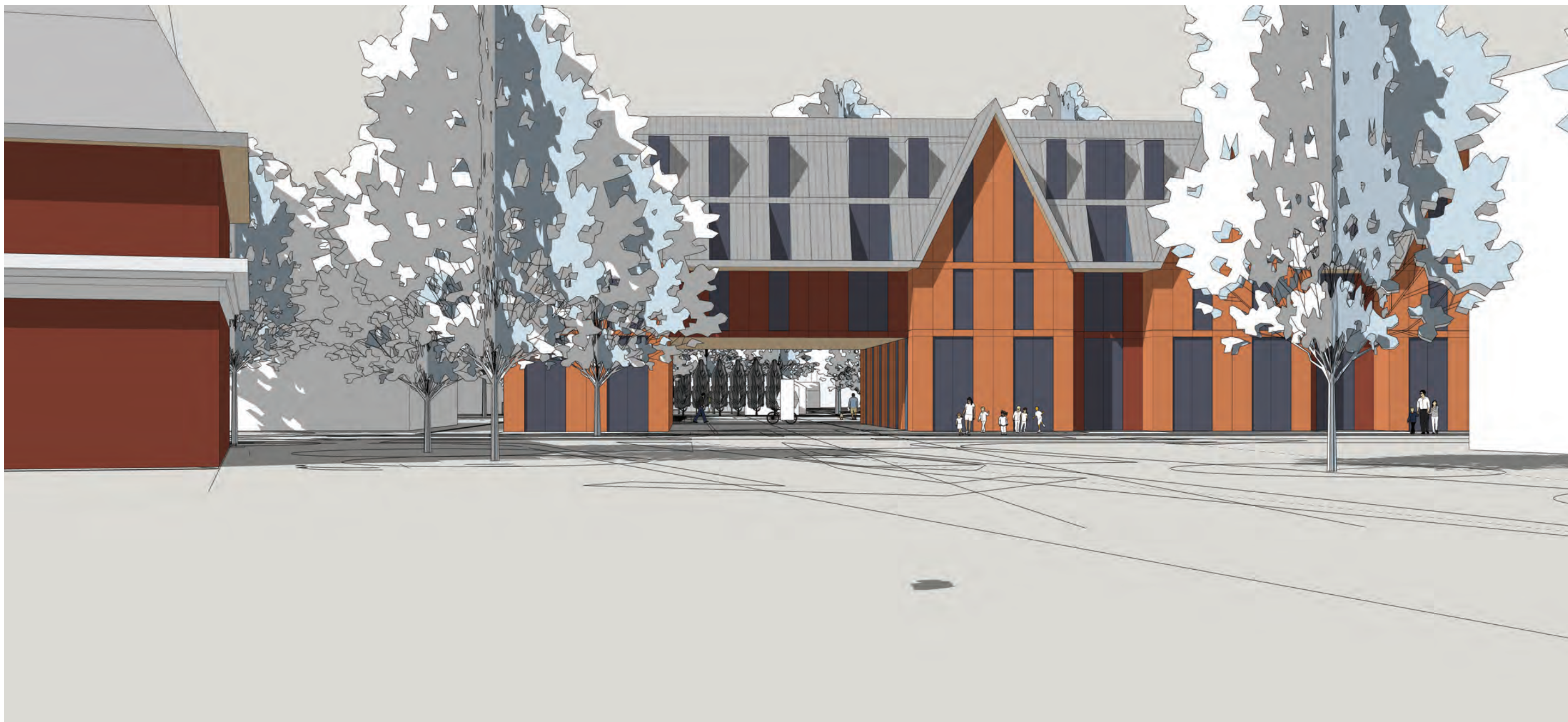
Irvington Avenue looking Southwest

Improvements at 299 Irvington Avenue will complement 270 Irvington across the street.



Irvington Avenue looking Northeast

As one ascends up the hill from downtown South Orange Village, 270 Irvington will mark the arrival at the plateau in the landscape.



Fairview Ave looking South

The entrance to the Courtyard and Garden House beyond will align with Fairview Avenue.



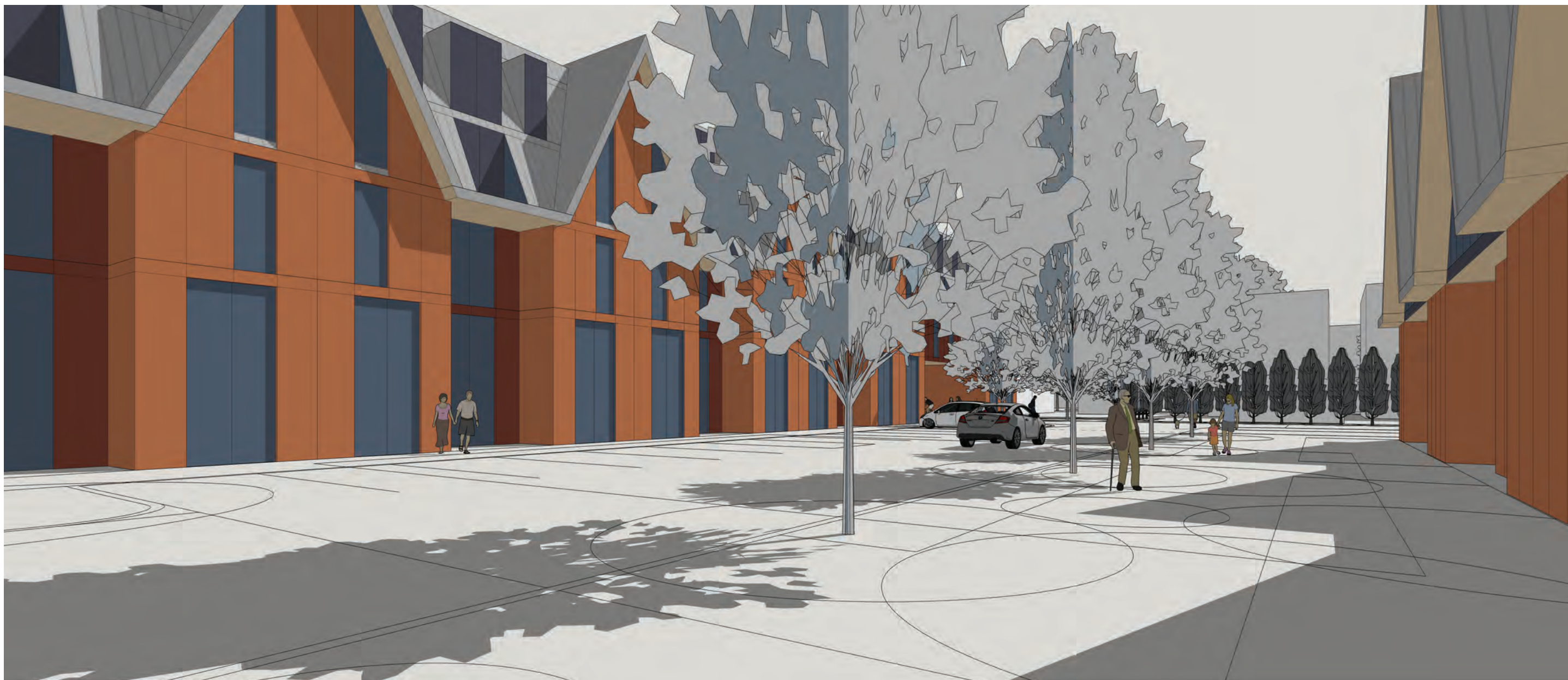
View from backyards on West Fairview Avenue

Mansard roof forms with Gable Dormers help 270 Irvington Avenue feel like is residential in scale and character. Careful attention should be paid to the design of each layer between existing residences and the new development. 1. Low scale planting to block headlights from backyards 2. Tree replacement to help the landscape consume the development in coming years as it has the existing block. 3. Private landscapes in each backyard should plant as they wish in response to the project.



270 Irvington Courtyard looking Southwest

This space is part access, part parking, part secondary address, and part opportunity space. Tenants and their Guests, and Business Owners and their Patrons will have a space that can be used for events as well as services.



270 Irvington Courtyard looking Northeast

Both structures are envisioned to have commercial / amenity offerings at grade, fronting on the Courtyard.

Irvington Avenue & Garden / Courtyard Elevations

299 Irvington Avenue is a new addition to the project and is under development at this time. We expect to match existing materials where brick is designed and to match roofing materials at 270.





Irvington Avenue Elevation w/ Landscape

It is impossible to evaluate the character of a design approach without a comprehensive and coordinated look at the relationships between programmatic needs, vehicular and pedestrian circulation, building addresses, massing, materials, pattern, and landscape. We believe that bare facade elevations are best left for technical discussions tied to construction techniques and material assembly.

Introduced: October 26, 2020

Adopted:

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

ORDINANCE #2020-18

AN ORDINANCE AMENDING AND RESTATING CHAPTER 237 - PROPERTY MAINTENANCE REGARDING THE OBLIGATIONS OF OWNERS AND CREDITORS OF VACANT, FORECLOSED AND ABANDONED PROPERTY

WHEREAS, the Board of Trustees of the Township of South Orange Village finds that there exists in the Township of South Orange Village vacant, foreclosed and/or abandoned structures which require registration of such properties and the identification of owners, creditors and authorized agents to ensure the maintenance of such properties and to prevent those properties from falling into disrepair, neglect or creating a blighting condition on their respective neighborhood and, as such, desires to amend and restate Chapter 237 of the Code of the Township of South Orange Village (the "Code").

NOW, THEREFORE, be it ordained, by the Board of Trustees of the Township of South Orange Village, a municipal corporation of New Jersey located in Essex County thereof, that Chapter 237 of the Code be amended and restated as follows:

Section 1.

237-8 Definitions: Word Usage is hereby amended and restated to include or redefine the following terms:

CREDITOR - Any person, lienholder or any Federal or State chartered bank, savings bank, savings and loan association, credit union or any other financial institution or entity acting on behalf of the Creditor, including, but not limited to, servicers, located in-state or out-of-state, who serves a summons and complaint in an action to foreclose on a mortgage on property located in the Township of South Orange Village, New Jersey.

OWNER - Any person, firm, association, partnership or corporation owning, controlling, maintaining or collecting rents for a property, including a duly authorized agent or attorney. Guardians, conservators or trustees or other fiduciaries shall also be regarded as owners. Title holders, any agent of the title holder having authority to act with respect to a vacant property, any foreclosing entity subject to the provisions of N.J.S.A. 46:10B-51 (P.L. 2008, c.127, Sec. 17), or any other entity determined by the Township of South Orange Village to have authority to act with respect to the property shall also be regarded as owners. First mortgagees and/or their servicers may also be deemed owners, provided they have been duly served with a certificate of de facto abandonment pursuant to §§ 237-65 and 237-66.

VACANT PROPERTY - Any building which is not legally occupied or at which substantially all lawful construction operations or occupancy has ceased, or which is in such condition that it cannot legally be reoccupied without repair or rehabilitation. A property shall not be deemed vacant if:

1. All building systems are in working order; and
2. Grounds are maintained in good condition; and
3. The property is not in violation of any applicable laws, regulations or ordinances; and

4. The property is being actively marketed by its owner for sale or rental. Property determined to be "abandoned property" in accordance with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq. or if found to be de facto abandoned as provided below, or creating a nuisance and/or blight due to being uninhabited shall also be deemed to be vacant property for the purposes of this section.

Section 2.

Chapter 237-65 is hereby amended and restated as follows:

237-65 – Vacant, Foreclosed and Abandoned Properties

A. The owner or creditor of any vacant property as defined herein shall, within 30 days after the building becomes vacant property or within 30 days after assuming ownership of the vacant property, or within 10 calendar days after receipt of notice from the Village, whichever is earlier,

1. File a registration statement for each such vacant property on forms or manner provided by the Village for such purposes; and
2. Enclose and secure the building against unauthorized entry.

The registration shall remain valid for six months from the date of registration. The registrant shall be required to renew the registration after six months as long as the building remains vacant property and shall pay a registration or renewal fee in the amount prescribed herein for each vacant property registered. Following the first year, it will become a yearly fee.

B. Whenever the Village finds that any improved real property remains unoccupied for 30 consecutive days and conditions exist on that property which constitute one or more violations of Chapter 237, the Village, through its Building and Code Enforcement Department, may execute a Certificate of De Facto Abandonment, setting forth the facts upon which the finding was made and serve a copy of the certificate of de facto abandonment upon owner, creditor, any mortgagee and/or the servicer for the mortgagee having an interest in the property known to the Village and/or by posting same in a prominent location of the property in question. The certificate so served shall be prima facie proof that the subject property is "vacant property" as defined within this Chapter (Chapter 237). Any owner, creditor, mortgagee or servicer receiving a Certificate of De Facto Abandonment shall, within twenty (20) days of the date of such notice, respond to the Building and Code Enforcement Department by:

1. Complying with the registration and fee requirements contained within this Chapter (and any other applicable sections of Village Code) and
2. Acknowledging responsibility for repair and maintenance of the property.
3. If the registrant wishes to avoid responsibility for repair and maintenance of the property, the registrant (to the extent such party possesses the right and authority to do so) may offer an assignment of lien position to the Township of South Orange Village for nominal consideration (Ten (\$10.00) Dollars).

C. The registrant shall notify the Building and Code Enforcement Department within 10 days of any change in the registration information including but not limited to change in ownership by filing an amended registration statement on a form provided by the Building and Code Enforcement Department for such purposes.

D. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the

Village against the owner, owners or creditors of the building.

E. Any owner or creditor of vacant property who intends to restore the property to occupancy following the initial registration shall file a detailed plan for restoration of the property to habitable condition on a form issued by the Building and Code Enforcement Department together with an amended registration statement.

1. During the restoration period, the owner or creditor shall be exempt for a period of 12 months from payment of the vacant property registration fee(s) as long as the property is being actively restored but shall comply with all other laws, regulations and municipal ordinances. Exception will terminate if the restoration activity ceases and owner or creditor shall submit the full annual registration fee which shall be due within ten (10) days of notice from Building and Code Enforcement Department that cessation of restoration activity has been observed.

2. In the event the property has not been approved for occupancy at the end of the twelve-month period, the owner shall be liable for any fees waived. The Director of the Building and Code Enforcement Department or his designee may extend the waiver of the registration fee for not more than one additional twelve-month period in response to a written request, prior to the expiration of the initial twelve-month period, by the owner or creditor where the Director of the Building and Code Enforcement Department or his designee finds compelling conditions existed outside the owner or creditor's control which inhibited such owner or creditor from restoring the property within the initial twelve-month period.

F. After filing a registration statement or a renewal of a registration statement, the owner or creditor of any vacant property shall provide access to the Village to conduct an exterior and interior inspection of the building to determine compliance with the municipal code, following reasonable notice, during the period covered by the initial registration or any subsequent renewal.

G. The registration statement shall include the name, street address and telephone number of a natural person 18 years of age or older, designated by the owner or creditor for receiving notices of code violations and for receiving process, in any court proceeding or administrative enforcement proceeding, on behalf of such owner or creditor in connection with the enforcement of any applicable code.

1. This person must maintain an office in the State of New Jersey or reside within the State of New Jersey.

2. The statement shall also include the name of the person responsible for maintaining and securing the property, if different.

3. An owner or creditor who is a natural person and maintains an office or residence within the State of New Jersey may designate himself or herself as agent.

4. Any owner or creditor who has designated an authorized agent or someone other than themselves for receiving above-mentioned notices shall be deemed to consent to the continuation of such agent's designation for the purposes of this section until the owner or creditor notifies the Building and Code Enforcement Department of a change of authorized agent or until the owner or creditor files a new annual registration statement. The designation of an authorized agent for notice purposes in no way releases the owner or creditor from any requirement of this article.

H. Registration fees.

The fees for initial registration and renewals are:

1. Initial registration (first 6 months of vacancy): \$500
2. First renewal (for months 6-12 of vacancy): \$1,500
3. Second renewal (for months 12-24 of vacancy): \$3,000 per year
4. Subsequent renewals (for each year of vacancy after the first 24 months of vacancy): \$5,000 per year

I. Violations and Penalties.

1. Any owner or creditor who is not in full compliance with this Chapter or who otherwise violates any provision, rule or requirement of this Chapter shall be subject to a fine of not less than Five Hundred (\$500.00) Dollars and not more than One Thousand (\$1,000.00) Dollars for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this Chapter shall be recoverable from the owner and shall be a lien on the property.

2. For purposes of this section, failure to file a registration statement in time, failure to provide correct information on the registration statement, failure to comply with the provisions of this Chapter, or such other matters as may be established by the Village or their designee shall be deemed to be a violation of this Chapter.

J. Repair or Remediation by the Village.

If the Village expends public funds, utilizes public services or is otherwise required to utilize public resource, time or energy in order to abate a nuisance or correct a violation on a vacant property in situations in which the owner or creditor was given notice pursuant to this Chapter, but failed to abate the nuisance or correct the violation as directed, the Village shall have recourse against the owner and creditor as provided in Chapter 237-60, including, but not limited to, recourse provided under N.J.S.A. 55:19-100.

K. Nothing in this Chapter is intended to nor shall be read to conflict or prevent the Village from taking action against buildings or properties found to be unfit for human habitation or unsafe structures as provided in applicable provisions of the Village Code. Further, any action taken under any such code provision (other than demolition of a structure) shall not relieve an owner or creditor from their obligations under this Chapter.

Section 3.

Chapter 237-66 is hereby amended and restated as follows:

237-66 - Reserved

Section 4.

Repealer.

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistencies.

Section 5.

This ordinance shall take effect upon final passage and publication as required by law.

Section 6.

On passage this ordinance shall be codified.

#

Introduction – First Reading

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

CERTIFICATION

I, Ojetti E. Davis, Acting 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 regular meeting held on Monday, October 26, 2020.

Ojetti E. Davis
Acting Village Clerk

Adoption – Second Reading

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

CERTIFICATION

I, Ojetti E. Davis, Acting 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, November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

Adopted:

Attest:

Sheena C. Collum, Village President

Ojetti E. Davis, Acting Village Clerk

Introduced: October 12, 2020

Adopted:

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

ORDINANCE #2020-21

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE APPROVING
IRVINGTON AVENUE REDEVELOPMENT PLAN FOR BLOCK 2102, LOTS 14, 15, 16, 17,
18, 20 AND BLOCK 2107 LOT 1**

WHEREAS, on March 9, 2015, in Resolution 2015-45, the Board of Trustees of the Township of South Orange (the "Trustees"), pursuant to and in accordance with the requirements of the Local Redevelopment and Housing Law, *N.J.S.A.40A:12A-1 et seq.* (the LRHL"), designated the entire Village as an "Area in Need of Rehabilitation" which designation permits the Village to adopt Redevelopment Plans for specific properties; and

WHEREAS, the properties identified as Block 2102, Lots 14, 15, 16, 17, 18, and 20, and Block 2107, Lot 1 the Village's Tax Maps are approximately 2.2 acres in total occupied by a mix of office, commercial, and residential uses with surface parking, accessory sheds and garages; and

WHEREAS, in accordance with the LRHL, the Village requested the preparation of a redevelopment plan and redevelopment agreement to include district controls on the project layout including maintaining appropriate buffers, limiting the impacts on surrounding properties, and controlling the size, scale, location and aesthetic and architectural appearance maintain a harmonious relationship with the surrounding neighborhood; and

WHEREAS, a Redevelopment Plan has been prepared for the Irvington Avenue site and the Trustees have reviewed and considered the attached proposed Redevelopment Plan; and

WHEREAS, pursuant to the LRHL, specifically *N.J.S.A. 40A:12A-7(e)*; the Village referred the Irvington Avenue Redevelopment Plan to the Planning Board who reviewed the Redevelopment Plan on November 2, 2020 and has transmitted its recommendations relating to the Redevelopment Plan to the Board of Trustees prior to final adoption; and

WHEREAS, upon receipt and review of the Village Planning Board's recommendations relating to the Redevelopment Plan, the Board of Trustees believes that the adoption of the Redevelopment Plan is in the best interests of the Village; and

WHEREAS, after consulting with Planners, Redevelopment Counsel and Village staff as well as the Village Administrator, the Trustee shave determined that the attached Irvington Redevelopment Plan is in the best interests of the Village and will best facilitate the appropriate development of the 270 and 291 Irvington Avenue areas; and

WHEREAS, incorporated into the Redevelopment Plan is a requirement for a Redevelopment Agreement the full execution of which will be a prerequisite to the Planning Board's consideration of any development application for the site. The Redevelopment Plan further provides that the Redevelopment Agreement will include a Concept Plan showing the location and orientation of all proposed development and will further include architectural and design standards, including elevations and materials requirements. Finally, the Redevelopment Plan requires that any development of the townhouse site must be in substantial conformity with the Concept Plan and the architectural and design standards set forth in the Redevelopment Agreement.

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:

1. The Village Planning Board has reviewed the Redevelopment Plan, attached here to as Exhibit A, and provided their recommendations there on pursuant to the provisions of *N.J.S.A. 40A:12A-7(e)*, and, in particular, the Planning Board found the Irvington Avenue Redevelopment Plan to be consistent with the Village's Master Plan.
2. The Irvington Avenue Redevelopment Plan supersedes the South Orange Development and Zoning Ordinances for the Property.
3. This ordinance shall be part of the South Orange Development Ordinance as though codified and set forth fully herein.
4. 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.
5. A copy of this ordinance and the Irvington Avenue Redevelopment Plan shall be available for public inspection at the office of the Village Clerk during regular business hours.
6. This Ordinance shall take effect as provided by law.

#

Introduction – First Reading

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

CERTIFICATION

I, Ojetti E. Davis, Acting 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 meeting held on October 12, 2020

Ojetti E. Davis
Acting Village Clerk

Adoption – Second Reading

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

CERTIFICATION

I, Ojetti E. Davis, Acting 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, November 9, 2020.

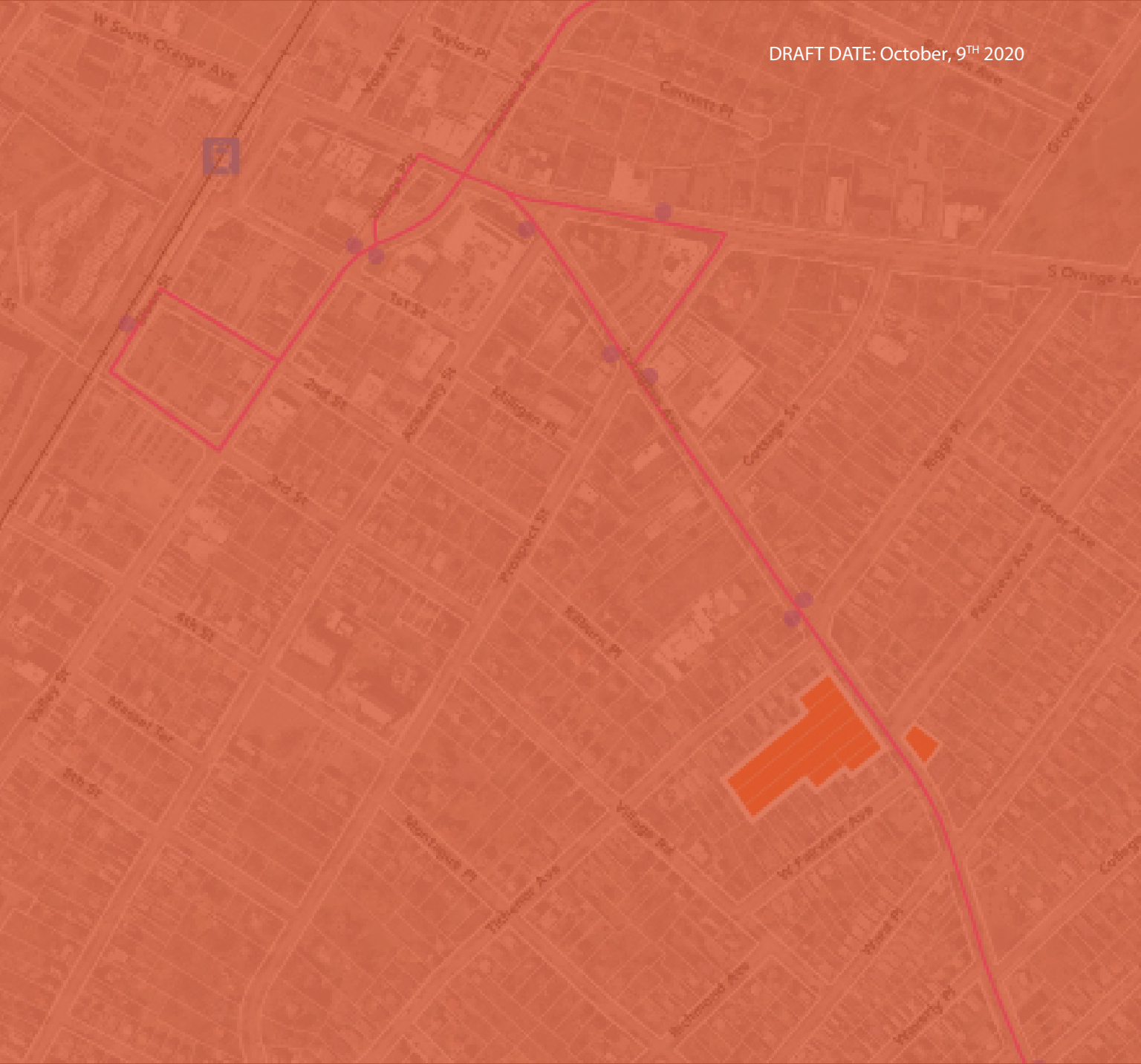
Introduced: October 12, 2020

Adopted:

ATTEST:

Ojetti E. Davis
Acting Village Clerk

Sheena C. Collum
Village President



270 IRVINGTON AVE

REDEVELOPMENT PLAN

THE TOWNSHIP OF SOUTH ORANGE VILLAGE, NJ



UNLOCKING POTENTIAL
IN PLACES YOU LOVE
60 Union Street, #1N
Newark, NJ 07105



ACKNOWLEDGEMENTS

Village President

Sheena C. Collum

Board of Trustees

Donna Coalier
Summer Jones
Bob Zuckerman
Karen Hartshorn Hilton
Walter Clarke
Steve Schnell

Planning Board

Harold Colton-Max, Chairman
Michael Lerman, Vice Chairman
Jon Busch-Vogel, Village President Designee
Bob Zuckerman, Village Trustee
Adam Loehner, Village Administrator
Michael Miller
Lillian Harris
David Kraiker
Lance Freeman
Kate Selvin
Terry Richardson

Planning Board Planner

Greer Patras, AICP/PP

Planning Board Counsel

William Sullivan, Esq.

Planning Board Engineer

Eric Keller, P.E

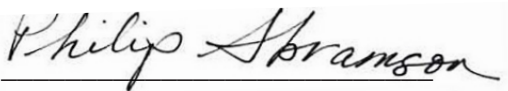
Planning Board Secretary

Ojetti Davis

Village Administrator

Adam D. Loehner

Prepared by



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



Greer Patras, AICP/PP
NJ Planner License No. 636300



Redevelopment Area as
seen from Irvington Avenue

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INTRODUCTION

A comprehensive vision for revitalization is needed for certain underutilized and dilapidated properties within the beautiful Seton Village neighborhood of South Orange Village (the "Village"). This Redevelopment Plan ("Plan") applies to the following properties, as depicted on the Township of South Orange Village's Tax Map: Block 2102, Lots 14, 15, 16, 17, 18, 19, and 20 and Block 2107 Lot 1 (hereinafter referred to as the "Redevelopment Area," "Site," or "Area"). The goal of the Plan is to establish the planning and policy framework for the redevelopment, effectuate the Village's planning goals, and determine a potential program for development of this area. The principal goal of the Plan is to improve 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 270 Irvington Avenue Redevelopment Area.

On March 9, 2015, per Resolution #2015-45, the Village adopted a village-wide rehabilitation designation. Under this designation, the Village is able to use the powers granted by the Local Redevelopment Housing Law to draft and effectuate redevelopment plans. Redevelopment projects cannot be undertaken or carried out without the adoption of a redevelopment plan by ordinance (N.J.S.A. 40A:12A-7).

Redevelopment Plan Objective

This Plan is intended to provide a regulatory framework for an innovative and unique redevelopment opportunity in the center of the Seton Village neighborhood. With particular attention to community revitalization and context-sensitive design, this Plan serves both surrounding residents and members of the greater Village community.

With the Area's location on a main corridor in the Seton Village neighborhood and its close proximity to downtown South Orange, commodities such as the train station and local businesses create an opportunity to activate this 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. Prior development concepts on this site have been met with significant community opposition. These prior proposals were much denser than the current proposal, having building footprints that occupied the majority of the site. Minimal setbacks and looming rooflines towered over adjacent dwellings while any available land was covered by surface parking. These previous projects ended when developers were unable to assemble parcels and propose a mutually beneficial project, however the community remained committed to sensible development of this prominent site.



INTRODUCTION

Prior to crafting this Plan, the Village embarked on a substantial public outreach plan which provided residents and visitors of the Area an opportunity to voice potential concerns, provide design feedback, and shape the overall character of potential redevelopment. On February 5, 2020, a community outreach meeting was held in South Orange Village, where the prospective project architect presented renderings and concept plans to the public and the redevelopment process was explained. On June 17, 2020, a virtual community outreach meeting was held to show the revisions made since the first community meeting and to address further comments and questions regarding the concept. The primary focus of these meetings were height, massing, architecture, sustainable design, buffering, and traffic.

On September 9, 2020, a virtual community outreach meeting was held to display a draft of this Redevelopment Plan to the public to confirm that it addressed the bulk and design goals of the community.

This Plan is designed to:

- i. address existing zoning difficulties;
- ii. remediate non-conforming structures; and
- iii. provide a framework for attractive, sensitive development on this site.

Emphasis was added to the topics most discussed by the community, such as requirements related to the location of parking, use of rear yard, appropriate massing and setbacks, and high-quality design elements. With the support of the community, this plan will effectuate a product that both the residential and business communities can appreciate.

INTRODUCTION

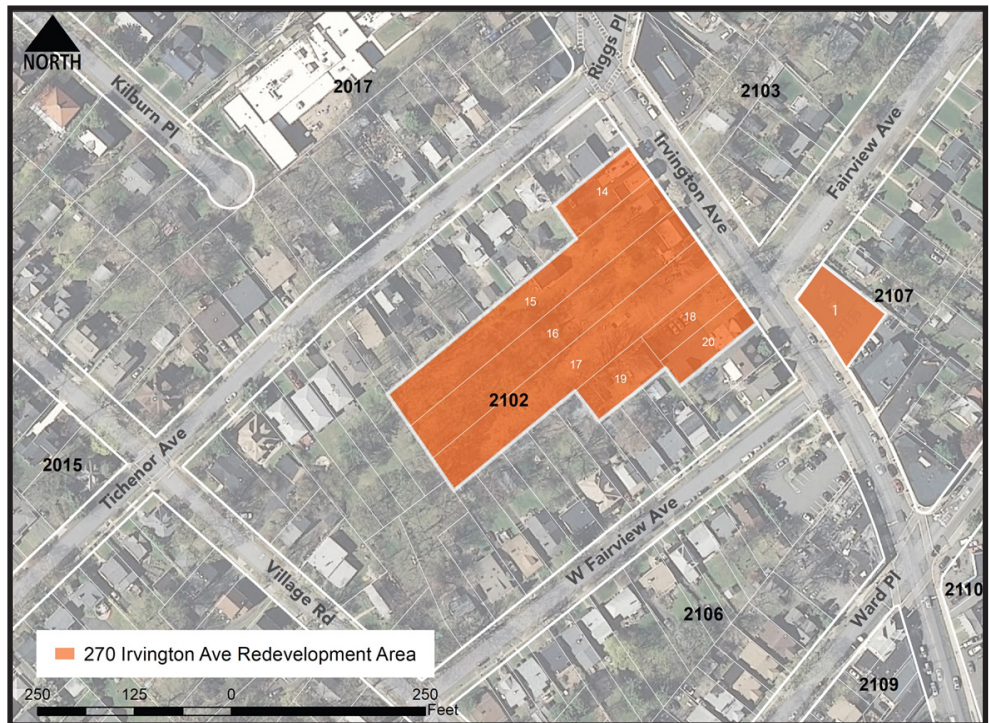


Figure 1: Map of Redevelopment Area

In accordance with the LRHL [N.J.S.A. 40A: 12A-7(a)], this Redevelopment Plan establishes the following proposed requirements for the 270 Irvington Avenue Redevelopment Area:

- Land Uses
- Bulk Standards
- Design Criteria
- Affordable Housing Requirements

The provisions set forth in this Redevelopment Plan shall supersede, govern, and control the standards for the designated properties. As a result, the four underlying districts: Business District-2, Residential Townhouse District, Single Family Residential-50, and Two-Family Residential Districts shall be amended as part of the Redevelopment Plan under one cohesive zoning district. 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 Redevelopment Plan shall apply as part of this Redevelopment 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 Plan.



LOCAL REDEVELOPMENT AND HOUSING LAW

The Village determined that the use of redevelopment powers granted to municipalities under the (LRHL) (N.J.S.A 40A:12A-1, et. seq.) would be the most effective approach to revitalize the parcels contained in the 270 Irvington Avenue Redevelopment Area.

The Village does not intend to acquire any property within the Area for the purposes of executing this Plan.

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

On March 9, 2015, per Resolution #2015-45, South Orange Village adopted a village-wide rehabilitation designation. Therefore, pursuant to LRHL, a redevelopment plan may be prepared where it must then be adopted and implemented so long as it includes provisions for rehabilitation/redevelopment for properties but excludes the powers of eminent domain.



RELATION TO OTHER PLANS

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 substantially consistent with the goals of the Master Plan, as it relates to providing:

- Residential dwellings designed to maximize quality of life
- Commercial uses compatible with surrounding uses
- Appropriate on-site parking for vehicles and bicycles
- Sustainable design elements, with maximized pervious groundcover and environmentally friendly energy systems, materials, and fixtures.

This Plan is also consistent with, or will not impact, the following plans, as detailed in Appendix B.

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

EXISTING CONDITIONS

4.1 Redevelopment Area Map



Figure 2: Map of Redevelopment Area + Surrounding Environment

4.2 Neighborhood Context

Seton Village Overview

The Seton Village neighborhood is comprised of both residential uses and community commercial uses. The commercial corridor is located along both sides of Irvington Avenue, between Waverly Place and Tichenor Avenue. Surrounding streets contain predominately single- and two-family residences. The Seton Village community is very active and shows pride in their neighborhood identity by organizing events, engaging in local development processes, and undergoing a community branding campaign.

All commercial buildings contain first floor retail, and there has been a gradual increase of small local shops within the neighborhood. Some commercial buildings contain upper story residential apartments.

Waverly Place and Tichenor Avenue, side streets off of Irvington Avenue, contain predominately detached single-family dwellings.

EXISTING CONDITIONS

Neighborhood Connectivity



Figure 3: Map of Redevelopment Area + Transportation Context

This area is positioned with great accessibility and connectivity. Irvington Avenue is an Essex County arterial road that leads to downtown South Orange and Seton Hall University. The right-of-way is approximately 61 feet in width. Parallel on-street parking and some dedicated turning lanes can be found along the roadway.

Irvington Avenue directly connects to South Orange Avenue, which is a major county road that links many of the region's commercial centers with smaller towns, including Newark to the east and Village, Short Hills, and Livingston to the west.

Ward Place is another arterial road which is located south of the Site. This two-way street creates a direct connection to Seton Hall University and is within close walking distance from the Site. Ward Place connects to South Orange Avenue and the Underhill Sports Complex, consisting of predominantly single-family dwellings. Parallel parking and dedicated turning lanes can be found along the roadway.

4

EXISTING CONDITIONS



The Redevelopment Area is located a half a mile from the South Orange Train Station, which equates to an approximate 11-minute walk. The South Orange Train Station is a significant transit asset for the Village and nearby residents, with approximately 4,200 boardings on an average weekday on the Morris and 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 leaving the Village during peak morning and evening hours.

The Mountain Station, also on the Morris and Essex Line is located near the eastern border of the municipality, approximately 1.4 miles from the Redevelopment Area. Mountain Station averages approximately 300 passengers a weekday.

Additionally, South Orange Village operates a bus jitney system consisting of four routes with stops in eight neighborhoods throughout the Village including several with connections to transit. The Village is also serviced 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 the Port Authority Bus Terminal in New York City. There are several bus stops that are located along Irvington Avenue, including about seven bus stops that are within close proximity to the Area. Two bus stops, Irvington Ave at Tichenor Avenue and Irvington Avenue at Riggs Place, are about a two-minute walk from the Area.

4.3 Site Overview

The properties subject to this Redevelopment Plan are Block 2102, Lots 14, 15, 16, 17, 18, 19, 20 and Block 2107 Lot 1. The combined lots occupy an area of approximately 2.2 acres (95,793 square feet).

Properties within Block 2102 are located on the western side of Irvington Avenue, between Tichenor Avenue and West Fairview Avenue, adjacent to the Delta gas station. These lots total 2.026 acres (88,351 square feet) and have approximately 278 linear feet of frontage on Irvington Avenue.

EXISTING CONDITIONS



Figure 4: Map of Redevelopment Area

Initially constructed between the mid 19th Century and early 20th Century, the properties within the Site were developed as residential dwellings with similar scale and architectural vernacular approaches such as height, materials, and colors. These properties have not experienced significant change over time; however, several renovations and expansions have been completed to accommodate a mix of residential and commercial office uses. Various attempts were made to redevelop this area, as discussed in Section 1.1, due to dilapidated and/or non-conforming conditions.

Adjacent uses include a two-family residential dwelling (284 Irvington Ave) to the south, Delta gas station and automobile service station to the north at the corner of Tichenor Ave and Irvington Ave, and several single-family residential dwellings to the west towards the rear of the site, and along Irvington Ave.

Block 2107 Lot 1 is located on the eastern side of Irvington Avenue, at the corner of Fairview Avenue and Irvington Avenue. This parcel contains 7,442 square feet (0.171 acres) and has approximately 114 linear feet of frontage on Irvington Avenue.

4

EXISTING CONDITIONS

Based on two Sanborn maps from 1912 and 1928, it appears that a framed building was developed by 1912, and in 1928 the lot added an accessory framed structure. Per Open Records Public System, a new building was constructed in 2000, and no major changes have been made since then. The existing building has served a commercial use, along with most of the abutting properties along that side of Irvington Avenue.

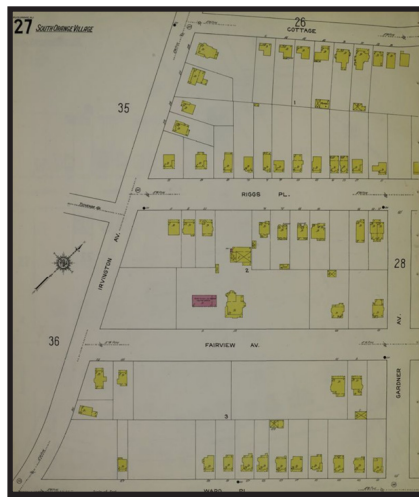


Figure 5: Sanborn Map of Irvington Avenue Corridor (1912)

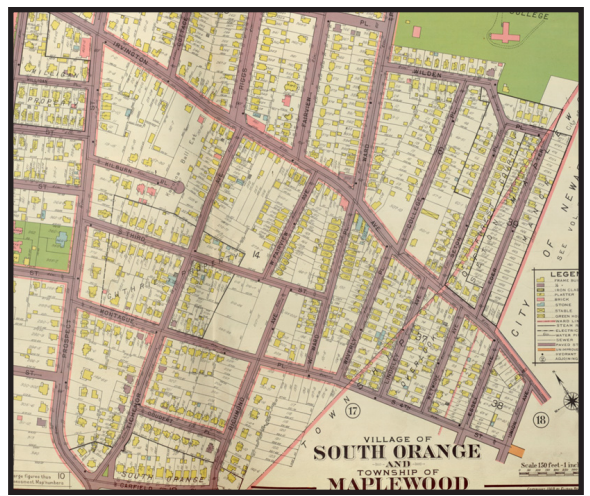


Figure 6: Sanborn Map of Irvington Avenue Corridor (1928)

Adjacent uses include a three-story mixed-use building to the south, which shares parking with the subject property and other commercial properties continuing along Irvington Avenue. Single-family residential dwellings exist to the east, fronting on Fairview Avenue.

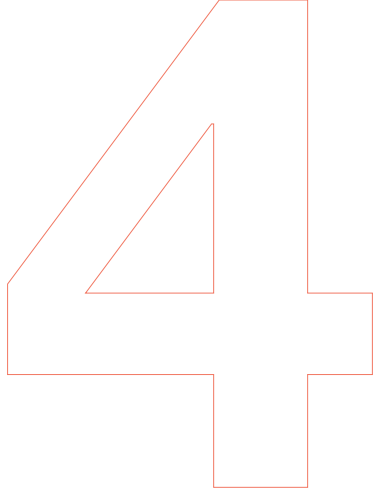
4.4 Parcel Analysis

The below information is based on site visits, municipal records, and the following surveys:

- Survey for Block 2102, Lots 14-20, prepared by Michael T. Lanzafama (LS License No. 30084) of Casey & Keller Inc., dated May 10, 2016 and last revised on September 7, 2018.
- Survey for Block 2107, Lot 1, prepared by James W. Halsey (LS License No. 18250), dated September 7, 2007.

Block 2102, Lot 14

This property is the northernmost lot in the Area and has frontage along Irvington Avenue. The lot contains a one-story realty and financial service office building and a two-story single-family residential building. The property also contains a shared driveway and parking area, and shows signs of neglect with a dilapidated frontage.



EXISTING CONDITIONS

- Street Address: 256-258 Irvington Avenue
- Area: 6,250 SF (0.143 Acres)
- Zone: R-TH
- Current Use: Office/Residential

Block 2102, Lot 15

This property is located on Irvington Avenue and contains two two-story single-family dwellings. The lot also contains a shared stone driveway that serves both residences. The property shows signs of neglect.

- Street Address: 266 Irvington Avenue
- Area: 22,100 SF (0.507 Acres)
- Zone: RB/R-TH
- Current Use: Residential

Block 2102, Lot 16

This property is located along Irvington Avenue and contains a two-story single-family residence. The site is in disrepair and shows signs of dilapidation.

- Street Address: 270 Irvington Avenue
- Area: 21,758 SF (0.499 Acres)
- Zone: RB/R-TH
- Current Use: Residential

Block 2102, Lot 17

This property fronts Irvington Avenue and is used for commercial and residential purposes. The majority of this lot is used as a surface parking area that also provides ingress and egress to the residential property on Lot 16. This property also contains a small garden and recreation area.

- Street Address: 274 Irvington Avenue
- Area: 22,137 SF (0.508 Acres)
- Zone: RB/R-TH
- Current Use: Surface Parking

Block 2102, Lot 18

This property fronts Irvington Avenue and contains no principal buildings. It is occupied by a surface parking used by Lots 19 and 20, with a very high amount of impervious surface coverage.

- Street Address: 278 Irvington Avenue
- Area: 5,203 SF (0.119 acres)
- Zone: B-2
- Current Use: Surface Parking

Block 2102, Lot 19

This property has no frontage on an improved street. It contains two garages and access to this lot from Irvington Avenue is through Lot 18. The property is in disrepair.



EXISTING CONDITIONS

- Street Address: 173 West Fairview Avenue
- Area: 5,755 SF (0.132 Acres)
- Zone: RB/RA-50
- Current Use: Two Accessory Structures

Block 2102, Lot 20

This property fronts Irvington Avenue and contains a 2.5-story residential dwelling with a garage towards the rear. The property has an excessive amount of impervious surface and a parking area in the rear of the property.

- Street Address: 282 Irvington Avenue
- Area: 5,148 SF (0.118 Acres)
- Zone: B-2
- Current Use: Residential

Block 2107, Lot 1

This property is a corner lot, with frontage on both Irvington Avenue and Fairview Avenue. It contains a one-story brick and block structure used as a commercial building. Primary access to the commercial space is on Irvington Avenue. The site also contains an eight-space parking lot that is shared with adjacent Lot 32, which is under the same ownership as Lot 1.

- Street Address: 299-305 Irvington Avenue
- Area: 7,442 SF (0.171 Acres)
- Zone: B-2
- Current Use: Commercial

4.5 Contamination

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

4.6 Zoning Analysis

The Site is unique because it falls within four different districts:

- R-TH Residence Townhouses District
- B-2 Business District
- RA-50 Single-Family Detached District
- RB Two-Family District

EXISTING CONDITIONS

RA-50 Single-Family Detached	<ul style="list-style-type: none"> • Single family detached dwellings • Public Schools • Municipal owned 	<ul style="list-style-type: none"> • Off-street parking. • Signs. • Accessory buildings and structures normally incident and subordinate to the principal use, including private garages, property maintenance storage buildings, private swimming pools and cabanas and similar utility or recreational buildings and structures. • Greenhouses not operated for profit, provided that there is no display of product other than in growth and further provided that there is no power plant and that any heating plant is at least 200 feet from any lot line. • Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. • Home-based businesses. 	<ul style="list-style-type: none"> • Residential cluster developments, Type A and Type B, but only at special locations. • Professional offices in residence. • The erection of any building resembling, similar to or having a shape commonly known and referred to as a “geodesic dome.” • Community residences for the developmentally disabled and community shelters for victims of domestic violence. • Lodges, fraternal organizations and associations. • Churches, synagogues and other religious and nonprofit schools for day students only.
RB Two-Family	<ul style="list-style-type: none"> • Any permitted use in RA-50 Zone • Two-family detached dwellings 	<ul style="list-style-type: none"> • Any accessory use permitted in Residence A Districts. • Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. • Home-based businesses. 	<ul style="list-style-type: none"> • Any conditional use permitted in Residence A Districts, with exception of residential cluster developments. • Churches, synagogues and other religious and nonprofit schools for day students only. • Churches, synagogues and other religious and nonprofit schools for day students only.
B-2 Business	<ul style="list-style-type: none"> • All permitted B-1 businesses • Public garage • Commercial garage • Public utility substation • General offices • Off-street parking • Retail stores • Vocational schools • Professional Offices • Restaurants 	<ul style="list-style-type: none"> • Any accessory use permitted in the Business B-1 District. • Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 	<ul style="list-style-type: none"> • Gasoline service stations. • The erection of any building resembling, similar to or having a shape commonly known and referred to as “geodesic dome.” • Lodges, fraternal organizations and associations. • Churches, synagogues and other religious and nonprofit schools for day students only. • Fast-food restaurants.

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EXISTING CONDITIONS

If any development were built to comply with the existing requirements, the development of the Area would be intrusive to the surrounding properties, especially as it relates to setbacks and impervious coverage. For example, the required front yard setback in the R-TH zone is 25', while the B-2 zone requires a 15' setback. Further, the maximum lot coverage permitted in the B-2 zone is 75%, while the Residential A and B zones permits only 40%. Therefore, the current bulk standards and zoning configuration don't lend themselves to compliant site development.

The following table lists the bulk standards in each of these districts:

Requirements	RB	R-TH	RA-50	B2
Min. Lot Area	6,000 SF	20,000 SF	5,000 SF	10,000 SF
Min. Lot Width	60'	-	90'	100'
Min. Front Yard Setback	25'	25'	25'	15'
Min. Side Yard Setback	4'	25'	4'	10'
Min. Rear Yard Setback	16'	25'	16'	25'
Max. Lot Coverage	40%	65%	40%	75%
Max. Building Height	35'	35'	35'	36'



PUBLIC PURPOSES + GOALS

5.1. Land Use

- A. Replace non-permitted and non-conforming uses with uses that contribute to the historic community commercial and neighborhood fabric.
- B. Permit mixed-use development to encourage walkability in the neighborhood.
- C. Employ appropriate bulk standards for the size and location of the site to encourage suitable and sustainable development while protecting the existing character of the area.
- D. Concentrate development on Irvington Avenue frontage.
- E. Enhance the Irvington Avenue corridor with upgraded sidewalks and streetscape improvements.
- F. Contribute to the economic success of the community by creating new commercial structures and increasing the local customer base.

5.2. High Quality Architecture

- A. Encourage the development of iconic architecture that sets a standard of high-quality design for future corridor development.
- B. Enhance the visual characteristics of the area by requiring high-quality materials, complementary color schemes, and massing strategies.
- C. Require minimum ground level transparency requirements to architecturally activate the human-scale experience.
- D. Incorporate architecture techniques that reflect traditional styles and complement the surrounding neighborhood.
- E. Encourage architectural massing that keeps rooflines, eaves, and cornices low to make the building appear two to three stories.

5.3. Green Infrastructure + Sustainable Design

- A. Encourage new sustainable design features to enhance the development and influence future projects.
- B. Minimize impervious and building coverage and utilize pervious surfaces to improve on-site stormwater management.
- C. Create open green space to enhance quality of the life for residents.
- D. Incorporate street trees, bioswales, and other green infrastructure elements into all buildings and landscape designs to reduce runoff and improve local water quality.
- E. Maximize water capture and reduce ponding during heavy precipitation events through the use of passive non-structural stormwater management techniques.
- F. Support the incorporation of Energy Star standards within residential and commercial units.
- G. Support the New Jersey electric vehicle legislation and statewide goals by requiring electric vehicle charging stations within site development.
- H. Minimize light pollution by requiring downward facing fixtures, LED bulbs, maximum footcandle levels, and reduction of non-essential lights overnight.



Bioswales improve on-site stormwater management and are an interesting landscape element.

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PUBLIC PURPOSES + GOALS

5.4. Human-Oriented Public Space

- A. Enhance the visual character of Irvington Avenue with streetscape design elements including street trees, street furniture, lighting, rain gardens, and paver units with tactile and aesthetic features that encourage a distinct sense of place.
- B. Improve physical safety by reducing the number and width of curb cuts, widening the sidewalk, and installing appropriate lighting.
- C. Coordinate public space and streetscape elements to utilize similar neighborhood plantings, visual cues, and sidewalks to create a uniform and attractive public realm.
- D. 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.
- E. Create safe and healthy spaces and incorporate strategies to mitigate the spread of viral diseases in light of the COVID-19 pandemic.



5.5. Affordable Housing

- A. Incorporate affordable housing units within a site that is available, suitable, developable, and approvable in an effort to diversify and grow the community.
- B. Create accessibility and housing opportunities for families of lower income.
- C. Deed restrict all affordable units to meet requirements and provide the Village credit in their current round obligation.
- D. Utilize property that has access to water and sewer infrastructure, transportation, and compatible land uses.



Human-oriented public spaces enhances the pedestrian environment and creates visual character.

5.6. Blight Elimination

- A. Safeguard the health, safety, and welfare of the residents of Township of South Orange Village through the repositioning of underutilized properties that can contribute to the economic well-being of the Village.

5.7. Parking

- A. Provide ample on-site parking spaces for residential tenants, commercial users, employees, and site visitors.
- B. Reduce adverse noise, excessive exhaust, and visual impacts of automobiles by requiring underground parking.
- C. Provide private/sheltered and public on-site bicycle spaces for residential tenants, commercial users, employees, and site visitors.
- D. Provide a dedicated on-site loading space for oversized vehicles, deliveries, etc.
- E. Maintain or increase the number of on-street parking spaces by exchanging curb cuts to parking spaces.
- F. Provide "flex space" parking that can serve multiple functions and benefit the local community.



PUBLIC PURPOSES + GOALS

5.8. Apply suitable planning practices in the interest of public

- A. Improve the public health, safety, convenience, and welfare of its citizens while assuring that the growth of the community is consonant with surrounding character.
- B. Promote the health, safety, morals, and general welfare of the community, while protecting and conserving the value of buildings and neighborhood character and encouraging the utmost appropriate use of the land.



LAND USE

6.1 Permitted Uses

A. Permitted Uses

- Retail Sale, Trade or Service
- Banks and Financial Institutions
- Restaurants and Cafés
- Retail Market
- Retail food establishment limited to any coffee shop, short-order cafe, luncheonette, grill; tearoom, sandwich shop, soda fountain, ice cream parlor, catering kitchen, retail bakery, or delicatessen.
- Fitness Services including children's gym, children's play space, wellness programs and classes, yoga or boxing studios, personal training, and related uses as determined by the Board.
- Community Center
- Multi-Family
- Offices including professional offices and showrooms, real estate offices, creative studio, community development office, co-working space, and related uses as determined by the Board.
- Educational or Instructional Uses, including kitchen used primarily for cooking classes, paint and sip studio, wellness programs and classes, vocational schools or studios for the instruction of the arts, dancing, music, languages or photography, and related uses as determined by the Planning Board.
- Child Care Center
- Public Space

B. Accessory Uses

- Parking, Private & Public
- Underground Parking Garage
- Lobby, Residential (Below the Second Floor)
- Lobby, Office (Below the Second Floor)
- Residential amenity space which may include outdoor active or passive recreation, gathering spaces such as patios or lounges, exercise facilities, co-working spaces, and lobbies. This shall not include utility storage or hallways.
- Seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers.
- Accessory buildings and structures normally incidental and subordinate to the principal use, including property maintenance sheds, patios, gazebos, fences, and utilities.
- Refuse area
- Any other uses determined to be customary or incidental to permitted principal uses, as determined by the Board

C. Prohibited Uses

- Any use not specifically permitted shall be considered prohibited.

LAND USE

6.2. Area + Bulk Requirements: Block 2102, Lots 14-20

(see Figure 7 for lot configuration and setback diagram)

- A. Dwelling Units (maximum): 48 units or 24 du/ac
 - i. Minimum of 20% of units shall conform with the Village's Affordable Housing Ordinance.
 - ii. None of the required Affordable Housing component may be located off-site.
 - iii. Affordable units shall not be concentrated to one residential building or floor within the development or have separate entrances from the market rate units.
 - iv. A unit reserved for building operations staff shall not be counted as part of overall density.
- B. All commercial space shall be located on the ground floor.
- C. Primary structure permits multi-family units above the ground floor only. Residential lobbies may be on the ground floor.
- D. Residential Amenity Space (minimum): 100 square feet per unit with a minimum of 50% indoor. Units within Block 2107 Lot 1 should be counted towards this requirement.
- E. Lot Area (minimum): 86,000 square feet (1.97 acres)
- F. Lot Width (minimum): 200' i.
- G. Lot Depth (minimum): 120'
- H. Impervious Coverage (maximum): 55%
- I. Building Coverage (maximum): 35%
- J. Front Yard Setback from Irvington Avenue (minimum): 12'
 - i. Setbacks shall be measured from the property line.
 - ii. Canopies and cornices up to 4' extension shall be excluded from the setback requirements.
 - iii. 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.
- K. Side Yard Setback to Primary Structure (minimum): 10'
- L. Rear Yard Setback to Primary Structure (minimum):
 - Rear Yard A: 25'
 - Rear Yard B: 330'
- M. Floor-to-Floor Height Requirements

Use	Minimum	Maximum
Commercial	12 ft	20 ft
Residential	10 ft	15 ft



LAND USE

N. Primary Structure Height Requirements

- i. Permitted Building Height Maximum: four (4) stories and 50'-0".
- ii. Roof Pitch: the slope of the roof shall begin at the floor level of the lower of the top two floors at 2:1.
- iii. Underground parking and storage shall not be considered a building story.

O. Required Open Space (minimum): 30% of Block 2102, Lots 14-20 total area.

P. Buffer Requirements

- i. A buffer shall be provided along the rear and side property lines, with the purpose of screening noise, light and other nuisances emanating from any new development from existing adjacent residential zones. Buffer may not be less than 5' wide in the primary development zone, and 10' wide in the secondary development zone. Buffer must consist of a combination of deciduous and evergreen trees and shall be a minimum of 6' in height at installation.
- ii. Where adjacent to non-residential zones, fencing, walls or landscape buffer 3' wide is required.

Q. Secondary Structure Requirements

- i. Side Yard Setback (minimum): 25'
- ii. Rear Yard Setback C (minimum): 25'
- iii. Rear Yard Setback D (minimum): 200'
- iv. Permitted Building Height Maximum: three (3) stories and 36'-0"
- v. Roof Pitch: the slope of the roof shall begin at the floor level of the lower of the top two floors at 2:1

R. Subgrade Parking

- i. Front Setback (minimum): 0'
- ii. Side Setback (minimum): 5'
- iii. Rear Setback (minimum): 150'
- iv. Underground parking and storage shall not be considered a building story.

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LAND USE



Figure 7: Setbacks Diagram

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6.3. Area + Bulk Requirements: Block 2107, Lot 1

- A. Dwelling Units (maximum): 12 units or 70 du/ac
 - i. Minimum of 20% of units shall conform with the Village's Affordable Housing Ordinance.
 - ii. None of the required Affordable Housing component may be located off-site.
 - iii. Affordable units shall not be concentrated to one residential building or floor within the development or have separate entrances from the market rate units.
- B. All commercial space shall be located on the ground floor and multi-family units shall be above the ground floor.
- C. Lot Area (minimum): 7,000 square feet (0.16 acres)
- D. Lot Width (minimum): 50'
- E. Lot Depth (minimum): 50'
- F. Impervious Coverage (maximum): 100%
- G. Building Coverage (maximum): 85%
- H. Side Yard Setback (minimum): 0' (Side property line shall be considered the southern property line, adjacent to Block 2107, Lot 32.)
- I. Rear Yard Setback (minimum): 3' (Rear property line shall be considered the eastern property line, adjacent to Block 2107, Lot 2.)
- J. Front Yard Setback from Irvington Avenue and Fairview Avenue property line: 0'(minimum)
 - i. 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.
- K. Floor-to-Floor Height Requirements

Use	Minimum	Maximum
Commercial	12 ft	20 ft
Residential	10 ft	15 ft

- L. Building Height Requirements
 - i. Permitted Building Height Maximum: four (4) stories and 50'-0"
 - ii. Roof Pitch: the slope of the roof shall begin at the floor level of the lower of the top two floors at 2:1.
 - iii. Only one (1) basement floor shall be allowed below the ground floor without counting to the overall height of the building if used for utilities, bike storage, maintenance purposes, residential amenity space, or related uses as approved by the Board.
- M. Final Plan should be generally consistent with the designs presented to the community and contained in the concept drawings prepared by Earl Jackson Architecture, dated June 14, 2019, included Appendix D.

6.4. General Requirements

The following regulations are applicable to all properties within the Redevelopment Zone.

A. Accessory Structure Requirements:

i. Height:

- Maximum: 6' for fences and walls, including retaining walls, stairwells, utility screening, etc.
- Maximum of 10' for all other accessory uses such as sheds, gazebos, etc.

ii. Minimum Setback from Side Yard and Rear Yard: 6'

- ##### iii. Must be visually screened from public view and adjacent residential properties while being complementary to the principal building architecture.

B. Parking Requirements

- All parking areas shall meet or exceed Americans with Disabilities Act (ADA) standards.
- A minimum of 80% of the total parking spaces shall be underground parking.
- The parking requirements for the 299 Irvington Avenue (Block 2107) side can be satisfied by spaces on the 270 Irvington Avenue (Block 2102) side, as long as a suitable walking path between these sites is provided.
- Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- Off-Street Automotive Parking: Minimum off-street parking requirements shall be in compliance with the bulk standards outlined below:

Use	Minimum Requirement
Residential	1.5 Spaces per unit
Commercial	1.0 Space per 1,000 square feet
Flex Spaces	5 spaces total

- An increase in the number of parking spaces of more than 10% shall constitute a deviation.
- Surface parking spaces shall be a minimum of 9' wide and 18' long.
- Parking garage parking spaces shall be a minimum of 8' wide and 18' long.
- Up to 10% of the parking space requirement may be compact spaces, and shall be a minimum of 8' wide and 16' long.
- Any changes to on-street parking are subject to approval from the Board of Trustees. Existing on-street parking must be replaced at a minimum of one-for-one.
- A protective barrier shall be located around any downward sloping area near the parking garage ramp to prevent falls and accidents.
- Barriers/structural walls related to the garage and ramp shall be designed to minimize visual impact with materials/colors that are complementary to the building design and be screened with landscaping where possible.



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Sheltered Bicycle Parking

C. Loading Space Requirements

- i. Minimum requirement (Block 2102, Lots 14-20): One loading space per each 18,000 SF of commercial space or less and additional loading spaces per each 18,000 SF thereafter. Loading spaces shall be a minimum of 12' wide and 25' long.
- ii. Minimum requirement (Block 2107, Lot 1): One parking space dedicated for loading purposes only such as deliveries, drop-offs, pick-ups, etc. which shall be 9' wide and 18' long. This space may be on-street subject to Municipal/County approval and shall be at least 8' wide and 22' long.
- iii. Loading spaces shall be hatched off/marked and provide signage for easy distinction from a parking space.

D. Electric Vehicle Charging Stations (EVCS)

- i. 10% of all residential parking spaces shall accommodate electric vehicle charging stations. A minimum of 50% of EVCS shall be installed at the time of construction. The Applicant must submit an implementation plan and schedule of future EVCS, including the location of electrical infrastructure that will support future EVCS.
- ii. 10% of all non-residential parking spaces shall accommodate electric vehicle charging stations. 100% of EVCS shall be installed at the time of construction.
- iii. The site plan shall locate all parking spaces that will accommodate EVCS, as well as provide details of all equipment and utilities.
- iv. EVCS shall be designed/installed as follows:
 - All EVCS shall be Level 2 or greater.
 - EV parking spaces shall provide protective bollards or parking stoppers to ensure protection of charging station equipment.
 - Up to 50% of the electric vehicle parking spaces may be compact spaces.
 - Adequate lighting shall be provided for each charging station and comply with all lighting standards within this Redevelopment Plan.
 - EV charging stations that are located within a parking garage shall be wall mounted, and EVCS located on a surface lot shall be "pedestal" style.
 - EV charging station parking spaces shall be striped or colored different than regular parking spaces so motorists can easily distinguish between the two.
 - All EVCS are recommended to have some "smart" capability so motorists can check online prior to driving if an EVCS is available.
- v. EVCS shall contain signs and markings as follows:
 - Signs to direct motorists to EVCS
 - Identification of voltage and amperage levels

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- Time limits, fees, hours of operation
- Safety information and contact information for equipment malfunctions
- Signage stating “this charging station is reserved for charging purposes only” or something of similar context.

E. Bicycle Parking

- Minimum bicycle parking requirements shall be in compliance with the bulk standards outlined below:

Use	Minimum Requirement
Residential	0.5 Private sheltered/protected spaces per unit
Commercial	0.5 Spaces per 1,000 square feet

- At least 60% of all bicycle parking must be protected/sheltered, and a maximum of 40% of all bicycle parking shall be located outdoors for the public.
- Bicycle parking should offer a means of safe egress from auto parking areas that would avoid conflicts with motorists and present clear sight lines for bicycle safety.
- Dedicated bike paths, shared walking/bike paths, or signage shall be implemented within the development that safely lead bicyclists out of the development and to the Village. These same strategies shall be used to lead bicyclists to bicycle parking.
- 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 other storage facilities shall be provided.
- Requirements for Public Sheltered/Protected Bicycle Parking shall consist of one of the following:
 - Dedicated or shared storage room within a residential building or amenity space;
 - Dedicated storage space within residential units;
 - Secure enclosure within a parking garage; or
 - Bicycle lockers in which provide security and protection from the elements.
- Requirements for Public Outdoor Bicycle Parking
 - Bicycle parking shall be sited in a highly visible location, such as within view of passers-by, retail activity, office windows, an attendant/security officer or other personnel to discourage theft and vandalism and promote awareness of existence and availability.
 - Bicycle parking shall not block pedestrian paths on a sidewalk or within a site. A minimum of 6'-0" of unobstructed passage when parking is required on public sidewalks.
 - Size and style of bicycle rack shall be approved by the South Orange Village Planning Board.



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- Bicycle racks must be securely attached to concrete footings and made to withstand severe weather and permanent exposure to the elements.
- All bicycle racks shall be located at least 2' in all directions from a wall, door, landscaping, or other obstruction that would render use of the racks difficult or impractical, and shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.

F. 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 Village 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 Project Area. This study should contain an evaluation of any anticipated impact to surrounding residential streets, particularly relating to traffic congestion or strains on available parking supply. In addition, consideration should be given for whether an on-street loading area would be mutually beneficial for other commercial uses.

Any improvements required in connection with implementation of this Plan shall be included 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
- Potential project impacts to adjacent streets
- Potential project traffic calming strategies

DESIGN STANDARDS

7.1. Building Design

- A. No blank walls shall be permitted alongside 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, and other mechanical equipment are to be fully screened from view.
- 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. Transparency Levels:
 - i. Primary Structure (ground floor): 50% (minimum)
 - ii. Secondary Structure (ground floor): 30% (minimum)
- G. The following building materials are permitted plus any deviations, substitutions, and additional materials if approved by the Planning Board.
 - Brick
 - Standing seam metal
 - Glass
 - Terra Cotta
 - Wood
- H. The architecture, building design, and color palette shall be generally consistent with the designs presented to the community and contained in concept drawings, prepared by Earl Jackson Architecture + Urban Design Workshop, dated June 14, 2019, unless otherwise approved by the Planning Board

7.2. Sustainable Design

- A. All residential units shall be Energy Star qualified and all buildings shall have Energy Star appliances.
- B. All artificial lighting within the development shall be LED lighting.
- C. Building orientation and windows shall be designed to maximize the use of natural light such as daylighting techniques, paint color choices, building materials, and window types.
- D. The redeveloper shall design all buildings to comply with LEED Silver standards or incorporate at least four of the following sustainable design features within the development:
 - i. Green wall(s);
 - ii. Rain garden(s) or bioswale(s);
 - iii. Solar panels on roofs of buildings or solar panels on stop signs or other signage;

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DESIGN STANDARDS

- iv. Parking space tracking system where motorists can use technology to be notified if a parking space is open or not which reduces the time searching for a parking spot;
- v. Climate proofed entrance ways;
- vi. Double paned, weatherproof windows;
- vii. Low flow plumbing fixtures;
- viii. Rainwater harvesting system connecting to garden space; and
- ix. High performance HVAC system that provides air conditioning, heat, air circulation, and can dilute indoor air pollution.

7.3. Signage

- A. 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.
- B. All sign illumination shall be turned off within one hour of business operations and no later than 10 pm.
- C. Comprehensive sign package should be presented for review and approval by the Planning Board to show standard materials, sizes, and illumination at a minimum.

7.4. Lighting

- A. Lights are to be provided at a minimum of 60-foot intervals along all public streets and near bicycle and pedestrian facilities accessible to the public and should be no taller than 14'-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 lighting shall be directed away from all adjacent Lots.
- D. Architectural and accent lighting is required on structures and should be off between the hours of 11:00 pm and 5:00 am.
- E. Motion sensor lights are permitted to the extent required to serve safety and security purposes to the rear of the yard from dusk till dawn.
- F. Developer shall propose a palette of fixtures, and finishes for lighting that are modern, human-oriented, and imaginative, and shall be complementary to the building architecture.
- G. House side shields should be installed on any fixtures approximate to residential properties.
- H. Lighting at crosswalks should be maximized using best practices.
- I. Lighting associated with the residential open space path shall not exceed a 3' tall mounting height.



Effective lighting creates a sense of place, safety and distinct appearance.

DESIGN STANDARDS

Lighting Standards	Minimum footcandles	Maximum footcandles
Property Line Rear/Side	0	0
Property Line Front	0	3
Surface Parking Lot	1	3
Front Streetscape/Plaza/Sidewalk	1	5
Internal Sidewalks	1	3
Residential Open Space (Rear)	0	1
Commercial Entrances	2	5
Residential Entrances	2	5
Architectural/Building Façade	0	2

7.5. Streetscape

A. 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.

B. Sidewalks

- ADA compliant tactile pavers shall be used to define the edge of any service drive or driveways.
- Sidewalks are required along both sides of all new and improved streets.
- Sidewalks must provide a minimum 8' wide unobstructed clear pathway free of any tree pits, planting strips or furnishings.
- Tree pits shall be a minimum of 5' wide. Sidewalks should also include landscaping, street furniture, and similar improvements.
- Sidewalks along 299 Irvington Avenue should be improved in a manner consistent with adjacent sidewalks.
- High-quality pavers, concrete or similar materials are encouraged to give the Redevelopment Area a 'signature' look. Consultation with the South Orange Seton Village Advisory Committee is recommended for the selection of these materials.

C. Programmable Spaces

- Programmed space between the curb and building frontage is highly encouraged. Programmed space should be designed using a mixture of hardscape and landscape.
- Areas between the curb and building frontage should be designed to accommodate tables, chairs, landscaping, and other improvements to create an attractive and hospitable area.



Benches enhance open space experience.



DESIGN STANDARDS

- iii. At least 25% of areas between the property line and building frontage should be landscaped.

D. Crosswalks

- i. A minimum 10' wide crosswalk shall be provided to connect the sites across Irvington Avenue, at a location informed by on the results of the Traffic Study required by the Redeveloper Agreement. This crosswalk shall minimize crossing distance to the extent practical and curbs shall be extended at corners to minimize the crossing distance for pedestrians.
- ii. Crosswalk treatment shall be designed to maximize visibility with signage, colors and materials, lighting, etc.

7.6. 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. Developer shall propose a palate of furniture, fixtures, and finishes for seating that are modern, human-oriented, and imaginative. To the greatest extent practicable, seating should accommodate the proposed uses of public spaces with movable chairs and tables to complement commercial spaces along Irvington Avenue and strategically placed seating for the passive recreational uses of the rear yard gardens.
- C. 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.
- D. Outdoor Public Seating shall be provided along pedestrian pathways and near shade at an average of 1 per 75 feet. 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.

7.7. Landscaping

A. Street Trees

- i. Pollution resistant street shade trees are to be planted along both sides of the street, at regular intervals of 35'-0" on center.
- ii. Raingardens and/or bioswales in tree pits are encouraged.
- iii. Trees shall be a minimum of 3.5" caliper measured at 8" above the grade.
- iv. Tree irrigation bags must be installed and maintained for at least six months after planting.
- v. Tree grouping or clustering is encouraged.
- vi. Tree pits shall be at least 5' in width and 7' in length

DESIGN STANDARDS

- B. Street tree 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.
 - i. Shrubs and groundcover shall be planted to create a continuous row of foundation landscaping subject to final review by the Board.
 - ii. The utilization of downspout planters are encouraged for the treatment of stormwater from building rooftops.
- D. Rain gardens and bioswales are encouraged to the greatest extent practicable.
- E. All efforts should be made to maintain existing vegetation on site. Limits for clearing and removal of trees should be developed in consultation with Shade Tree Committee. Protective fencing should be placed around trees throughout the duration of construction. Existing mature trees that must be removed shall be replaced at a rate of 1:1.



Public plazas with furniture and seating are comfortable spaces for people to relax.

7.8. Water/Sewer/Stormwater

- A. Cost sharing methodology shall be defined in the redeveloper agreement for each respective parcel. In addition to public improvements included in this plan, the methodology shall account for any and all previous infrastructure contributions made by the redeveloper related to the implementation of the Redevelopment Plan.
- B. Stormwater drainage improvements as they may be required by NJDOT and the Village. Efforts should be made to accommodate 100% of stormwater run-off from the site.

7.9. Residential Open Space

- A. A private open space is envisioned in the rear of the buildings on the western side of Irvington Avenue. This space should provide a peaceful retreat for residents of the new buildings, and serve to accommodate small scale gatherings among tenants.
- B. The design should provide for and promote passive activities. Innovative seating fixtures that allow residents to recline and relax in the space are encouraged. Where feasible, tables or other similar surfaces shall be provided for eating and working.
- C. Ample seating which can accommodate a diverse range of active and passive uses shall be included within the rear garden area. Seating level shall be between 18 and 24 inches and the sitting depth shall be a minimum of 15



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inches. Seating may consist of benches, sitting ledges, stairs and moveable tables and chairs. All furnished areas shall be ADA accessible.

- D. The garden area shall be differentiated from the public sidewalk along Irvington Avenue through the use of signature hardscape materials. Hardscape materials must provide ADA accessible access to all of the available amenities located in the garden area including the patio extending from the amenities building located in the yard. Use of unique pavers, wood, and other natural materials that complement the design of the internal building façade are encouraged to soften the feeling within the garden area.
- E. Landscaping shall cover no less than 45% of the total site, with as close to a complete shade canopy as possible for the rear garden area. Fixtures such as umbrellas or attractive shade structures may be used to substitute shade provided by trees at the discretion of the Planning Board. If suitable, fastigate trees are recommended for buffering the rear-yards of neighboring properties from this rear garden. Planting selections should prioritize the use of species native to the State of New Jersey and that can provide suitable habitat for pollinating insects. Native grasses and low-lying shrubs are recommended for general landscaping purposes, along with elevated beds which can offer a diversity of planting levels for gardeners of all abilities.

7.10. Utilities

- A. Trash compaction is encouraged. If trash storage must be conducted outside, it should be fully enclosed in a masonry structure that complements the building architecture and be secured via visually solid gates.
- B. Unless determined to be financially infeasible at the discretion of the municipality, outdoor utility equipment shall be placed underground.
- C. All proposed ground-mounted equipment (i.e., transformers, air conditioner units, etc.) within view from a street shall be screened by evergreen shrubs. Screening should obscure the view of equipment internally, as well as adjacent properties and the right-of-way.
- D. Best efforts shall be employed to minimize sound caused by utility equipment.
- E. No front yard ground-mounted utility equipment is permitted.
- F. Rooftop utilities must be screened from view and architecturally treated to match the principal structure. Stair access shall not exceed 9' above the maximum permitted building height. In no case shall mechanical equipment be allowed to exceed 5' above the maximum permitted building height.



DESIGN STANDARDS

Rooftop utilities that exceed 5' above the roofline/maximum permitted building height shall be counted in the overall building height calculation.

7.11. Public Health Recommendations:

This Plan was written during the times of the COVID-19 pandemic which raises concerns regarding public health and the spread of viral disease. The following recommendations should be considered and/or implemented for public health safety:

- A. Hand sanitizing stations should be located at all main entrances/exits, bathrooms, and public spaces.
- B. Wayfinding signage and markings should be located throughout the buildings and public spaces for easy access and circulation.
- C. The site should be designed with flexibility so that walking paths, tables, and seating areas can be spread out for social distancing purposes.



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 Redevelopment Plan incorporates the affordable housing requirements set forth in the Village's Housing Element and Fair Share Plan, which was adopted January 2020. As such, a minimum of eleven (11) affordable rental units must be provided. Furthermore, in accordance with the Village's May 2019 Settlement Agreement with Fair Share Housing Center, the 270 Irvington Redevelopment Project is prohibited from making payments in lieu of construction.

Otherwise as specified within this section, all other requirements in accordance with the Uniform Housing Affordability Controls ("UHAC") and Article 185 Part 15 of the Village's Land Development Ordinance shall apply.

ADMINISTRATION

9.1. 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.

9.2. 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.

9.3. 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).

9.4. Village Designation – Redevelopment Agreement

- A. Usage of the word “developer”:** Anytime the word “developer” is utilized in this Redevelopment Plan, the same shall mean the redeveloper or redeveloper(s) that are to be designated by the Village in accordance with this Redevelopment Plan.
- B. 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 Redevelopment Plan before the Planning Board. In order to assure that the vision of this Redevelopment Plan will be successfully implemented in an effective, comprehensive, and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Board of Trustees, acting as the Redevelopment Entity, will select the redeveloper(s) in all areas governed by this Redevelopment 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.
- C. Procedural Standards for Redeveloper Applications:** All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by the Board of Trustees. The procedural standards described here will guide redeveloper selection.



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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. The selection process will likely include the submission of some or all of the following materials:

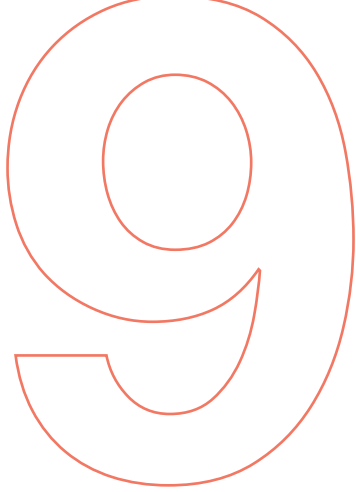
- i. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
- ii. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment includes but is 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.
- iii. Additional submission materials may be requested by the Village as deemed appropriate to the particular project sites.

9.5. Approval Process

A. Planning Board Application Process: 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 Redevelopment Plan incomplete if the applicant has not been designated by the Board of Trustees as a redeveloper(s) and a Redevelopment Agreement has not been fully executed.

The Planning Board shall review and approve 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). This site plan package may, at the discretion of the Planning Board, include, but is not limited to, the documents listed below. The Planning Board may request additional reasonable analyses and information as is required to make a decision. All submissions shall meet design standards enumerated in this Redevelopment Plan and indicate any deviations from this Redevelopment Plan.

- i. Boundary survey of the property including easements, water bodies, parcel numbers, street names, route numbers, adjacent properties, and other landmarks.
- ii. The location, size, height, floors, and use of all proposed and existing buildings.



ADMINISTRATION

- iii. The location, size, and type of all parking spaces, loading areas, and sidewalks.
- iv. A landscaping plan.
- v. The location of any outside storage of equipment, supplies, materials, or vehicles.
- vi. The height, location, type, lighting, and square footage of proposed signage.
- vii. The location, type, and size of all entrances to the site or rights-of-ways located on or adjacent to the site.
- viii. The location, type, and size of any primary drainfields or reserved drainfields.
- ix. The location, size, and type of any trash disposal facilities.
- x. Outside lights, streetlights, or other lighting mechanisms.
- xi. Existing and proposed finished contours at two-foot intervals.
- xii. 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.
- xiii. The location of all utility lines.
- xiv. The location of any conservation easements dedicated open space, recreational facilities, or similar areas.
- xv. The location of any emergency service facilities, such as fire suppression lines, hydrants, or other facilities.
- xvi. The location of any permanent stormwater management structures or devices.
- xvii. The location and type of soils, water features, and wetlands.
- xviii. A schematic drawing, artist rendition, or elevation drawing of the site and any buildings located on the site.
- xix. The location and size of any monuments, statues, or similar features.
- xx. The location of any rights-of-way, adjacent or nearby road improvements, and uses of adjacent properties.
- xxi. An Erosion and Sediment Control Plan that meets the regulatory requirements.
- xxii. Any local, county, state, or federal permits required for development of the site.
- xxiii. A fiscal impact statement and traffic impact statement consistent with the Redevelopment Plan



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B. Site Plan + Subdivision Review: Prior to commencement of construction, site plans for the construction of improvements within the 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 Redevelopment Plan can be determined.

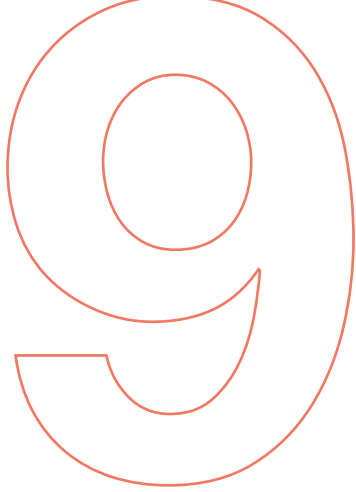
Any subdivision of lots and parcels of land within the Area shall be in accordance with the requirements of this Plan and the subdivision ordinance of the Village. No construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised 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:

- i. All leases, licenses, or agreements securing parking requirements.
- ii. 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.
- iii. Copy of applications or conceptual designs that have been or will be submitted to NJDOT or the County.
- iv. Streetscape/landscape design package including name of designer and design drawings.
- v. When proposing the use of ground mounted electrical transformers within the confines of the 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.
- vi. When proposing accessory roof decks, a report including design drawings and operations shall be provided.

C. Deviations

The Planning Board may grant deviations from the regulations contained within this Plan where, by reason of 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 Redevelopment 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



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be advanced by a deviation from the strict requirements of this Redevelopment 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 Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment 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 Plan by the Board of Trustees, and only upon a finding that such deviation would be consistent with and the furtherance of the goals and objectives of this Plan.

- D. 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.

9.6. 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.

9.7. 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.

9.8. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be effected or executed by the Village or by a developer or any of their successors or assignees, whereby land within the Area is restricted by the Village, or the developer, upon the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land in perpetuity, 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 Area on the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender.

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9.9. Redevelopment Actions

The 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.

9.9. 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.

9.11. 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.

9.12. 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, storm-water 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.

ADMINISTRATION

9.13. 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 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.

9.14. Redevelopment Plan Duration

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

9.15. 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.

9.16. Land Use Map Amendments

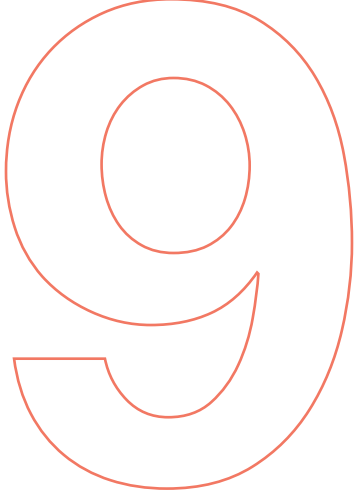
The adoption of this Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township of South Orange Village Land Use Map to ensure consistency between the two documents.

9.17. Additional Superseding Provisions

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

A. Terms + Definitions

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



ADMINISTRATION

B. **Other Applicable Design + Performance Standards**

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 Village.

9.18. Other Provisions

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

- A. This Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- B. 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 Redevelopment 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

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. The LRHL enables local governments to initiate a process by which properties which meet certain criteria contained within the statute may be designated "in need of rehabilitation". Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. The rehabilitation designation does not allow the use of condemnation powers under redevelopment or long-term tax incentives.

Designation of "an area in need of rehabilitation" allows a municipality to utilize the powers contained within The Five-Year Tax Exemption and Abatement Law (N.J.S.A. 40A:21-1 et seq.) to promote the construction and rehabilitation of residential, commercial, and industrial structures within the area. The statute grants governing bodies the authority to set forth the eligibility criteria for structures and differentiate among geographic areas through a short-term tax exemption and/or abatement ordinance. The statute provides explicit guidance on how such exemptions or abatements may be applied to specific uses.

10.1. 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 to interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

- A. The Governing Body must prepare a proposed resolution with a supporting report attached, which would declare identified properties as an area in need of rehabilitation and refers that proposed resolution and any report attached to the Planning Board for its review. Section 14 of the LRHL states that a "delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines that a program of rehabilitation...may be expected to prevent further deterioration and promote the overall development of the community..." and that any of the following conditions are met:
 - i. a significant portion of structures therein are in in a deteriorated or substandard condition; or
 - ii. more than half of the housing stock in the delineated area is at least 50 years old; or
 - iii. there is a pattern of vacancy, abandonment or underutilization of properties in the area; or
 - iv. there is a persistent arrearage of property tax payments on properties in the area; or

- v. environmental contamination is discouraging improvements and investment in properties in the area; or
 - vi. a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.
- A. Within 45 days of the receipt of the proposed resolution, the Planning Board submits its recommendations, including any modifications recommended, to the Governing Body for its consideration. The Governing Body is not bound by the Planning Board's recommendations and may adopt the resolution with or without modifications. If the Planning Board does not submit recommendations within 45 days, the Governing Body may adopt the resolution with or without modification.
 - B. The Governing Body adopts the proposed resolution, with or without modification, designating the proposed area as an area in need of rehabilitation.
 - C. A redevelopment plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "area in need of rehabilitation."
 - D. 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.

10.2. 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:

- A. 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.
- B. Proposed land uses and building requirements in the project area.
- C. 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.
- D. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan.
- E. 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

11.1. 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 Plan 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.

11.2. 2009 Vision Plan

The 2009 Vision Plan specifically addressed Irvington Avenue as one of the Village’s opportunity zones and important arterial roads. 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:

- A. Diversify the economic base
- B. Create economic opportunities
- C. Activate commercial uses
- D. Vary the intensity and type of development
- E. Provide housing opportunities
- F. Build etiquette for Seton Hall University interactions
- G. Make it green

11.3. Essex County Master Plan

This Redevelopment 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 of South Orange would be considered T4 – General Urban and T5 – Urban Center, which emphasize pedestrian safety, infrastructure, and narrower roadways.

11.4. Adjacent Municipalities’ Master Plans

Based on the scale of development proposed by this Redevelopment Plan, and the distance between the Redevelopment Area and any adjacent municipalities, impacts on any surrounding municipalities are anticipated to be negligible. As a result, there is no significant relationship between the Redevelopment Plan and the Master Plans of the South Orange Village’s neighboring municipalities Maplewood, Newark, Orange, and West Orange.

APPENDIX B

RELATION TO OTHER PLANS

11.5. Adjacent County Master Plan

Based on the scale of development proposed by this Redevelopment Plan, and the location of the Redevelopment Area within the central core of Essex County, impacts on any surrounding counties are anticipated to be negligible. As a result, there is no significant relationship between the Redevelopment Plan and the Master Plans of the adjacent counties.

11.6. NJ State Plans

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

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

This Plan will upgrade the use of land along Irvington Avenue to continue economic development; expand housing options to provide a balanced residential population; provide green space and reduce pollution; enhance public safety and pedestrian activity; and provide easy access to 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.

11.7. 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 economy, the community, and the environment. This Plan is a Smart Growth project and conforms to New Jersey's Smart Growth Principles, including:

- A. It provides for multiple land uses in a compact community design and contributes to the range of housing choices served by local transportation opportunities.
- B. The planned urban design creates a walkable neighborhood that offers upgrades to the current use for residents, commuters, and visitors alike.
- C. This plan promotes distinctive, attractive communities with a strong sense of place and encourages growth in existing communities.

APPENDIX B

RELATION TO OTHER PLANS

- D. This Plan provides a framework for equitable, predictable, and efficient development decision making.
- E. The Plan expands upon a collaborative and transparent redevelopment process.

11.8. 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 Redevelopment Plan furthers the following objectives, goals, and findings of the State Strategic Plan:

- A. 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.
- B. Effectuates the following “Garden State Values”:
 - i. Concentrate Development and Mix Uses;
 - ii. Prioritize Redevelopment, Infill, and Existing Infrastructure;
 - iii. Increase Job and Business Opportunities in Priority Growth Investment Areas;
 - iv. Create High-Quality, Livable Places;
 - v. Diversify Housing Opportunities; and
 - vi. Make Decisions with Regional Framework.

APPENDIX C

DEFINITIONS

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.

BANK, FINANCIAL INSTITUTION

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

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; Café; Co-Working; Personal Service; Restaurant; Retail Market; Retail Sale; and Retail Service.

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.

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.

APPENDIX C

DEFINITIONS

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.

OUTDOOR/SIDEWALK CAFE

An open-air seating area on a public sidewalk provided by a restaurant located on the adjoining property, where restaurant patrons can eat or drink.

PARKING, FLEX

A flex space is a parking space dedicated to a guest/visitor or ride-share pick-up and drop-off such as Uber or Lyft.

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, PUBLIC

Parking provided for public use of tenants, commercial users, or visitors of the site.

PARKING, UNDERGROUND

Structured parking built below ground level, either as a basement to a building or covered with a structure above.

PUBLIC SPACE

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

STRUCTURE, PRIMARY (270 IRVINGTON AVENUE BUILDING - BLOCK 2102)

The mixed-use building fronting Irvington Avenue as shown in Figure 7.

STRUCTURE, SECONDARY (GARDEN HOUSE - BLOCK 2102)

The building located behind the Primary Structure which is smaller in size than the Primary Structure and having no street frontage as shown in Figure 7.

ZONE, OPEN SPACE (BLOCK 2102)

The rear residential open space and garden portion of the lot which contains no principal structures as shown in Figure 7.

ZONE, PRIMARY DEVELOPMENT (BLOCK 2102)

The zone that contains the primary "270 Irvington Avenue" structure which has frontage along Irvington Avenue and provides ingress/egress to the lot as shown in Figure 7.

ZONE, SECONDARY DEVELOPMENT (BLOCK 2102)

The zone that contains the secondary "garden house" structure and entrance to the underground parking garage and occupies the middle portion of the lot as shown in Figure 7.

APPENDIX D

RELATED DOCUMENTS

- 13.1. Resolution 2015-45, dated March 9, 2015
- 13.2. Ordinance XX-XX, dated MONTH XX, 2020
- 13.3. 270 Irvington Preliminary Concept Design, dated June 14, 2019

TOWNSHIP OF SOUTH ORANGE VILLAGE

RESOLUTION DESIGNATING ALL OF THE REAL PROPERTIES
CONSTITUTING THE TOWNSHIP OF SOUTH ORANGE VILLAGE AS AN
AREA IN NEED OF REHABILITATION PURSUANT TO THE NEW JERSEY
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.* (the "LRHL") authorizes municipalities to determine that certain parcels of land in the municipality, or the entirety of the municipality, constitute areas or an area in need of rehabilitation; and

WHEREAS, in accordance with the LRHL, the Board of Trustees of the Township of South Village directed the Village Planner to investigate whether all of the real property constituting the Township of South Orange Village was eligible to be designated as an area in need of rehabilitation; and

WHEREAS, in a report entitled "Township of South Orange Rehabilitation Study", the Village Planner, Heyer Gruel & Associates concluded that the entire Township of South Orange Village in the County of Essex (the "Rehabilitation Area") satisfies the criteria of N.J.S.A. 40A:12-14.a.(2) to be designated as an area in need of rehabilitation because more than half of the housing stock in the Village is at least 50 years old; and

WHEREAS, the Village Engineer has prepared and submitted a report on the age and condition of the water and sewer infrastructure informing that a majority of the water and sewer infrastructure in the Village is at least 50 years old and is in need of repair or substantial maintenance satisfying the criteria of N.J.S.A. 40A:12-14.a.(6) for the entire Village to be designated as an area in need of rehabilitation; and

WHEREAS, N.J.S.A. 40A:12A-14 requires that, prior to adoption, the governing body shall refer a proposed Resolution designating an area in need of rehabilitation to the Planning Board for review; and

WHEREAS, on February 23, 2015, the Board of Trustees, in Resolution #2015- , referred a copy of this Designation Resolution, together with the Village Planner's "Township of South Orange Village Rehabilitation Study" report and the Village Engineer's report on the age and condition of the Water and Sewer infrastructure to the Township of South Orange Village Planning Board for review and comment pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, on March 2, 2015, the Planning Board reviewed this Designation Resolution and the reports of the Village Planner and Village Engineer and reported back to the Board of Trustees that the Planning Board found, based upon the Village Planner and Engineer's reports, that the eligibility criteria for designation of the entire Village as an Area in Need of Rehabilitation pursuant to N.J.S.A. 40A:12A-14 had been met and concurred in the recommendation that the Board of Trustees adopt the proposed Resolution designating the entire Village as an Area in Need of Rehabilitation.

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


1. **Eligibility of the Area.** Based upon the facts reported by the Village Planner and Village Engineer and the recommendation of the Planning Board, the Board of Trustees finds that the entire Rehabilitation Area, consisting of all of the properties in the Township of South Orange Village, meets the eligibility criteria of N.J.S.A. 40A:12A-14.a(2) in that more than half of the housing stock in the Village is more than 50 years old, and further meets the criteria of N.J.S.A. 40A:12A-14.a(6) in that a majority of the water and sewer infrastructure in the Village is at least 50 years old and is in need of repair or substantial maintenance, for designation as an Area in Need of Rehabilitation, and further finds that the designation of the entire Village as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall development of the Village in accordance with the requirements of N.J.S.A. 40:12A-14.
2. **Designation of the Area.** The Board of Trustees hereby designates the Township of South Orange Village, and all of the properties therein, as an area in need of rehabilitation, which designation allows the Board of Trustees to, among other things, enter into Redevelopment Agreements and grant tax exemptions pursuant to the Five Year Exemption and Abatement Law, *N.J.S.A. 40A:21-1 et seq.*, upon the adoption of an ordinance setting forth the eligibility requirements.
3. **Transmittal of Resolution to State Department of Community Affairs.** The Board of Trustees hereby directs that the Village Clerk transmit a copy of this Resolution to the Commissioner of the Department of Community of Affairs in accordance with the LRHL, therein noting that South Orange is a Transit Village.
4. **Effective Date.** This resolution shall take effect immediately.

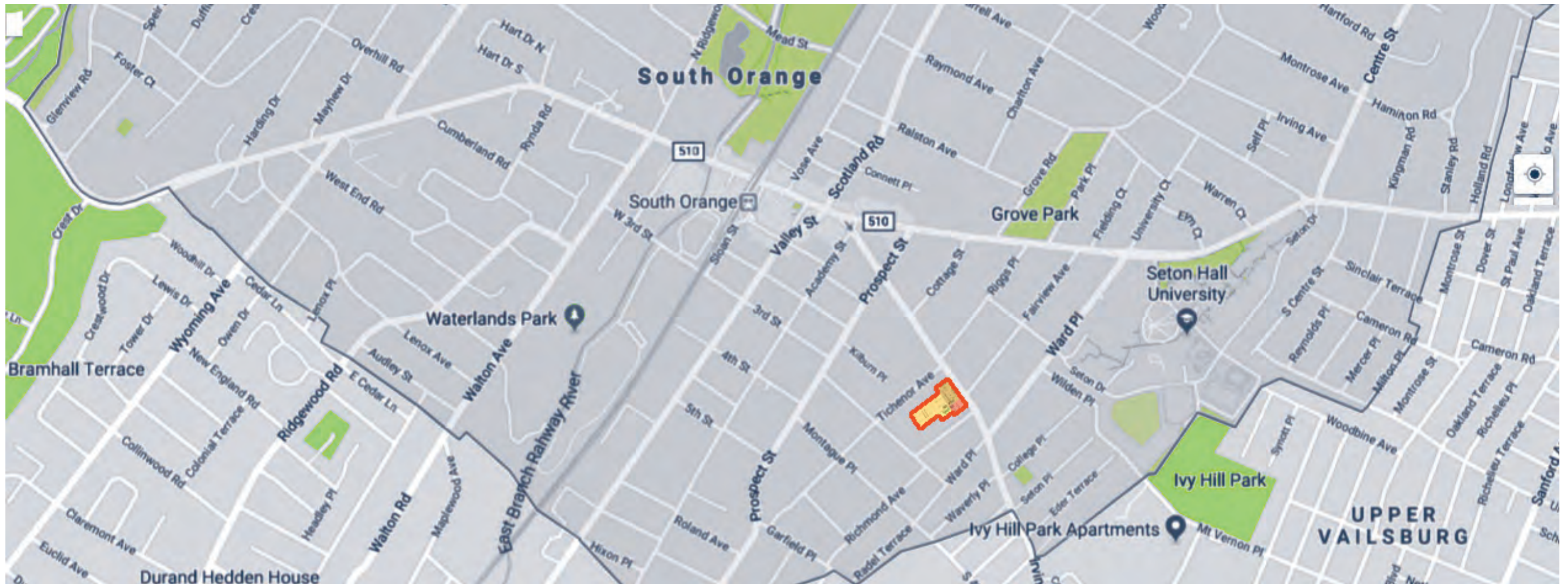
#

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Collum		X	X			
Davis Ford	X		X			
Levison			X			
Rosner			X			
Schnall			X			

CERTIFICATION

I, Susan Caljean, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees at their meeting held on March 9, 2015.


Susan Caljean, RMC, CMC, CMR
Village Clerk



270 Irvington

Step Two: Preliminary Concept Design
1st Progress DRAFT

June 14, 2019

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Conceptual Architecture Approach	00

EXECUTIVE SUMMARY

The project for Irvington Avenue Residences is located at 270-274 Irvington Avenue in the Township of South Orange Village. The site is approximately 2.02 acres and has more than 275' of frontage on one of the Village's most prominent corridors and stretches back more than 440' into the depths of the residential block between Tichenor and West Fairview Avenues. With the exception of the Gas Station to the north, the project area is surrounded by residential properties. The land is generally flat with only minor variations in topography.

The Township of South Orange Village is currently working to develop a vision for the evolution of Irvington Avenue. This project aspires to catalyze positive change in the corridor.

Our primary goal is to help 270 Irvington Avenue develop a site plan and concept design that meets the approval of the Township of South Orange Village.

At this time we are commissioned to design for 48 Market Rate Units on lots 14 through 20 in block 2102 in the Township of South Orange Village.



PROJECT CONTACTS

- Executive Summary
- Project Team Contacts
- Scope + Schedule
- List of Documents Required for Approvals
- Applicable Codes
- Zoning Analysis + Strategy
- Project Principles
- Programming
- Opportunities + Constraints
- Site Planning Alternatives
- Conceptual Architecture Approach

SCOPE + SCHEDULE

Our team is just two weeks into the scope described below. The work herein is a progress draft and requires both development and coordination. The purpose of this post is to solicit preliminary comments and feedback on progress so that the design team does not get too far ahead of the an informal approval to proceed from the Township of South Orange Village.

We expect to receive comments pertaining to the content of this package by Wednesday June 19, 2019.

We expect to work in response to comments as needed in order to help prepare a preliminary Concept Design Draft in Progress that the Township of South Orange Village can use in their closed session meetings on June 24, 2019.

We expect to receive comments as a result of the June 24, 2019 meeting by end of day June 25, 2019, and to refine the concept design package as needed in order to stay ahead of legal proceedings that sunset on July 11, 2019 which is the deadline to submit comments/objections to the Court.

Step 2: Preliminary Concept Master Plan

(5 weeks)

During Step 2, we will develop a Preliminary Concept Master Plan based on the approved Land-Use Strategy and Concept Design established at the close of Step 1. During this step we will work with 270 to:

- Create an overall Access and Circulation Plan
- Create key diagrammatic Site Sections inclusive of typical cross sections for all street and path types within the overall Access and Circulation Plan
- Identify primary and secondary utility corridors
- Create an Open Space Framework Plan and describe the hierarchy of spaces we will be creating throughout the Master Plan
- Create Multi-level Programming Plans and tabulate proposed use and expected gross floor area targets
- Develop key dimensional characteristics of buildings within the Site Plan. Define or respond to any setback requirements that were agreed upon in Step 1 (inclusive of building footprints, overhangs, heights, etc.)
- Develop a digital 3D Building Stacking Model and Diagrams w/approximate typical floor to floor heights for each use
- Using sketches and precedent images, develop and illustrate the key characteristics of the architecture and open spaces envisioned for the special areas of the project
- Graphically illustrate the Concept Master Plan & mock up a set of views that will begin to tell the story of place and quality of life that is emerging in the design.

context

ACCESS TO TRANSIT

The site is situated just 10 minutes walk to New Jersey Transit commuter rail lines.

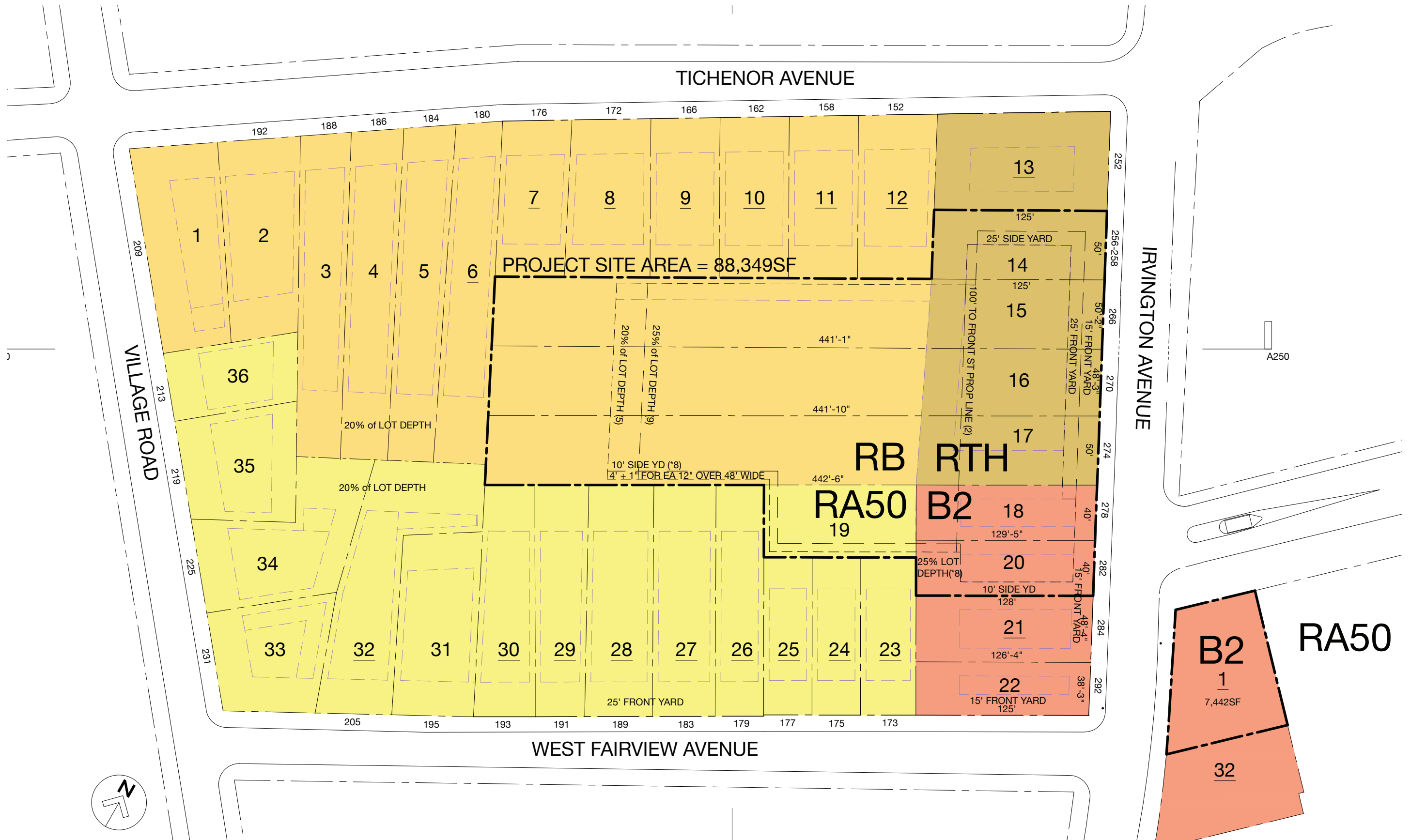




ACTIVE COMMUNITY CORRIDORS

While South Orange Avenue is the Village's primary East/West artery, Irvington Avenue is a close second. In addition to New Jersey Transit Rail service at South Orange Station, there is a bus stop across the street from the site that carries passengers on the 107X between Sloan Street and the Port Authority Bus Terminal New York.

site strategy



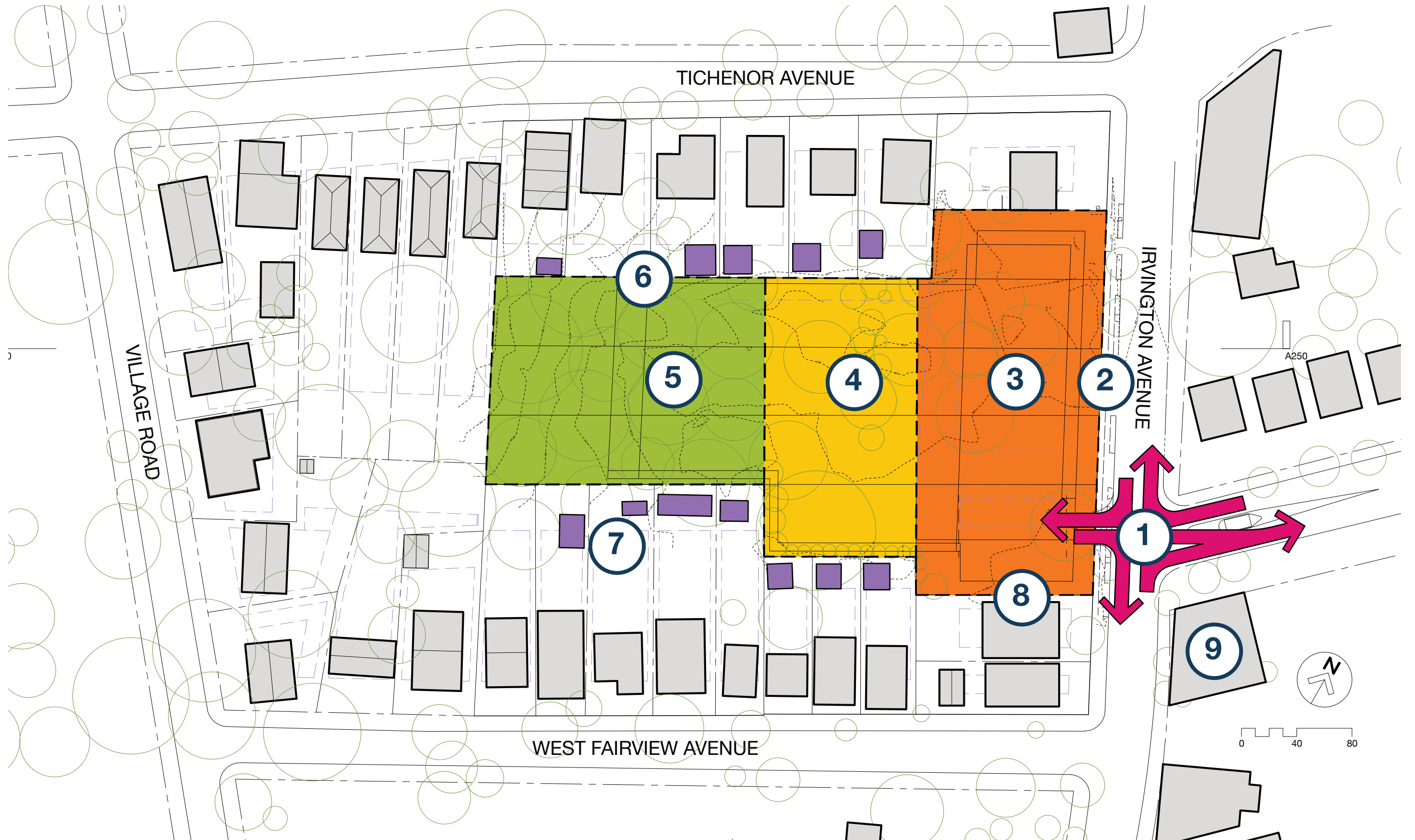
ZONING

The properties in aggregate measure 2.028 acres (88,349sf). They front Irvington Avenue to the northeast and stretch back into the middle of the block between Tichenor Avenue and West Fairview Avenue to the southwest for more than 440’.

The zoning on the aggregate properties varies and includes RB, RTH, RA50, and B2 classifications. The allowances for each are noted below.

(insert tables here)

We understand that the property is currently part of a rezoning effort that is being conducted by the Village of South Orange Township (TSOV) and that the effort will focus on improving the quality and vitality of the Irvington Avenue Corridor. It is our goal to help TSOV realize their vision for the corridor with a project that makes positive contributions to the community and street life along Irvington Avenue.



OPPORTUNITIES

1. Improve the intersection at Irvington Avenue and Fairview Avenue for Site Access and Egress

The most effective location to create vehicular access to the site is at the place where Fairview Avenue tees into Irvington Avenue. Some modification to the small traffic island on Fairview Avenue is expected and a signal should be considered. It is critical to speak with officials and engineers in the Township of South Orange Village to vet this idea and coordinate any geometry constraints to set the footprint for the ground floor development along Irvington Avenue.

To minimize the size of the access route and to maximize the opportunity for active ground floor uses, we are proposing a small development footprint between the access drive aisle and the neighboring lot to the south.

If modest surface parking is provided at the rear of an Irvington Avenue building, adequate level drive area at grade is required west of the access passage.

It is desirable to create vehicular access and parking below the retail on the ground floor. In order to get vehicles below grade a ramp must begin its descent beyond at grade access to surface parking. The further west the ramp begins, the more constrained it is due to the stepping back of the project area away from West Fairview Avenue.

2. Create a Privately Owned Public Space in the Setback between Active Ground Floor Programs and the public right-of-way/sidewalk

The street wall for 270 Irvington Avenue is setback 15' at the southern end of the property and almost 25' at the northern end. This setback will be designed to accommodate landscape and will offer the opportunity for shops at grade to spill out onto the sidewalk and active the streetscape.

3. Concentrate Development to Front on Irvington Avenue

Irvington Avenue will evolve in character and will increasingly become a place to be. The most active street on the block is appropriate for the bulk of the new development at 270 Irvington Avenue. Maximizing massing on Irvington Avenue allows for lighter massing to the interior of the block and hence lower impacts on the private side/backyards of existing residents of the block.

4. Limit Development not to extend beyond the western edge of the property at 177 West Fairview Avenue

Limiting development to the west keeps automotive activity to a minimum near backyards and creates the opportunity for an open space amenity.

5. Create and Maintain a quality Open Space on the western-most portion of the project area

The large dimensions and geometry of this block have created a condition of great depth from the street for much of the property involved in the development of 270 Irvington Avenue. We see this as an opportunity that will allow us to dedicate almost 3/4 of an acre as open landscape and gardens at the heart of the block.

6. Discuss any limitations and/or opportunities to allow adjacent private property access to this area with the Township of South Orange Village

The open space amenity and gardens could be open to patrons of ground floor retail and amenities and could be set up to perform like Gramercy Park, whereas adjacent residents could be granted the opportunity to have gated access to the space from their backyards.

7. Discuss existing and any proposed use or bulk changes planned for Accessory Structures adjacent to the project area

12 of the 16 adjacent properties with rear yards adjacent to 270 Irvington Avenue have accessory dwellings that buffer their backyards from the development. All 5 properties adjacent to the middle section of the property (#4 above) have accessory structures to buffer them from the development. It is possible that the Township of South Orange Village could use this project to open the possibility of expanded opportunities for accessory structures in rear yards in blocks that engage Irvington Avenue. As the corridor will become increasingly active, accessory structure planning allowances could help contribute to the vitality of the neighborhood and corridor.

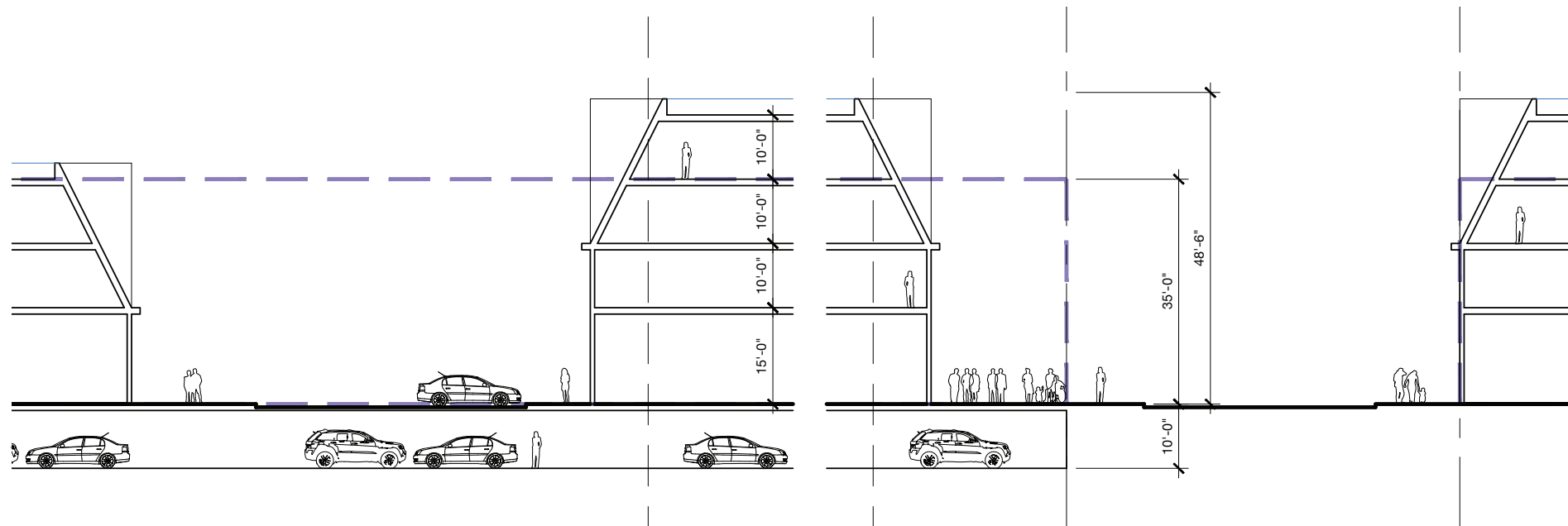
8. Review existing and proposed setbacks and side yards with the Township of South Orange Village

Optimal alignments for traffic planning coordination at the intersection of Fairview Avenue and Irvington Avenue present challenges to efficient land planning on lots 18, 19, & 20. At lot 20 we are proposing a 10' setback between it and lot 21 such that we can program a small shop at grade on lot 20. This small shop will also help perform critical structural duties in support of the residences planned above. Lot 14, adjacent to the gas station to the north is planned to have a 15' setback.

9. Study the capacity for 3 floors of affordable housing to be constructed on top of the existing 299 Irvington Avenue.

Fairview Avenue looks likely for a residential address and lobby if 299 is to become a mixed-use property with residential above.





SITE STUDY 2: WARP & HEDDLE

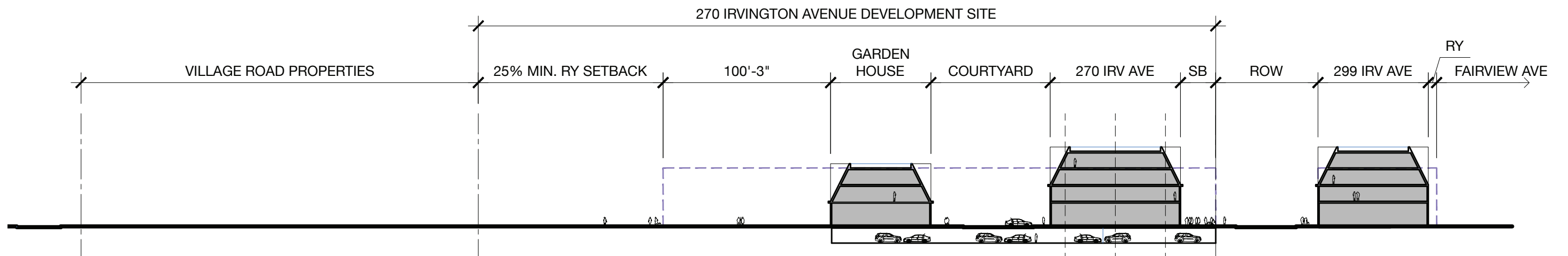
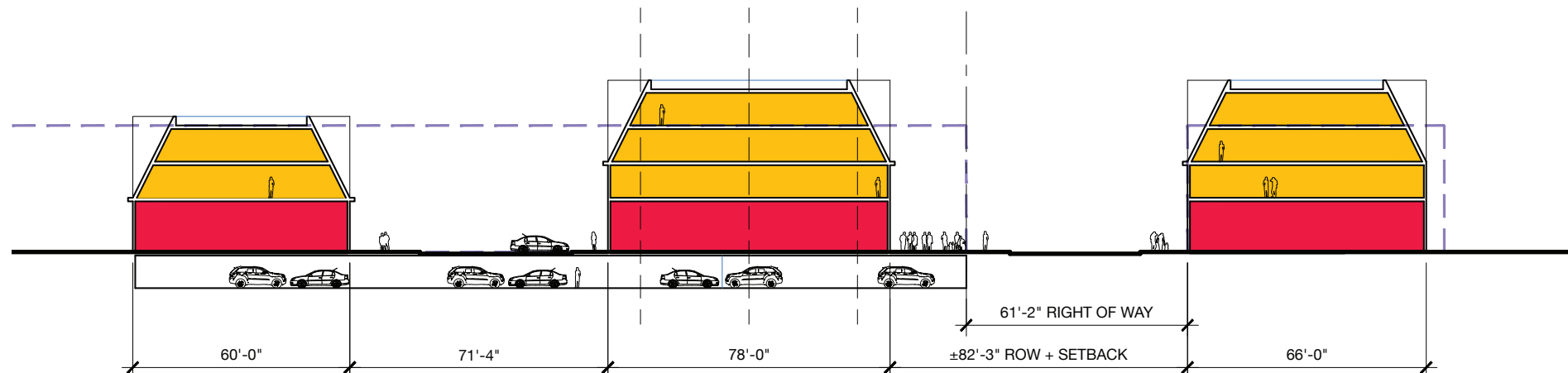
Organizing the program in two distinct bars of similar detail but different scale helps us take some of the bulk off of Irvington Avenue and use it to develop a smaller Garden House in the middle section of the property. This two-bar strategy helps create three distinct places outside of the buildings.

1. Along Irvington Avenue, the bar building (The Warp) defines the active edge of an enlarged sidewalk that is envisioned to have spill out retail and outdoor seating. The its ground floor is envisioned to be a mix of retail and residential lobby/access/services. There is approximately 16,800 gross square feet of developable area within its footprint. The footprint is interrupted by a passage to the rear that aligns with Fairview Avenue to the northeast.

2. The Garden House (The Heddle) is set back behind the Irvington Avenue Building. The Garden House helps limit access to the western part of the development adjacent to existing residents' backyards, creating a safer and less intrusive block for all. It is smaller in scale so that it feels as though it has always been a part of the neighborhood.

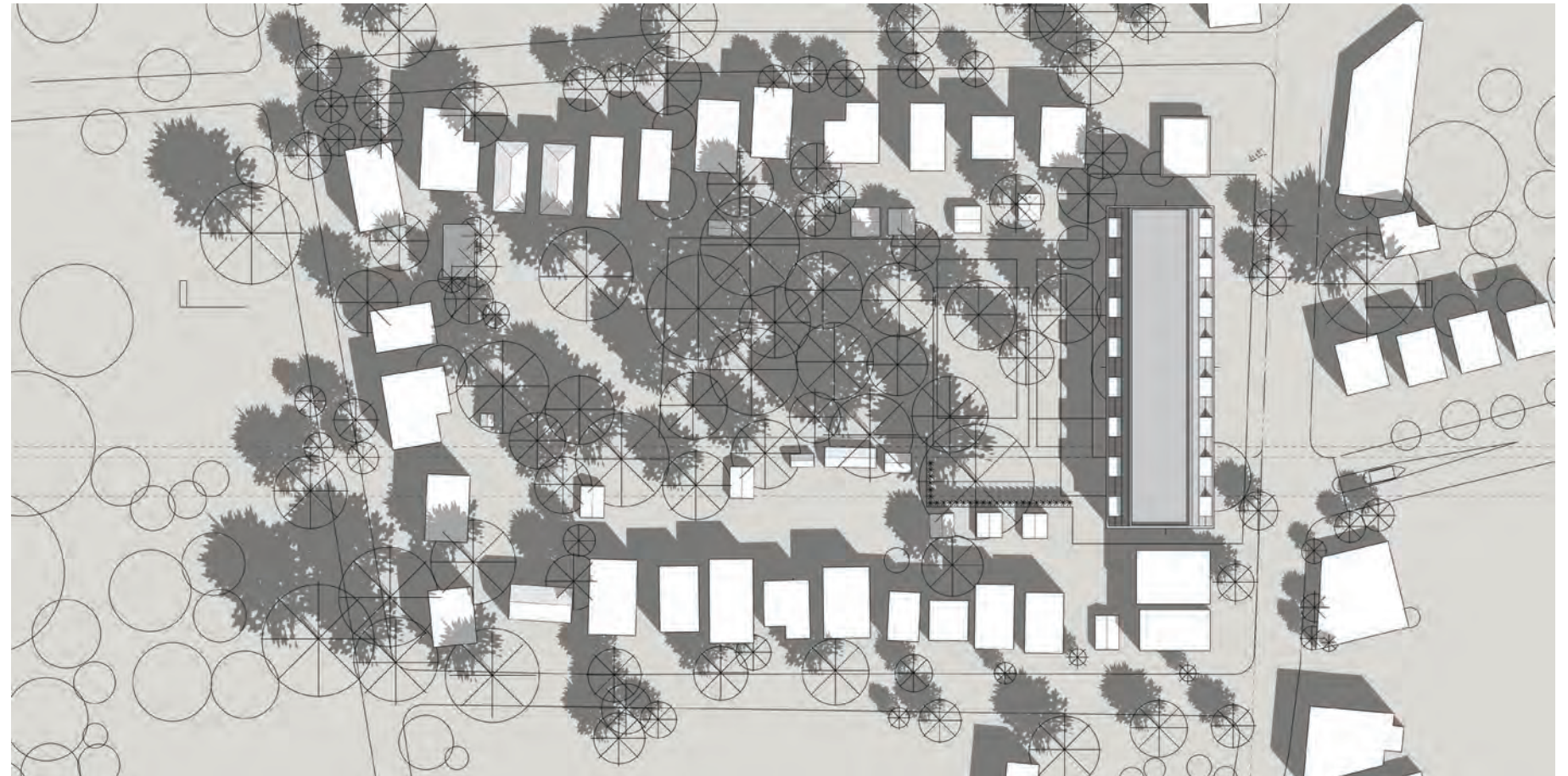
Between the two buildings is an auto-court/arrival area that features 13 parking spaces at grade and will offer residents a dedicated slip to dock moving or delivery trucks when they are attending to property needs. We envision the space as shared between pedestrians and vehicles and that it can double as a plaza for private events during special times when parking is suspended.

West of the Garden House is an open space to be developed as gardens that will become an area of refuge and retreat within the block.



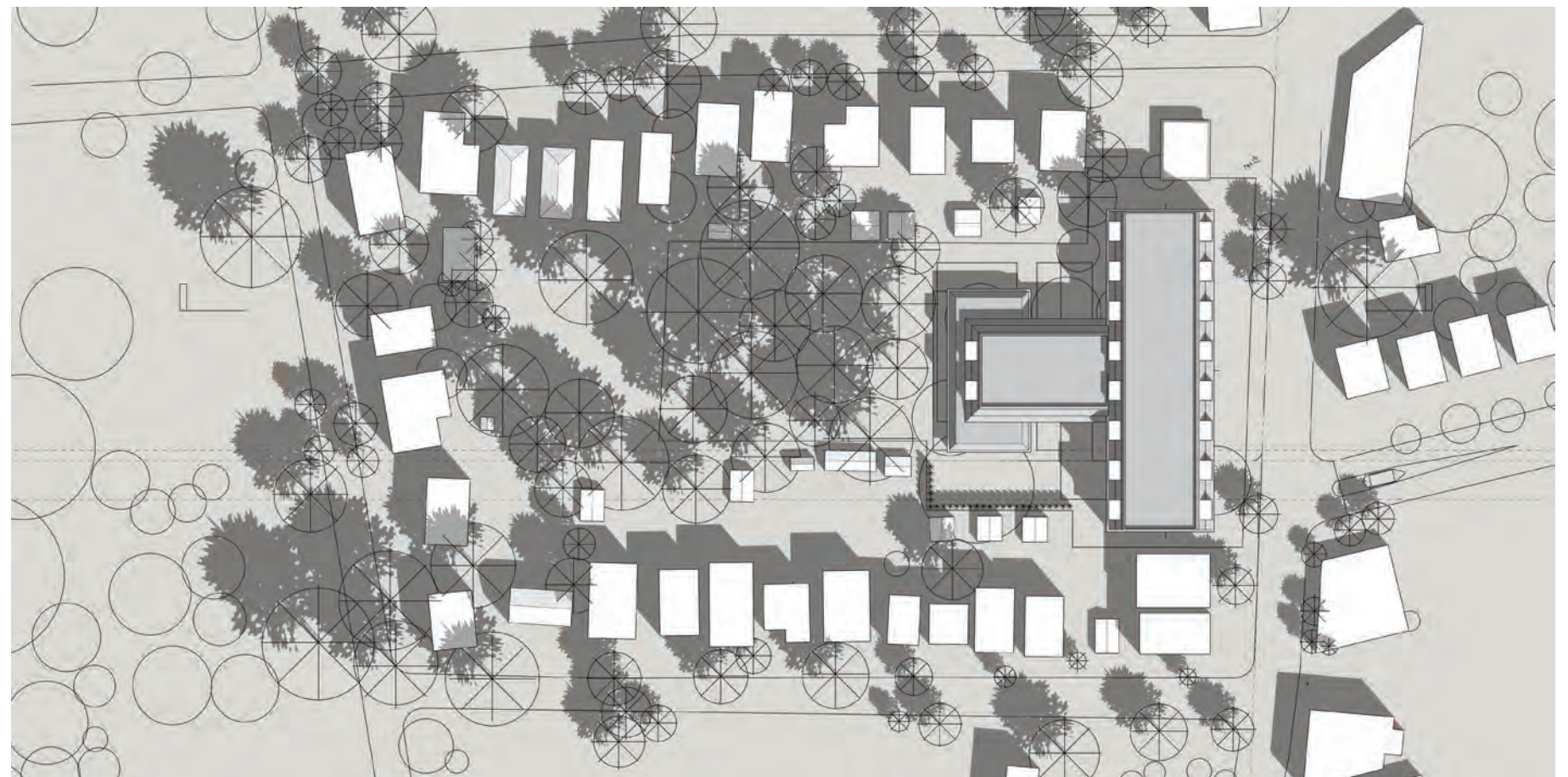
MASSING STUDY 1: IRVINGTON AVE ONLY

In order to stack all built program in a single bar on Irvington Avenue, the structure would need to be at 5 stories tall.

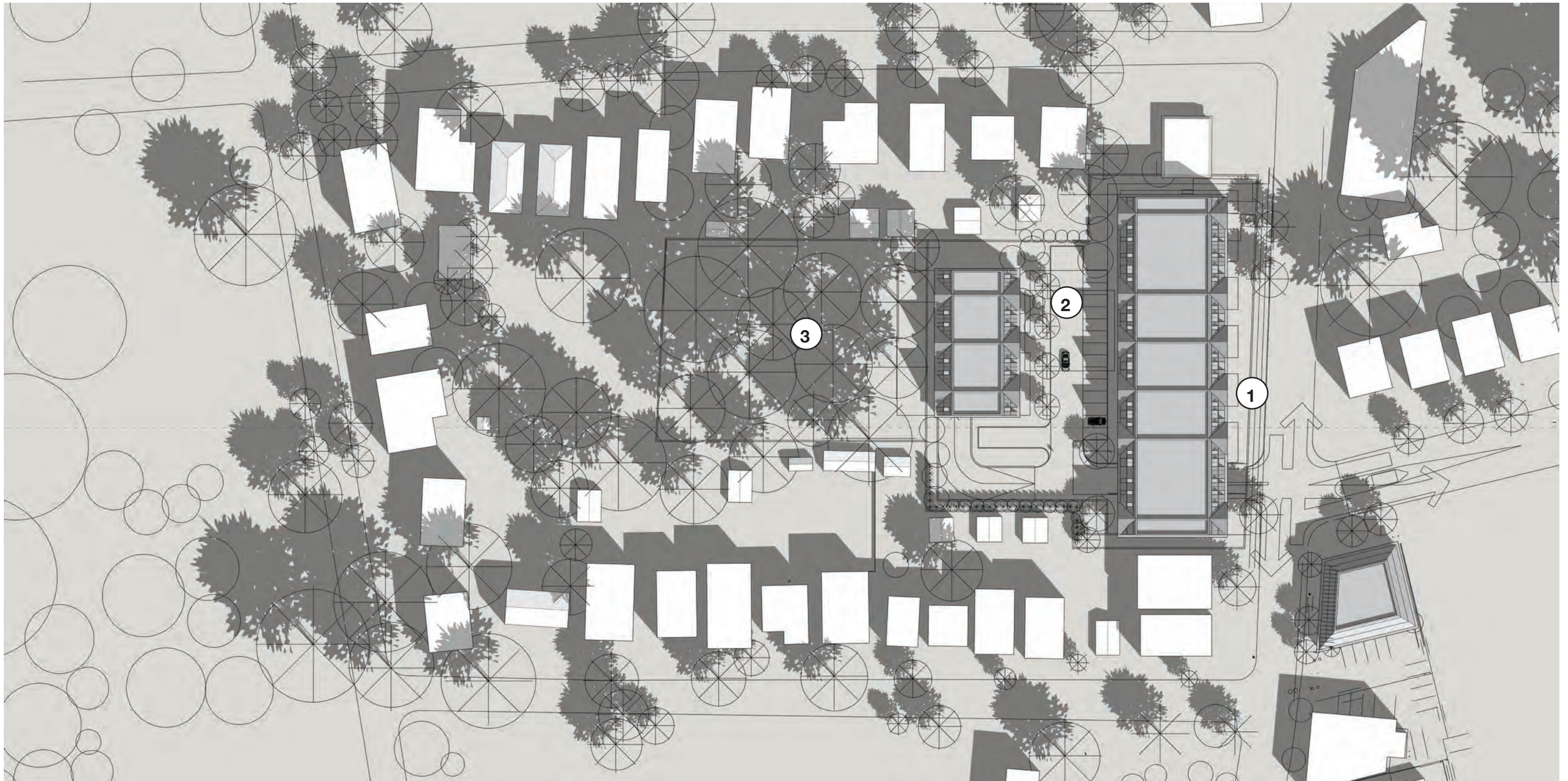


MASSING STUDY 3: “TEE” W/BRIDGE

Unit count could be increased by adding a bridge between the Irvington Avenue Structure and the Garden House. The result would be a space that felt dark and like the “back of house” and inauspicious.



MASSING STUDY 2: TWO BARS

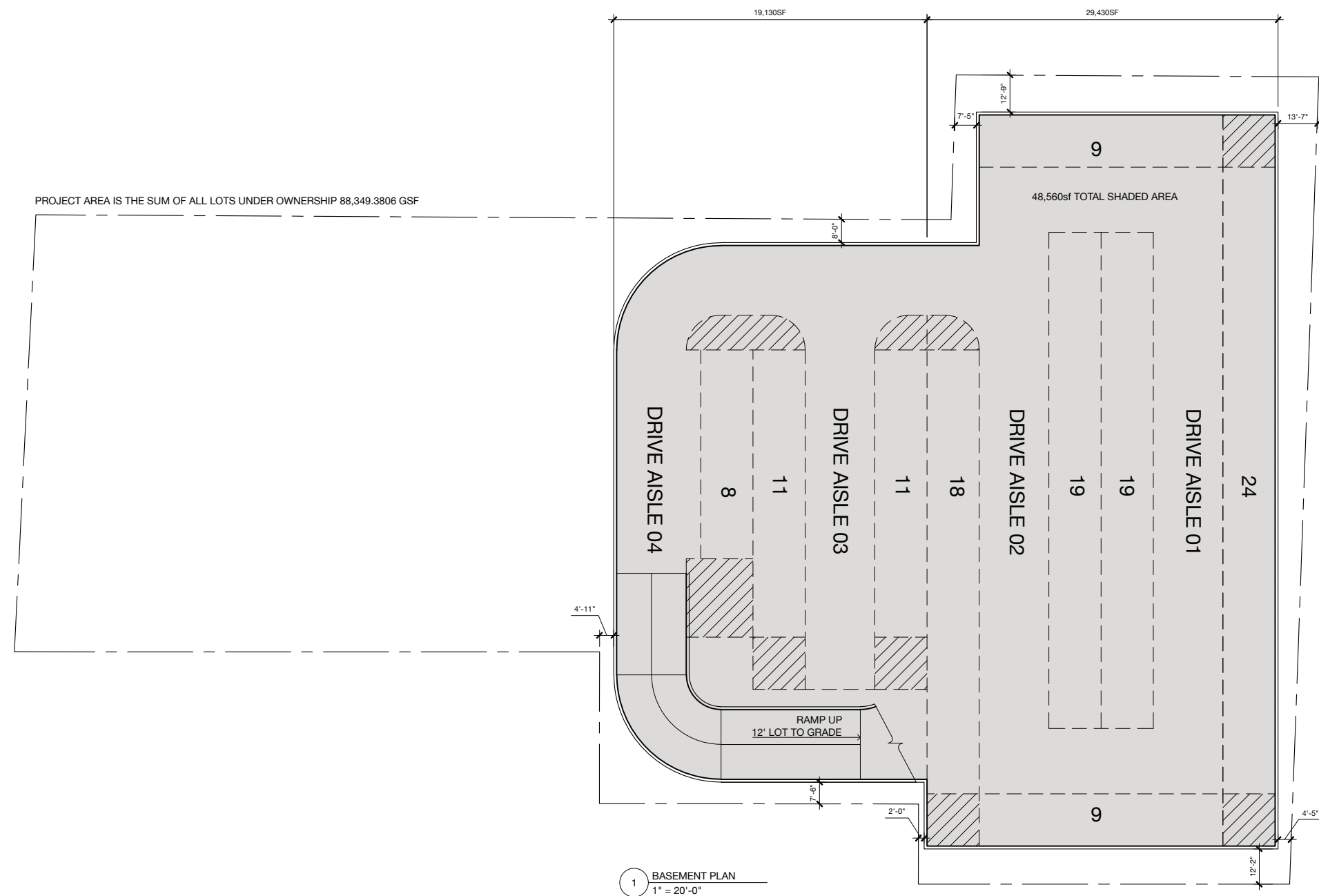


This Two Bar Site Strategy creates gracious addresses for all tenants and clearly defines three distinct places to be: 1. Frontage on Irvington Avenue is setback to create opportunities for spill out retail and amenities with sidewalk seating and vitality.

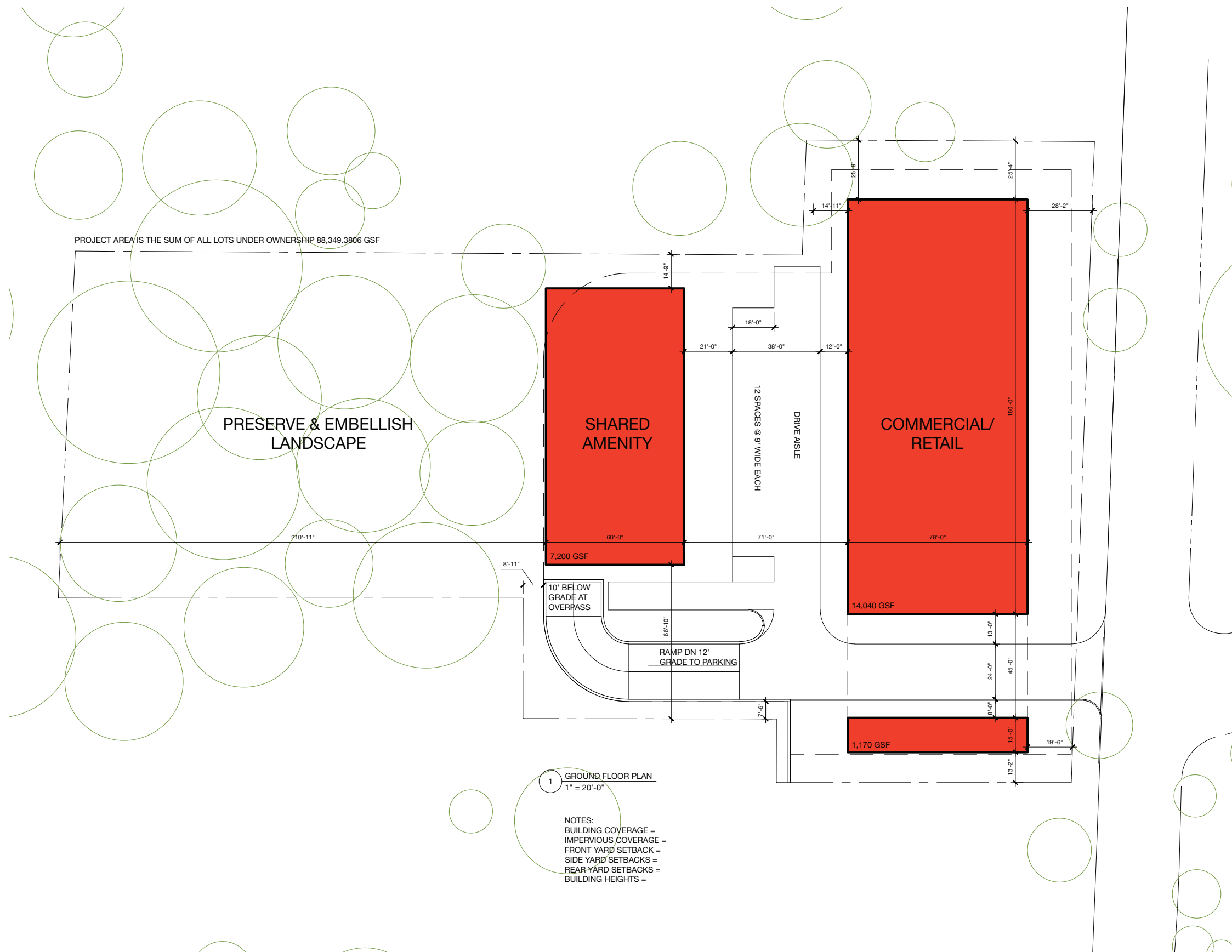
2. The Courtyard created between the buildings is a great shared address, that is more private than the commercial addresses expected on Irvington Avenue. The shared space can serve many outdoor event needs in addition to the 13 surface and ADA parking spaces shown above.

3. West of the Garden House, an open space is being created that is approximately 3/4 of an acre. It is envisioned that the open space amenity will serve residents of neighboring properties on the block as well as tenants and patrons of the development. Gramercy park access model is being looked at for the development of the idea.

typ floor plan studies

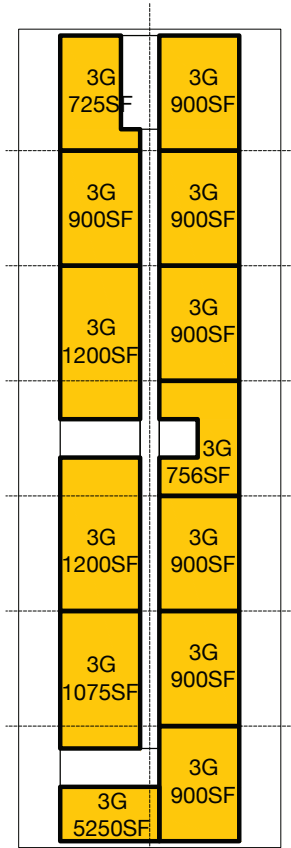


NOTES:
 BASEMENT FLOOR TO GRADE = 12'-0"
 RAMP SLOPE = 10%
 RAMP LENGTH = 120' (NOTE RAMP LENGTH COULD INCREASE TO ACCOMMODATE A MORE GENTLE TURNING RADIUS ON DOWN SIDE)
 PARKING SPACES = 9X18
 HC/ADA REQUIRED FOR 101-150 SPACES = 5 (1 OF WHICH NEEDS TO ACCOMMODATE A VAN)
 HC/ADA SPACES CAN BE DISTRIBUTED BETWEEN AT GRADE & BELOW
 PARKING CAPACITY = 120 (INCLUSIVE OF ACCESS AISLES FOR HC/ADA)
 PLANNING EFFICIENCY = 1 SPACE/405 SF (BUILDING CORE AREA TBD)
 ELEVATOR PIT FOR THE IRVINGTON AVENUE MASS ONLY
 SUMP PUMP REQUIREMENTS TBD

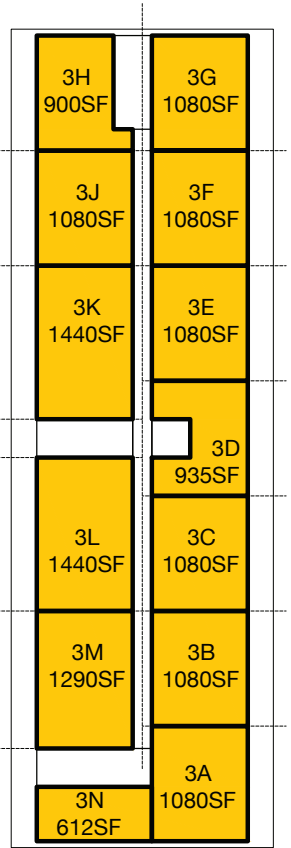


Floor Plate Studies

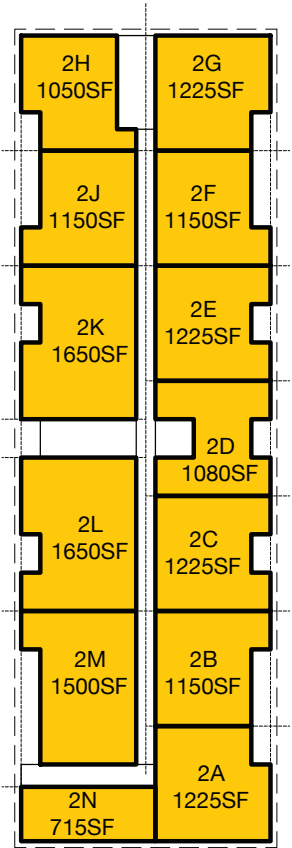
Everything represented in this package is subject to minor adjustments in response to the design of unit plans. At this stage the average unit size is approximately 1,145 GSF. The majority of units are to be two bedroom units with some one and three bedroom units where necessary. The diagrams at right are a first pass at blocking out units to be sure we have some degree of flexibility in design to create a feasible project. Expected minor adjustments include the depth of the floor plate, pitch of the roof, and the location and design of the cores and egress stairs. Single exposure units are typically 36’ wide on module to ensure that all habitable spaces have direct access to light and air.



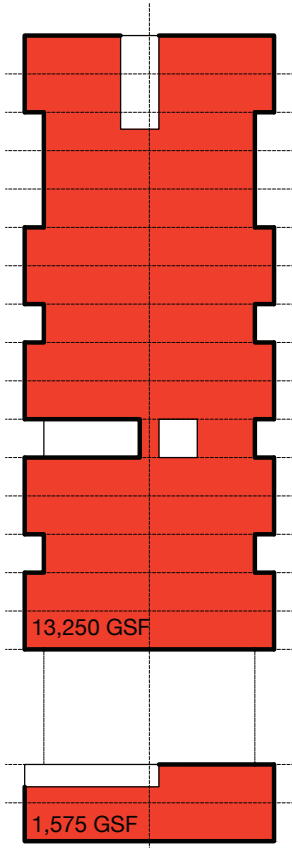
11,780 GSF
MANSARD 2
13 UNITS



14,180 GSF
MANSARD 1
13 UNITS

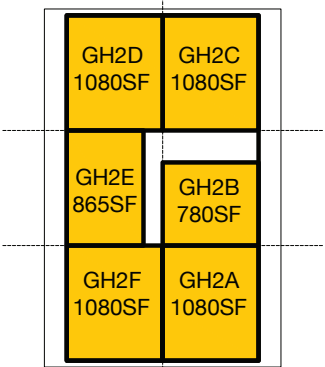


16,000 GSF
2ND FL
13 UNITS

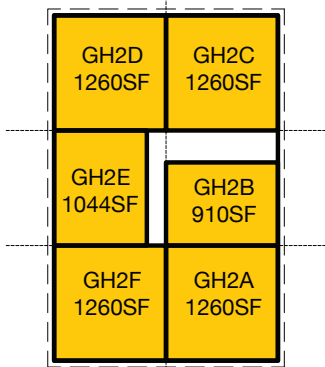


14,825 GSF
GF

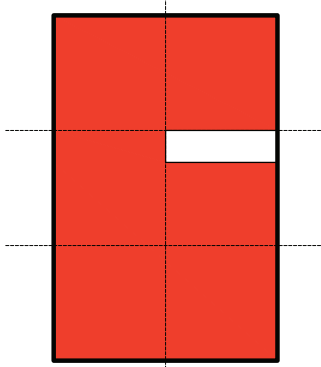
ROUGH AREA TOTALS:
22,025 SF OF GROUND FLOOR
COMMERCIAL/AMENITY SPACE
54,960 SF OF RESIDENTIAL



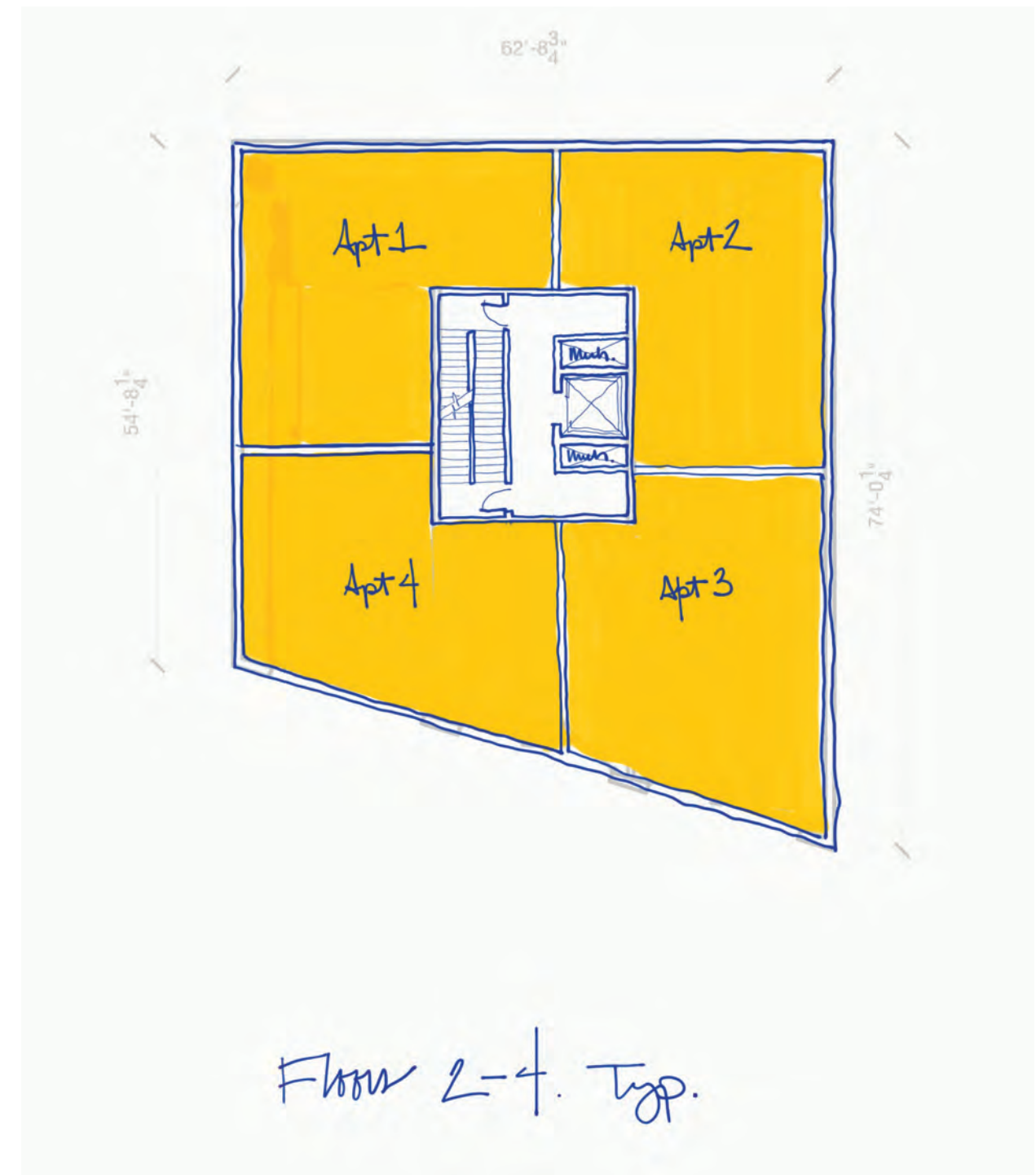
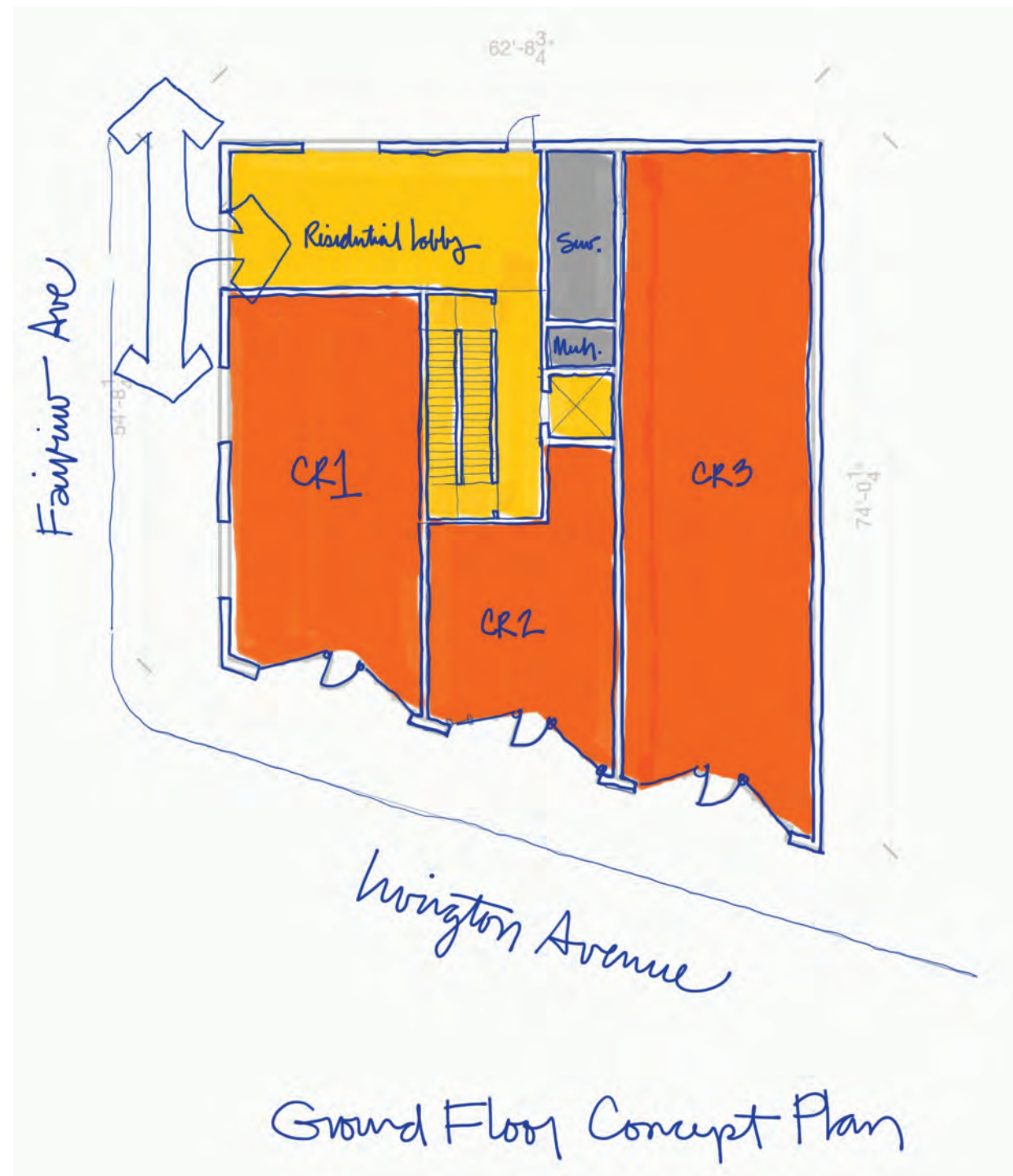
6,000 SF
MANSARD 2
6 UNITS



7,000 SF
MANSARD 1
6 UNITS



7,200 SF
GF



299 Irvington Avenue

...is scheduled to accommodate 12 Affordable Housing Units that will be built on top of the existing 1 story commercial property. In order to maximize commercial opportunities along Irvington Avenue, the address and lobby for residences above will be located on Fairview Avenue.

concept & character





Conceptual Design Approach

We propose an approach to the design of 270 Irvington Avenue that will weave the life of our developer and his passion for craftsmanship in handmade rugs, with the greater efforts to improve the built fabric of the Township of South Orange Village and Irvington Avenue improvements.

The building we're creating and the dwellings inside of it may house many of such rugs, and will shape the lives of thousands of residents of the Township of South Orange Village across many years to come. It must be designed with equal care and attention to detail, and it must be built with the same love for natural materials and craftsmanship as the rugs that have enabled this development to come to fruition.





People

So many people are and will become involved in the process of putting 270 Irvington Avenue together. It is our job to ensure that each of them along the way has a high degree of care in their role such that when it is complete, they are proud of their contributions and feel a sense of accomplishment and generosity for what they have given to the development, its future inhabitants, and the community that surrounds it.







Materials & Fabrication

We aspire to using authentic raw materials in the craft of our work and it will be our goal to make efficient use of resources in order to help pull a material palette together that meets both development goals and community aspirations for this special project.





Giallo Vivo



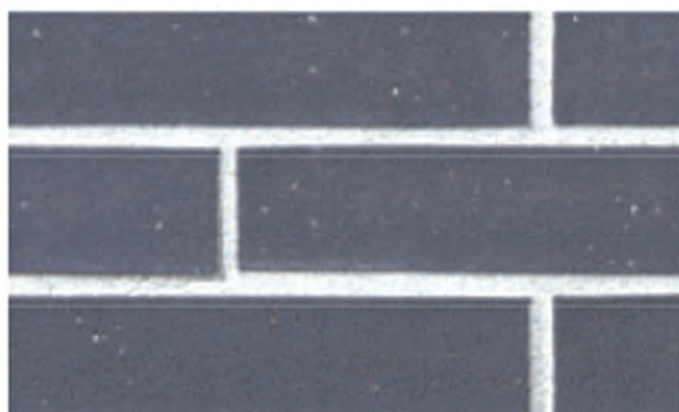
Rosa Vivo



Rosso Vivo



Rosso Massimo Vivo



Midnight blue N°24



First Draft Outline of Materials

We aspire to the authentic use of materials and are committed to an attempt to use all materials in their natural states.

Exterior Cladding

Brick with a range of colors that can be assembled to create a subtle woven effect. Even cost effective solutions can create great value and meaning when they are recognized as being thoughtful.

Glazing & Frames

Are envisioned to visually disappear/become subservient to other elements of the building that are meant to have a hand-crafted feel to them. Frames are envisioned to be thin and painted out black so that the colors and textures of the natural materials have priority in the reading and interpretation of the building.

Roof

The roof is envisioned to be standing a standing seam metal roof of a color that dissolves into the sky above. All roof materials are reflective to some degree. A matte blue-gray roof will help unite the roof with the sky and hence make the building feel more humble and more connected with the Irvington Avenue Sidewalk that it will awaken.

Trim

Trim will align with the conceptual approach for the windows and frames. Wherever possible, we will try to engage trades of the region to assist with railings and other small details.

Eaves & Secondary Surfaces

Natural materials that work well with the palette of brickwork we will develop should be specified and detailed to both maintain their proper place in the hierarchy of building components and to contribute to elevating the quality of the building and its units.





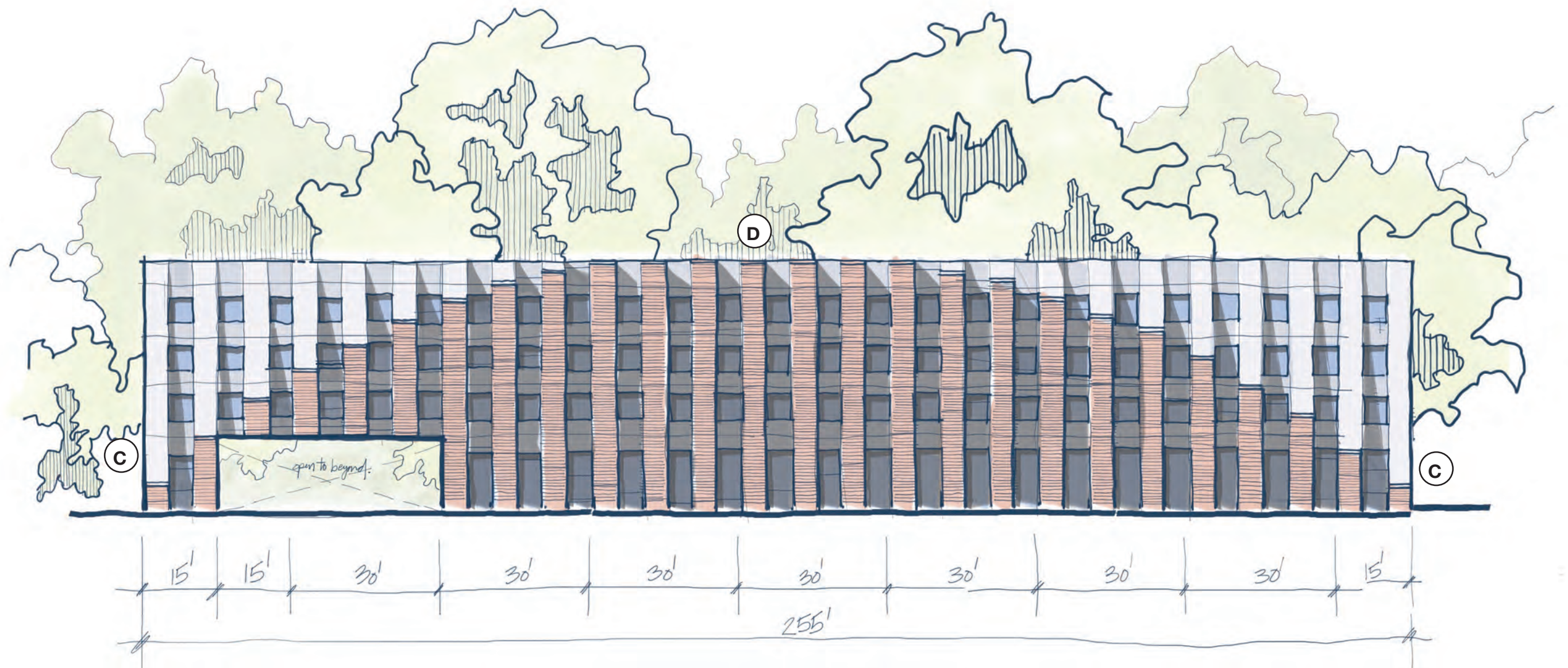
Every Detail will Matter to Someone

The residents and their guests, the business owners that will occupy the ground floor and their staff, and the patrons of businesses at 270 Irvington Avenue will each engage the development as a place for ‘something’. Their engagements will be either the origin or an extension of their life in the community of the Township of South Orange Village. Each will measure the quality of their engagement in different ways based on the purpose, duration, and feeling that the place we’re creating for them generates. While a beautifully crafted hand-made rug will typically be enjoyed and revered by a family and their guests, the development we’re creating will have a massive impact on many more people. We recognize the responsibility that comes with the design of such a project and will look for opportunities to design and construct details that meet the needs of a diverse community in ways that will leave them feeling good about the time they have spent there.

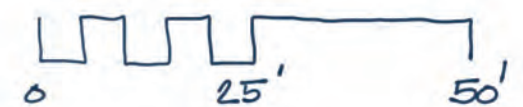
It is our belief that people act better in places that are thoughtfully designed and that elevated behavior has a direct impact on elevated value and quality of life.

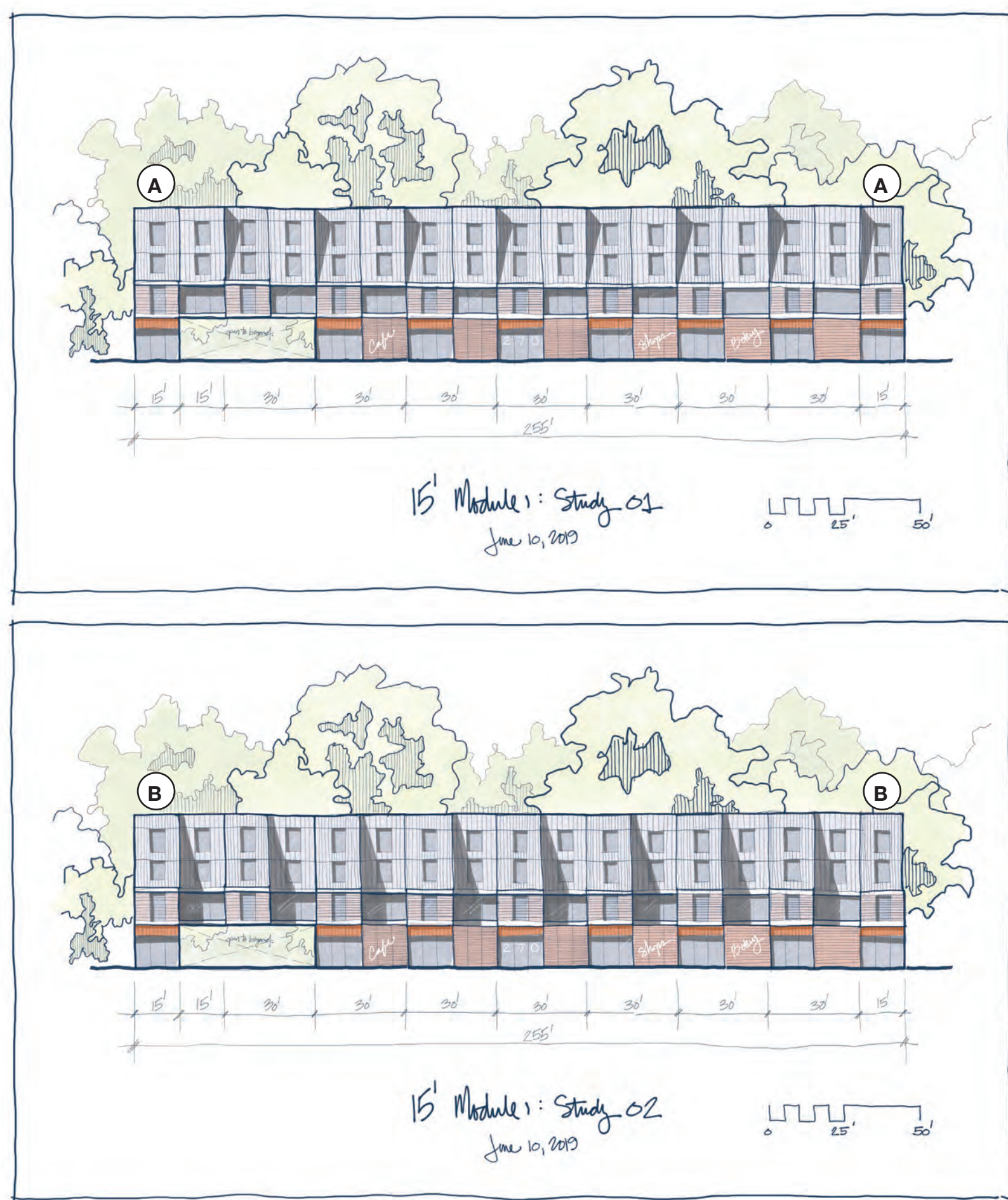


We will look for even the most subtle ways to help the occupants and users of 270 Irvington Avenue to recognize all that has gone into the making of this place, Politics, negotiations, economics, design, engineering, sourcing of natural materials, fabrication, assembly, logistics, staging, construction, installation, finishing, marketing, operations, and maintenance are among the factors that will be responsible for the ultimate fate of 270 Irvington Avenue. It is our goal to work with these factors throughout the design process to keep them all in harmony with one another.



5' Module 1: Study 03
June 10, 2019





Front to Back Pitch Weave

Early facade studies (Study 01 & 02) were designed to create variation bilaterally, akin to the way that a weave occurs in the fabrication of a hand-made rug. The Mansard Roof leans back from the street wall from a cornice created at the top of the second floor is punctuated with block massing dormers to allow for efficient programming of units within the floor plates on the 3rd and 4th levels.

Study 01 created a softer transition to its neighbors along Irvington Avenue because the end bay roof sections **(A)** are sloped mansard elements as opposed to Study 02 where the end elements **(B)** are block dormers.

Study 03 is an attempt at a more literal abstraction of vertical loom threads to create rhythm and texture along Irvington Avenue. Brick piers rise in the same plane from near the sidewalk at the ends **(C)** to a climax at the center and top of the structure **(D)**. Like the hill that the development will sit on, the building tapers down to the community at both ends to soften the transition to existing and future development sites.





Traditional Massing

Studies 04 and 05 are an attempt to bring a “village-like” quality to the massing and facades. Pitched roof dormer elements help to create familiar residential forms while also pulling back from the adjacent properties along Irvington Avenue (**E**). At-grade setbacks at the entrance portal and at the largest retail tenant entrance (**F**) help to break down the length of the facade along Irvington Avenue and help reinforce a “village-like” scale.

While the massing is much cleaner in Study 04, a number of unique geometries at many window conditions would arise as a result of this approach.

Study 05 was an attempt to reduce the number of unique window conditions. It breaks the clean gabled dormer between the 3rd and 4th levels (**G**) to allow for clean rectangular windows at all 3rd level apartments.

Study 07 is our current state of progress in developing the massing and primary concepts for the elevations for the development at 270 Irvington Avenue. It maintains a traditional roof line with pitched roof dormers in the mansard and allows us the flexibility to setback massing at grade in a number of places to vary frontage and reduce the perceived scale of the development. We believe that this approach is the best of both worlds: It is the marriage of an abstract woven loom approach with a traditional village scale and character and should offer us the flexibility required to successfully begin schematic design. Before Study 07, all studies used a 30' module. Given the high demands places on space and access to light and air for units, a 36' module is being proposed for the residential units/floor plates on levels 2, 3, & 4.

All massing depicted on the following pages is based on Study 07.

massing strategy

MANSARD ROOF

The mansard style makes maximum use of the interior space of the attic and offers a simple way to add one or more storeys to an existing (or new) building without necessarily requiring any masonry.[13][14] Often the decorative potential of the Mansard is exploited through the use of convex or concave curvature and with elaborate dormer window surrounds.

It was said that historically, French and American buildings were taxed by their height (or number of storeys) to the base of the roof, and that **mansards were used to help ease the constraints created by zoning restrictions**. [18][19] A Parisian law had been in place since 1783, restricting the heights of buildings to 20 metres (65 feet). [20] The height was only measured up to the cornice line, making any living space contained in a mansard roof exempt. [21] A 1902 revision of **the law permitted building three or even four stories within such a roof**. [22]

13. "Modern 'Mansard' - a flat roof on top of a slated or tiled pitch". Permadeck. Seamless Roofing Ltd. Retrieved 2011-03-14.

14. Report of the Commissioners to Investigate the Cause and Management of the Great Fire in Boston. 1. Boston, Massachusetts: Rockwell & Churchill. 1873. p. 545. Retrieved 2011-03-14.

18. Bromley, Daniel W. (2006). Sufficient Reason: Volitional Pragmatism and the Meaning of Economic Institutions. Princeton, New Jersey: Princeton University Press. p. 46. ISBN 978-0-691-12419-3. Retrieved 2011-03-14.

19. Carney, Donna J. (1980). Jim Thorpe, Pennsylvania: An Image Preserved. Harmony Press. p. 17. Retrieved 2011-03-14.

20. Goodman, David C.; Chant, Colin (1999). European Cities & Technology Reader: Industrial to Post-Industrial City. Taylor & Francis Group. Retrieved 2011-03-14.

21. Reports from Committees: Six Volumes. Fifth Volume. The House of Commons. 1874. p. 218. Retrieved 2011-03-14.

22. Sutcliffe, Anthony (1970). The Autumn of Central Paris: the Defeat of Town Planning, 1850-1970. Edward Arnold. Retrieved 2011-03-14.



Germania Life Insurance Company, Union Square, NYC



Rooftops in Paris



Street Front

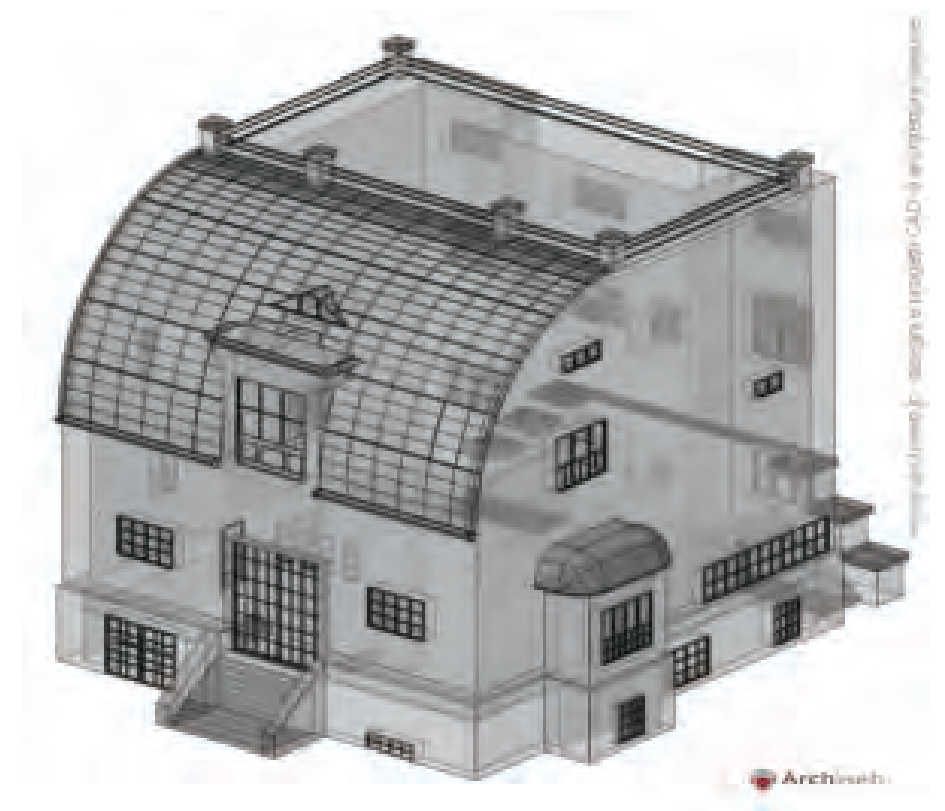


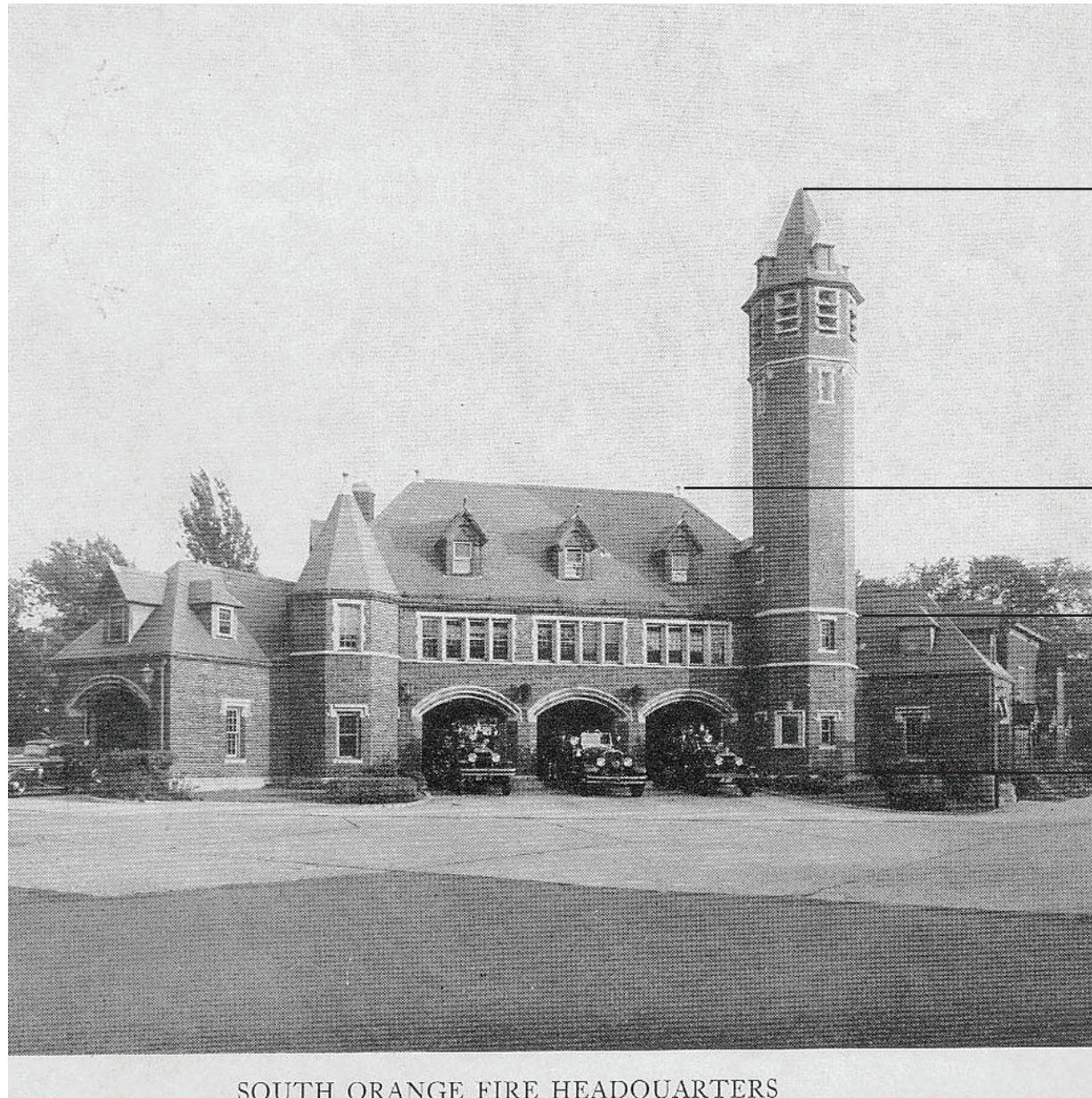
Rear Yard

STEINER HOUSE by Adolf Loos

Most of Loos' works were located in open lots and did not need any party walls and yet they faced other constraints that he had to work around. In the case of the Steiner house, Loos was only able to build one floor above the street level. This led him to create a one quarter round roof that is facing the street. **This roof flattens out the apex and makes the two additional floors that look out onto the garden impossible to see from the street.** The curved roof was an interesting choice because it was not a straight break from gabled roofs or a brand new innovative idea. Instead it was meant to demonstrate certainty of form and economy of space, proving that traditions can be manipulated or rid of completely, for a functional and non-aesthetic purpose.

Tournikiotis, Panayotis (1994). Adolf Loos. New York: Princeton Architectural Press. ISBN 9781568983424.





Landmark Tower

Top of Mansard / Ridge

Top of Lower Mass / Cornice Line

Base w / varied Openings & Vehicular Access

South Orange Fire House

The proportions of the roof to lower massing in the South Orange Fire Headquarters is indicative of the approach our team is taking to create a gracious structure that is as good to the community around it as it is to the residents and tenants inside.



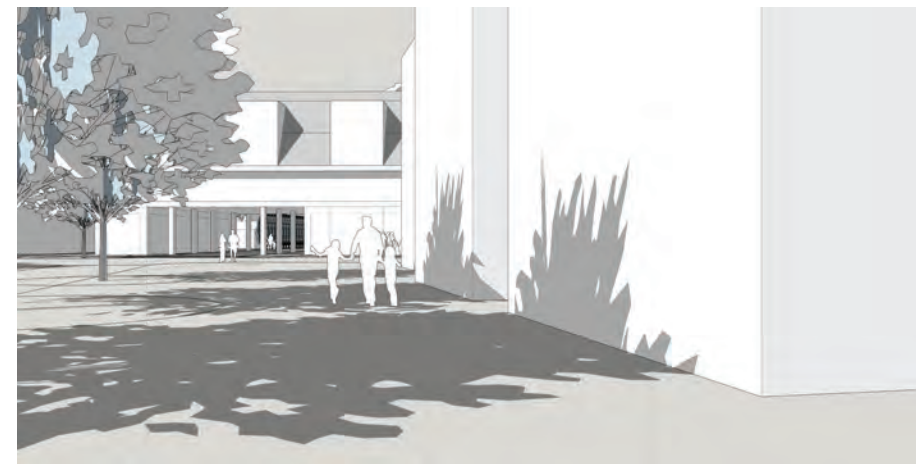
Early sketch showing the presence of a building that has a facade that rises straight up from grade to its cornice at maximum height.

5 Story



Early sketch showing the effect of a low cornice line with a mansard roof. Both images illustrate equal program/unit counts.

5 Story

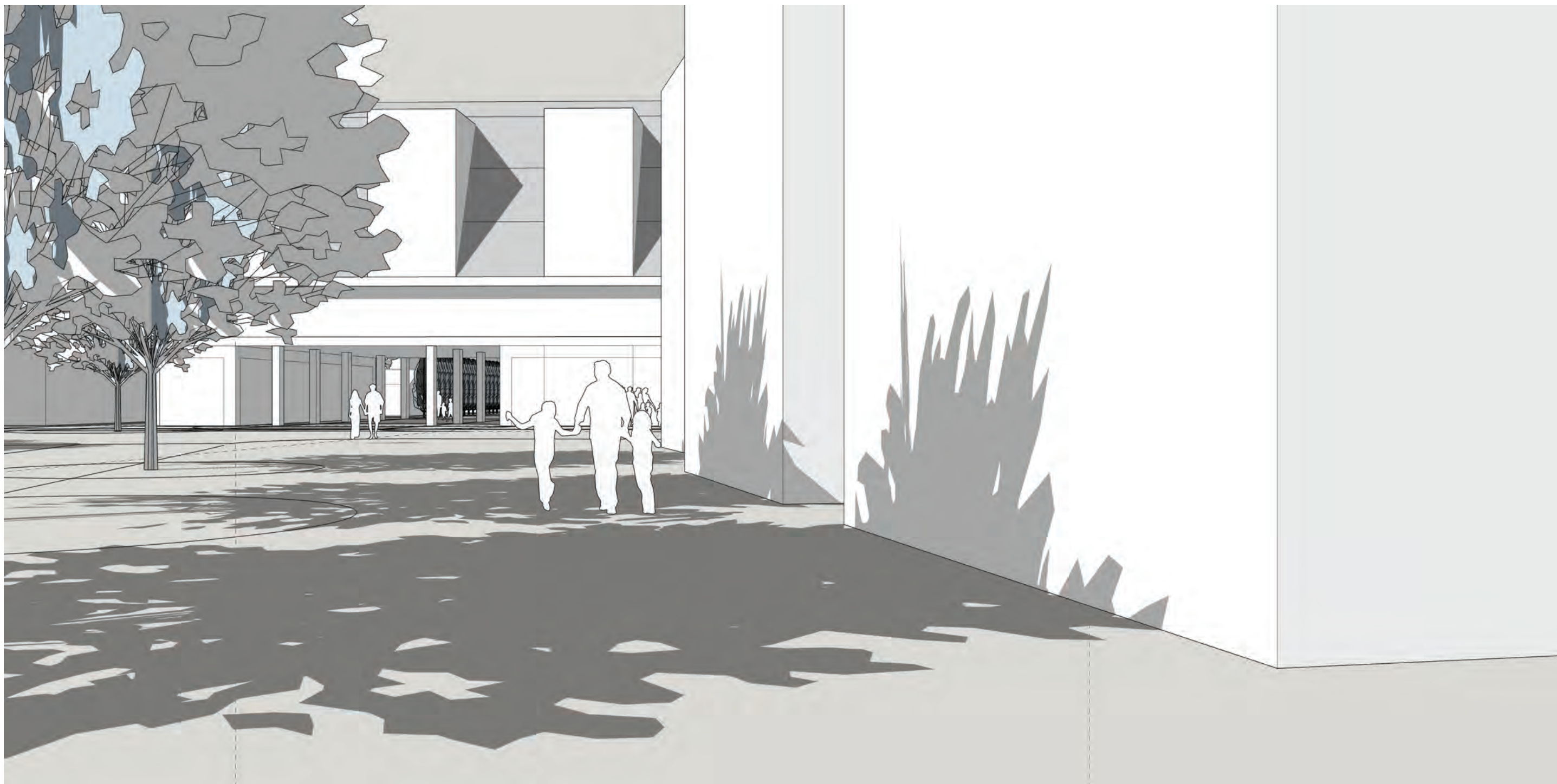


Early sketch showing the effect of a low cornice line with a mansard roof. Both images illustrate equal program/unit counts.

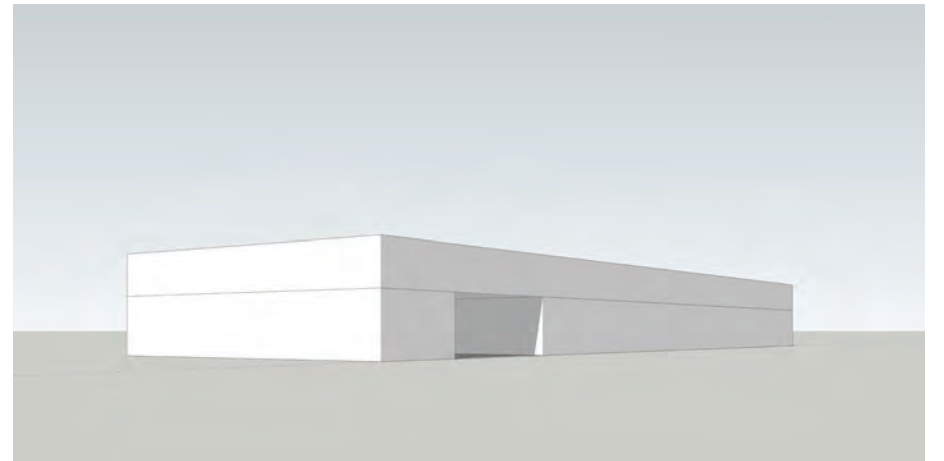
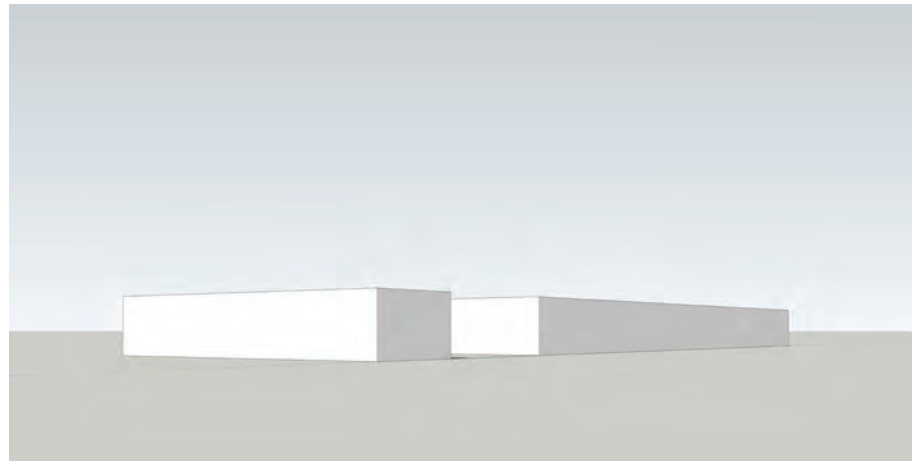
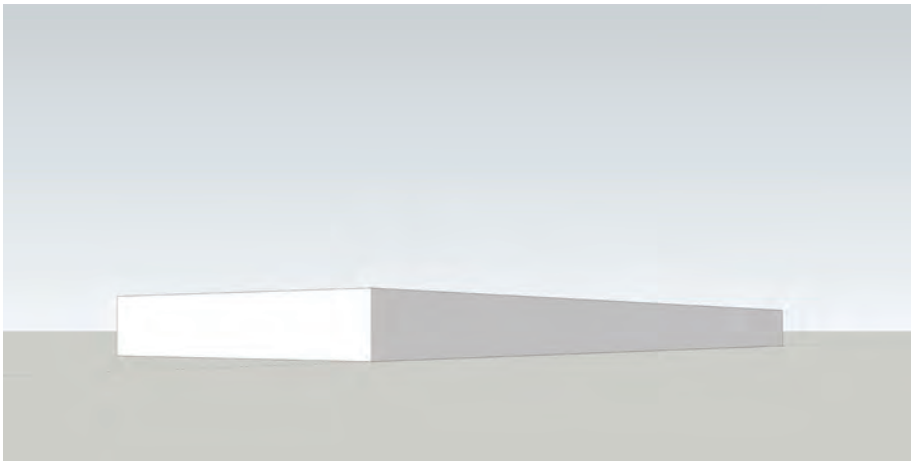
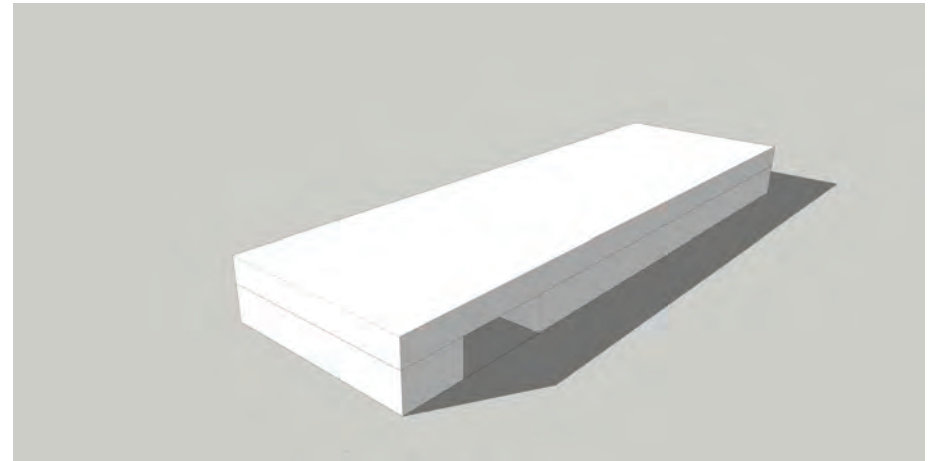
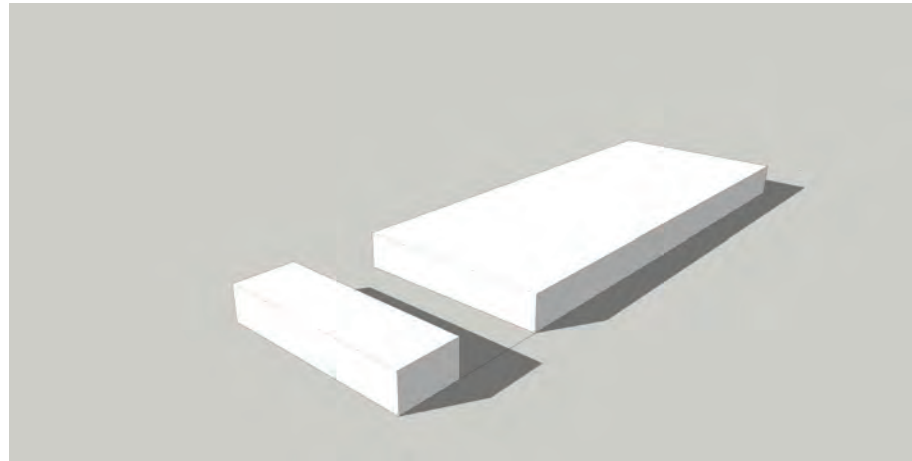
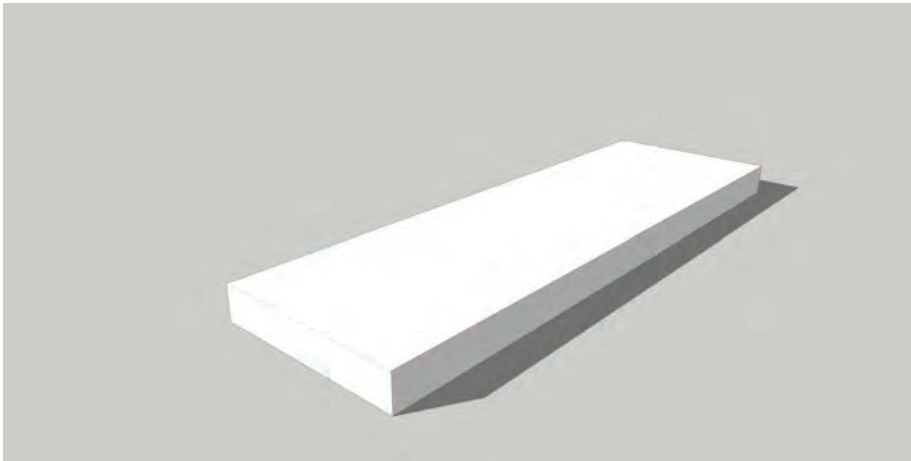
4 Story



Early sketch showing the presence of a building that has a facade that rises straight up from grade to its cornice at maximum height



Early sketch showing the effect of a low cornice line with a mansard roof. Both images illustrate equal program/unit counts.



One

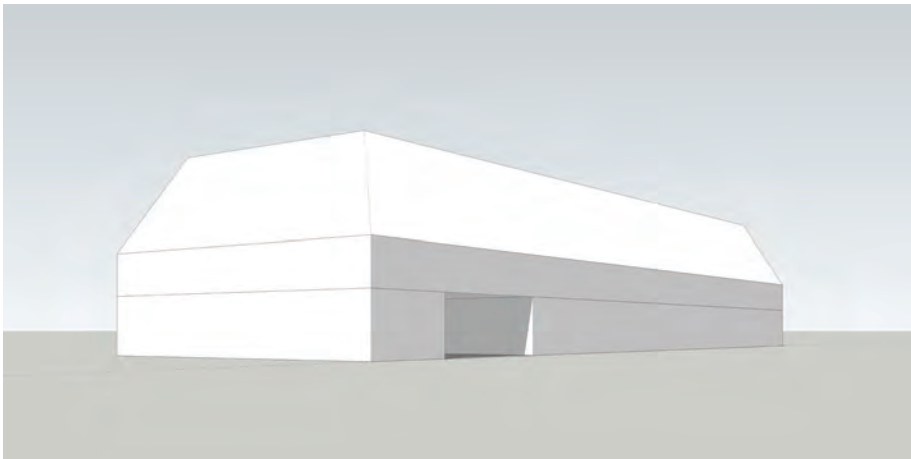
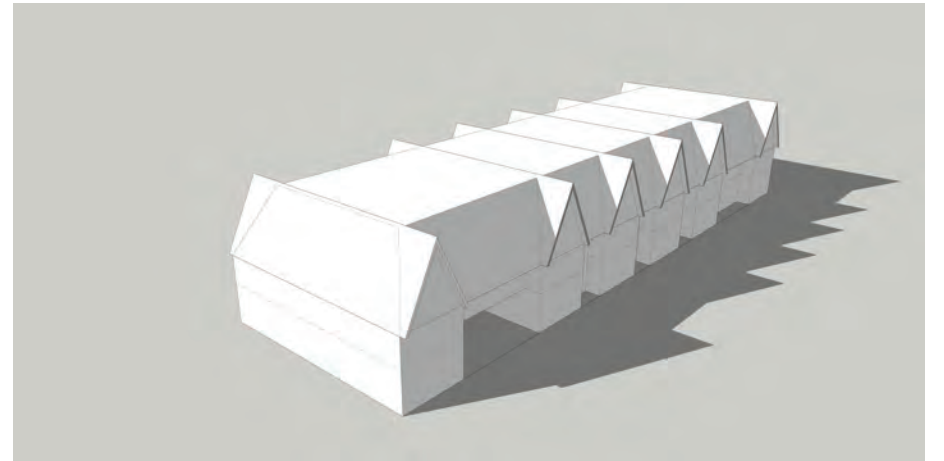
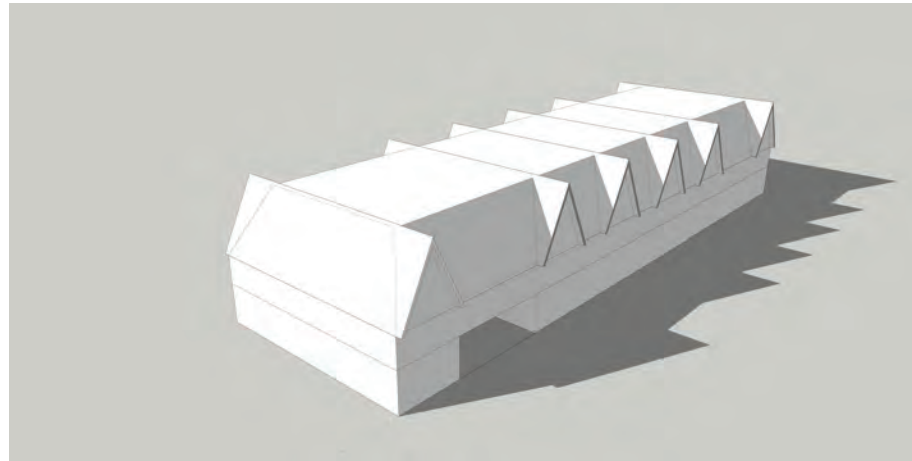
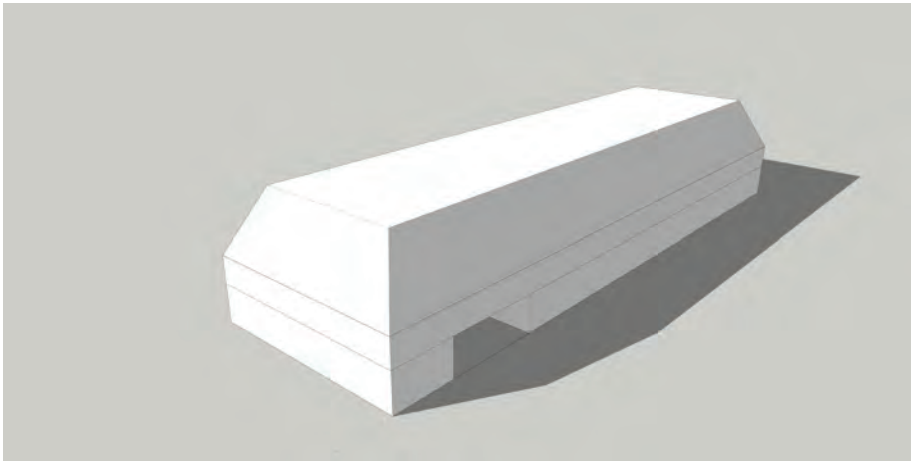
Try to maximize the footprint while creating a great site plan to keep the overall height of the buildings down.

Two

Create an opening to allow for access to the Garden House and below grade parking that aligns with the most optimal opportunities to connect to the existing street grid and traffic patterns.

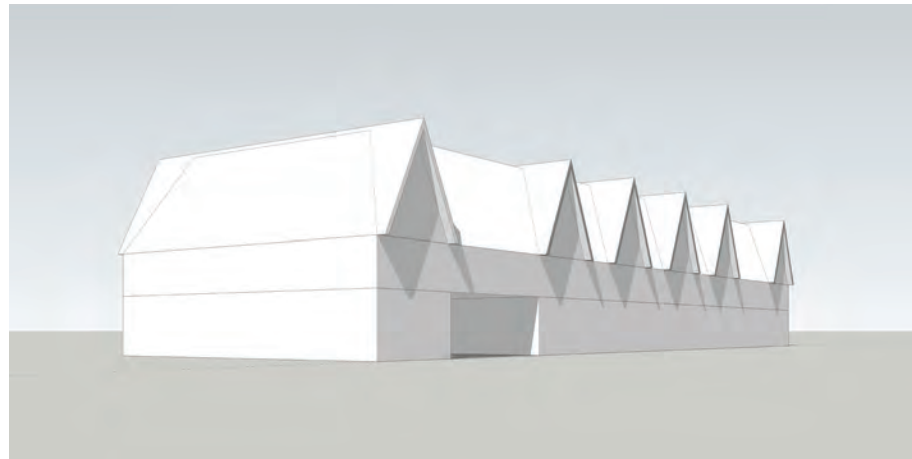
Three

Span the opening with residential program so that the need to stack vertically is reduced and hence keeps the overall height of massing at a minimum.



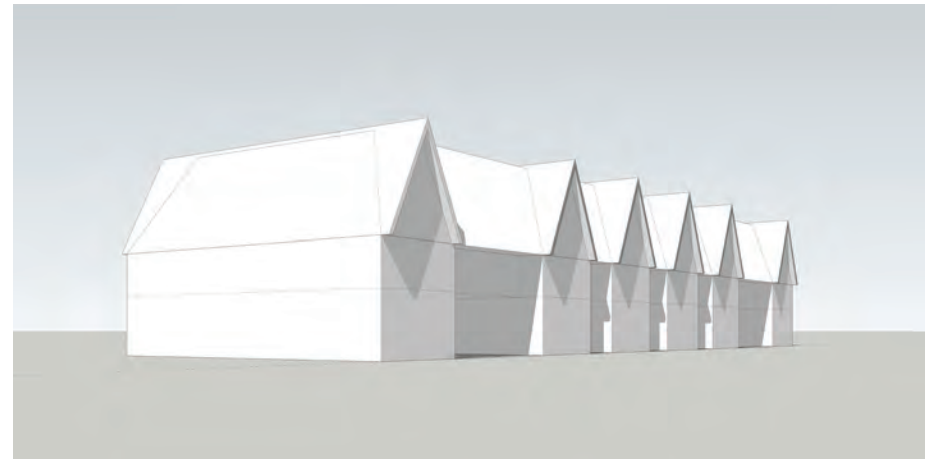
Four

Start the roof low so that the reading of the building is as low-scale as possible, and hide 2/3 of the required residential program under the roof.



Five

Introduce dormers to give the roof scale and character and to improve the functional space for units on the upper levels.



Six

Break the facade and setback massing beneath the mansard roof to further accentuate each dormer as a village-like element and to minimize the reading of the structure as a singular element.



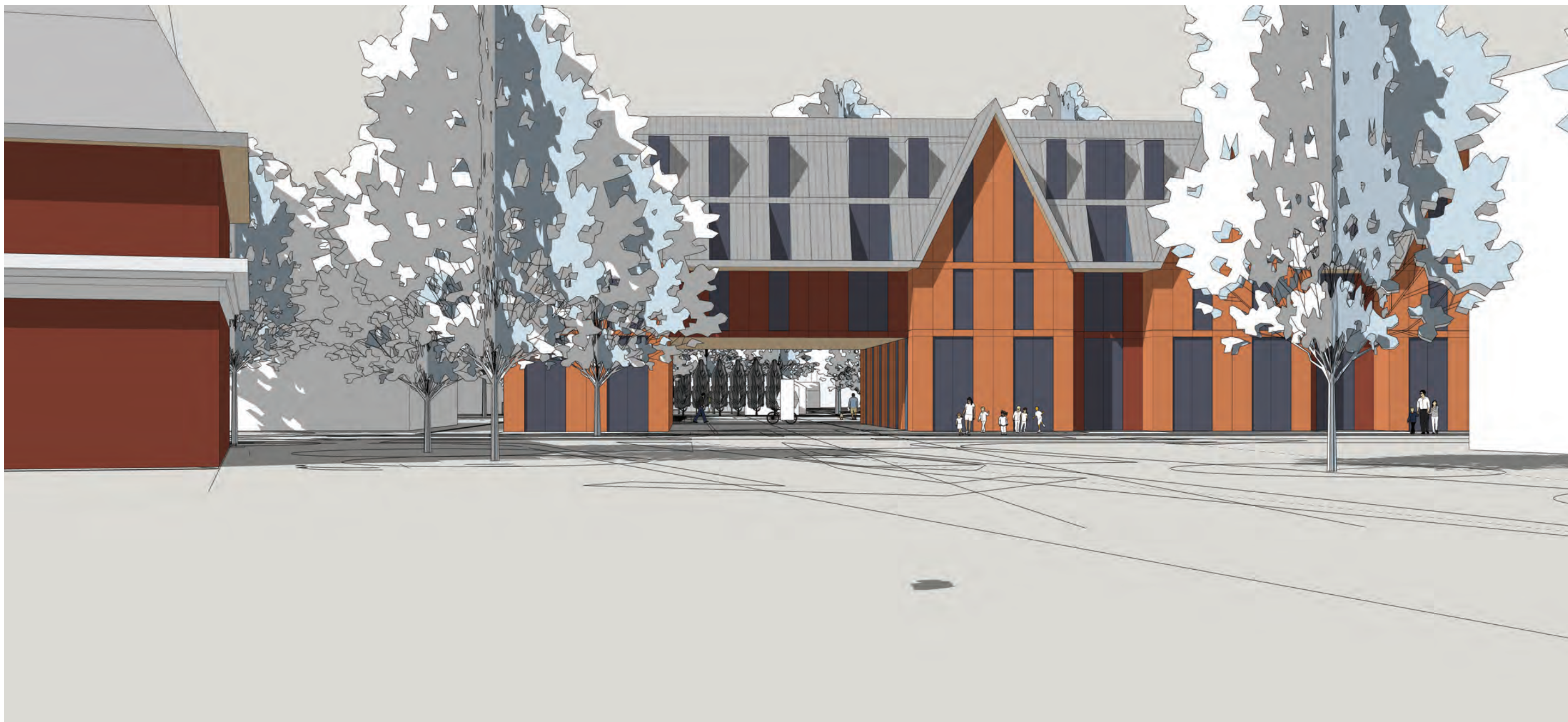
Irvington Avenue looking Southwest

Improvements at 299 Irvington Avenue will complement 270 Irvington across the street.



Irvington Avenue looking Northeast

As one ascends up the hill from downtown South Orange Village, 270 Irvington will mark the arrival at the plateau in the landscape.



Fairview Ave looking South

The entrance to the Courtyard and Garden House beyond will align with Fairview Avenue.



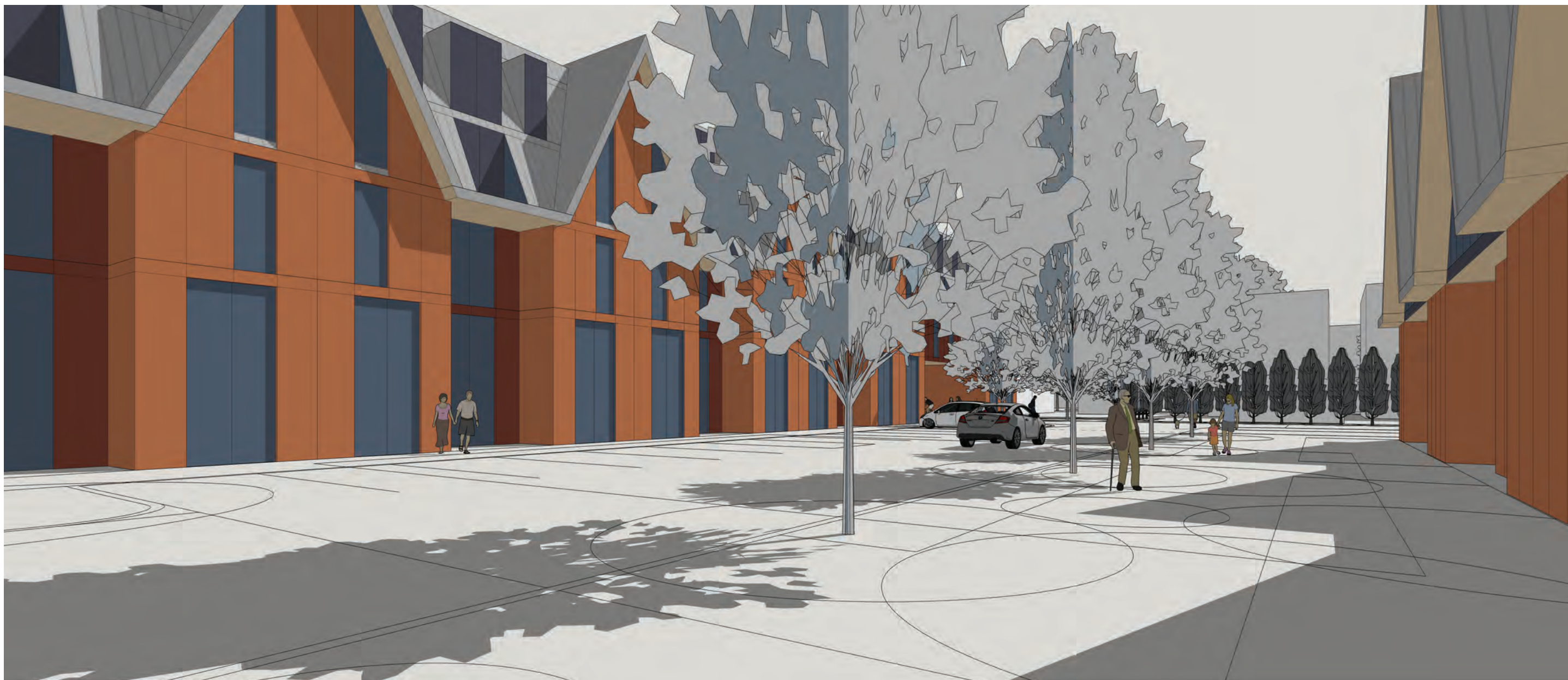
View from backyards on West Fairview Avenue

Mansard roof forms with Gable Dormers help 270 Irvington Avenue feel like is residential in scale and character. Careful attention should be paid to the design of each layer between existing residences and the new development. 1. Low scale planting to block headlights from backyards 2. Tree replacement to help the landscape consume the development in coming years as it has the existing block. 3. Private landscapes in each backyard should plant as they wish in response to the project.



270 Irvington Courtyard looking Southwest

This space is part access, part parking, part secondary address, and part opportunity space. Tenants and their Guests, and Business Owners and their Patrons will have a space that can be used for events as well as services.



270 Irvington Courtyard looking Northeast

Both structures are envisioned to have commercial / amenity offerings at grade, fronting on the Courtyard.

Irvington Avenue & Garden / Courtyard Elevations

299 Irvington Avenue is a new addition to the project and is under development at this time. We expect to match existing materials where brick is designed and to match roofing materials at 270.





Irvington Avenue Elevation w/ Landscape

It is impossible to evaluate the character of a design approach without a comprehensive and coordinated look at the relationships between programmatic needs, vehicular and pedestrian circulation, building addresses, massing, materials, pattern, and landscape. We believe that bare facade elevations are best left for technical discussions tied to construction techniques and material assembly.

TOWNSHIP OF SOUTH ORANGE VILLAGE

**RESOLUTION AUTHORIZING THE HIRING OF SEASONAL
PART-TIME EMPLOYEES IN THE DEPARTMENT OF PUBLIC
WORKS FOR THE TOWNSHIP OF SOUTH ORANGE VILLAGE**

BE IT RESOLVED, by the Board of Trustees of the Township of South Orange Village that it hereby affirms the Village Administrator's hiring of the following individuals as seasonal part-time employees in the South Orange Department of Public Works based on the recommendation of the Director of the Department of Public Works.

<u>Name</u>	<u>Position</u>	<u>Hourly Rate</u>	<u>Effective Date</u>
David J. Schmertz	Seasonal/Part-Time Laborer	\$ 15.00	November 10, 2020
Marcos A. Alvarado, Jr.	Seasonal/Part-Time Laborer	\$ 15.00	November 10, 2020

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

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees of the Township of South Orange Village at their Meeting held on Monday, November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

Ojetti Davis

From: Mike Candarella <mcandarella@southorange.org> on behalf of Mike Candarella
Sent: Thursday, October 29, 2020 3:37 PM
To: Ojetti Davis
Cc: Megan Novak
Subject: New Seasonal Employees

Good Afternoon,

Please place on the agenda for the meeting of November 9th the two seasonal laborers listed below. They will have a start date of November 10th, 2020. Their salary is \$15.00 per/hr.

David J Schmertz

His personal info is:
7 Geneva Trail
Hopatcong, NJ 07843

And

Marcos A Alvarado Jr

His personal info is:
14 Rota Drive
Parlin, NJ

Thank you,

Mike Candarella
South Orange Dept. Public Works
300 Walton Avenue
South Orange, NJ 07079
phone: (973)378-7741 ext. 2221
fax: (973)762-4265

TOWNSHIP OF SOUTH ORANGE VILLAGE

**RESOLUTION AWARDING A CONTRACT TO THE GIORDANO COMPANY
FOR CURBSIDE COLLECTION FOR RESIDENTIAL RECYCLABLES
FOR THE PERIOD JANUARY 1, 2021 THROUGH DECEMBER 31, 2021
IN THE AMOUNT NOT TO EXCEED \$37,333.33 PER MONTH**

WHEREAS, bid specifications were prepared for Single Stream Recycling Collection and Disposal Services in the Township of South Orange Village the following proposal was received on October 7, 2020:

<u>FROM</u>	<u>BID AMOUNT (PER MONTH)</u>
Giordano Company	\$37,333.33

And;

WHEREAS, the Township of South Orange Village and the Giordano Company wish to enter into a contract for CURBSIDE COLLECTION FOR RESIDENTIAL RECYCLABLES; and

WHEREAS, the Purchasing Agent in conjunction with the Director of Public Works and the Village Administrator recommends the award of the contract with the Giordano Company, 142-156 Frelinghuysen Avenue, Newark, NJ 07114, in the amount of \$37,333.33 per month, for the period January 1, 2021 through December 31, 2021; The Village will have the option to renew for 2022 at the price of \$455,800; now

THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Township of South Orange Village that it does concur with the recommendation of the Purchasing Agent and Director of Public Works and Village Administrator authorizes the award of a contract with the Giordano Company in the amount of \$37,333.33 per month and in accordance with the contract terms and provisions in place with the prior contract award; and

BE IT FURTHER RESOLVED that the Village President and Village Clerk are hereby authorized to execute a contract for said services contingent upon the availability of funds certified by the Village's Chief Finance Officer and upon Village Counsel's review and approval of the renewal contract terms and conditions; and

BE IT FUTHER RESOLVED that the Village Clerk shall confirm with the Board of Trustees when the certification of available funds has been received by the Village's Chief Finance Officer and contract terms and conditions have been approved by Village Counsel.

CERTIFICATION OF AVAILABLE FUNDS

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of the Township of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these finds upon the passage of this resolution.

Line Item	Description	Amount
-----------	-------------	--------

Gregory Bock, Village Treasurer	Date
---------------------------------	------

#

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

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees of the Township of South Orange Village at their Meeting held on Monday, November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

TOWNSHIP OF SOUTH ORANGE VILLAGE

**RESOLUTION AUTHORIZING EXECUTION OF A
MEMORANDUM OF UNDERSTANDING BETWEEN THE
TOWNSHIP OF SOUTH ORANGE VILLAGE AND THE
COUNTY OF ESSEX FOR THE INSTALLATION AND
MAINTENANCE OF SURVEILLANCE CAMERAS AND
EQUIPMENT ON TRAFFIC SIGNALS AND RIGHTS OF
WAY BELONGING TO THE COUNTY OF ESSEX**

WHEREAS, the Township of South Orange Village (the "Village") wishes to install and maintain surveillance cameras and equipment on traffic signals and within rights of way belonging to the County of Essex (the "County"); and

WHEREAS, the County requires that the Village submit a certified copy of a resolution approved by the Village governing body indicating that the Village will hold the County of Essex harmless from any claims or actions of law directly resulting from the installation and maintenance of said surveillance cameras and equipment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Township of South Orange Village supports the efforts of the South Orange Police and Fire Departments and authorized contractors to install and maintain surveillance cameras and equipment on traffic signals and within rights of way all belonging to the County of Essex; and

BE IT FURTHER RESOLVED that the Village President, her designee, Village Clerk and Chief of Police are hereby authorized to execute on behalf of the Township of South Orange Village, a memorandum of understanding with the County of Essex. Said Memorandum shall be in the form attached hereto, or substantially similar thereto, and shall have a Hold Harmless and Indemnification provision providing for the indemnification of the County of Essex for any claims directly arising from the Village's use of traffic signals and rights of way all belonging to the County of Essex for the purpose of installing and maintaining surveillance cameras and equipment; and

BE IT FURTHER RESOLVED that a copy of this Resolution and executed Memorandum of Understanding with Hold Harmless and Indemnification provision shall be filed with the Village Clerk's Office by the Chief of Police or his designee.

#

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

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees of the Township of South Orange Village at their Meeting held on Monday, November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

MEMORANDUM OF UNDERSTANDING
POSTING OF VILLAGE EQUIPMENT ON
COUNTY PROPERTY AND RIGHTS OF WAY

This Memorandum of Understanding (“Memorandum”) between the TOWNSHIP OF SOUTH ORANGE VILLAGE, a municipal corporation of the State of New Jersey (hereafter “Village”), located at 76 South Orange Avenue, 3rd Floor, South Orange, New Jersey 07079, and its Trustees, officers, employees and agents of each, and the COUNTY OF ESSEX (hereafter “County”), located at 465 Dr. Martin Luther King, Jr., Boulevard, Newark, New Jersey 07102, contains the entire understanding of the parties as follows:

WHEREAS, local law enforcement agencies often seek the aid of other government entities in their efforts to combat crime, protect life and property and promote public safety; and

WHEREAS, in order to address public safety concerns, the Village and the County propose to engage in a joint initiative whereby the Village’s Police Department may install and maintain surveillance cameras and equipment on traffic signals and within rights of way all belonging to the County.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto do agree as follows:

SECTION I

TERM

The initiative shall become effective upon execution by the Village President or her designee and the Village Chief of Police and shall continue until either side terminates this

Memorandum under the provisions of Section IV below.

SECTION II

DUTIES

The installation, operation, maintenance, ownership and removal (if necessary) of the Village's surveillance cameras and equipment on the County's property shall be the exclusive duty, responsibility and property of the Village. The duty of the County shall be to cooperate with the Village to insure that the Village has access to the surveillance cameras and equipment on an "as-needed" basis. These duties and responsibilities of this Memorandum shall be subject to the protocols, directives and decisions of the Village Chief of Police and the County Executive of Essex County, or their respective designees.

SECTION III

HOLD HARMLESS PROVISION

In consideration of the use of Essex County Traffic Signals and Rights of Way for the installation and maintenance of surveillance cameras from the date of the Village's execution until this Memorandum is terminated under the provisions of Section IV below, the Village agrees to indemnify and save harmless the County of Essex, its elected and appointed officials, directors, department heads, officers, agents, servants and employees, against any and all liability, claims, judgments, demands, attorney's fees and expenses, arising out of, or related to, or in connection with the initiative to install, operate maintain and remove (if necessary) the Village's surveillance cameras and equipment on the County's property and rights of way, including but not limited to claims based upon negligence by the way of commission or omission on the part of the Village, its Police Department, officers, agents, servants and employees. This indemnification shall include but is not limited to any third

party claims, demands, causes of action, judgments, costs of litigation (including reasonable attorney fees) for bodily injury, death, personal injury and/or property damage occurring as a result of the Village's equipment being on the premises in whole or in part. This indemnification does not extend to liability arising from the intentional, tortious or negligent acts or omissions committed by the directors, department heads, officers, agents, servants and employees of the County, nor any condition of the rights of way or traffic signals owned or operated by the County of Essex that are not directly related to the Village's installation and maintenance of surveillance cameras and equipment.

SECTION IV

TERMINATION

The parties agree that either party may cancel this Memorandum upon thirty (30) days written notice of termination. Upon termination, the Village shall remove all equipment from the County's property and rights of way within sixty (60) days.

SECTION VI

ENTIRE CONTRACT

This Memorandum sets forth all covenants, promises, agreements, conditions and understandings between the parties as it concerns the specific matter addressed herein. There are no oral agreements or understandings between the parties hereto affecting or modifying this Memorandum.

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed on this
day_____of _____,2020

ATTEST:

TOWNSHIP OF SOUTH ORANGE VILLAGE

OJETTI DAVIS, Acting Village Clerk

By: _____
SHEENA COLLUM, Village President

Dated:_____

By: _____
KYLE KROLL, Chief of Police

Dated:_____

WITNESS

THE COUNTY OF ESSEX

BY:

BY:

PRINT
NAME:_____

PRINT
NAME:_____

TITLE: _____

TITLE:_____

TOWNSHIP OF SOUTH ORANGE VILLAGE

**RESOLUTION AFFIRMING THE VILLAGE ADMINISTRATOR'S HIRING OF
AN ACCOUNT CLERK IN THE TAX COLLECTOR'S OFFICE IN THE
DEPARTMENT OF ADMINISTRATION, REVENUE & FINANCE**

WHEREAS, that as a result of retirement and promotion a vacancy exists in the Tax Collector's Office; and

WHEREAS, the Village Administrator and Village Tax Collector advertised the position and conducted interviews of qualified candidates and identified a suitable candidate; and

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Township of South Orange Village that it hereby affirms the Village Administrator's hiring of Ashley Askew, as an Account Clerk in the Tax Collector's Office in the South Orange Department of Administration, Revenue & Finance, effective on November 2, 2020, with the salary and terms and conditions being in accordance with the Teamster 125 Collective Bargaining Agreement for an Account Clerk first step position.

#

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

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees of the Township of South Orange Village at their Meeting held on Monday, November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

Line Item	Description	Amount
Gregory Bock, Village Treasurer		Date

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

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees of the Township of South Orange Village at their Meeting held on Monday, November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

SETTLEMENT AGREEMENT AND GENERAL RELEASE
BY AND BETWEEN
DASKAL, LLC. AND THE TOWNSHIP OF SOUTH ORANGE VILLAGE

This Settlement Agreement and General Release (“Agreement”) is made and entered into as of November ____, 2020, by and between Daskal, LLC. (“Daskal”) and the Township of South Orange Village, a municipal corporation (the “Village”) (the Village and Daskal are sometimes collectively referred to as the “Parties”), with reference to the following.

RECITALS

WHEREAS, on October 23, 2017, the Township of South Orange Village (the “Village”) passed Resolution 2017-230 awarding a contract to Daskal, LLC for building renovations to the South Orange Police Station in the amount of \$2,789,000 (the “Police Station Renovations”); and

WHEREAS, Daskal, LLC alleges that the renovations are complete and are satisfactory, that full and final payment is outstanding and Daskal is therefore demanding that a full and final payment in the approximate amount of \$116,000 be tendered (“Daskal’s Claim”); and

WHEREAS, the Village contends that the renovations are not completed in satisfactory manner and has demanded additional remedial corrections or work; and

WHEREAS, the parties have resolved their differences and agree to a full and final payment of \$75,000 in full satisfaction of any and all claims by Daskal as provided for in the attached Settlement Agreement and General Release.

NOW THEREFORE, the Parties and each of them, intending to be legally bound hereby and in consideration of the mutual covenants and the mutual exchange of promises, warranties, agreements, and obligations as recited herein, and for good cause and other consideration, the adequacy and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated by reference.
2. Monetary Payments by the Village to Daskal. In full and final settlement of Daskal’s Claim, and in full and final settlement or satisfaction of any and all claims that may be asserted by Daskal related to the Police Station Renovation, the Village shall pay to Daskal, LLC. the sum of Seventy-Five Thousand Dollars (\$75,000.00).

3. Release by Daskal. In consideration of the above referenced payment, Daskal, on behalf of itself, and its members, owners, representatives, successors, assigns, businesses or agents release the Village from any and all action or actions, cause or causes of action in law, equity, indemnity, or otherwise, suits, debts, liens, contracts, agreements, promises, liabilities, claims, demands, damages, losses, costs, or expenses, of any nature whatsoever, known or unknown, suspected or Daskal may now have or may have by reason of any matter, cause, or thing, including, but not limited to, all claims that were made or could have been made by Daskal related to, in connection with or regarding the Police Station Renovation.

4. Indemnity. Daskal will indemnify and hold the Village harmless from and against any and all claims, liens, demands, causes of action, obligations, damages, liabilities, judgments and costs, including attorneys' fees, asserted against the Village as a result of, or in connection with, any action or other proceeding brought by any successor or assign of Daskal that relates to any issues regarding the Police Station Renovation. This Agreement shall be deemed breached and a cause of action shall be deemed to have accrued immediately upon the commencement of any such action or other proceeding. In such event, this Agreement may be pleaded as a full and complete defense thereto, as the basis for an abatement of or injunction against said action or other proceeding, and as the basis of a counterclaim or cross-claim for damages therein.

5. Non-Disparagement. No Party shall, at any time, make statements or representations, or otherwise communicate, directly or indirectly, in writing, orally, or otherwise, or take any action which may, directly or indirectly, disparage or be damaging to the other Party; provided that nothing in this paragraph shall preclude any Party from making truthful statements or disclosures that are compelled by applicable law, regulation or legal process.

6. The Parties covenant and agree that, except as required to enforce the Agreement, they will never, individually or with any other person or entity, or through any agent, commence or prosecute against each other any action or proceeding for any claim or matter which is settled and released by this Agreement. The Parties agree that in the event of a material breach of all or any part of this Agreement by a Party hereunder (the Parties understand and expressly agree that the payment amounts and dates of payment are material terms of the Agreement), the non-breaching Party to this Agreement shall have the right to enforce any and all legal and/or equitable remedies that may be available, including without limitation, rescission, or seeking an injunction for specific performance and/or a declaratory judgment and recovery of attorneys' fees, provided,

however, that the non-breaching Party seeking to enforce the terms of this Agreement shall be obligated to provide ten (10) days written notice to the other Party alleged to be in breach of this Agreement, and shall afford the other Party ten (10) days following the ten (10) day notice period to cure the alleged breach. This Agreement may be pleaded by any Party hereto as a full and complete defense to, and may be used as the basis for an injunction against, any action, suit, or other proceeding which may be instituted, prosecuted, or attempted by any other Party bound by this Agreement in contravention or breach of this Agreement.

7. Choice of Law. This Agreement will be governed by the laws of the State of New Jersey, and shall in all respects be interpreted, enforced and governed under the laws of the State of New Jersey without regard to any principles of conflicts of law.

8. Severability. Nothing in this Agreement is intended to violate any law nor shall any Party assert that this Agreement or any term of condition contained herein was intended to violate any law. If any paragraph or part or subpart of any paragraph in this Agreement or the application thereof is construed to be overbroad and/or unenforceable, then the court making such determination shall have the authority to narrow the paragraph or part or subpart of the paragraph as necessary to make it enforceable, and the paragraph or part or subpart of the paragraph shall then be enforceable in its/their narrowed form.

9. Advice and Authority of Counsel. The Parties all warrant and represent that in executing this Agreement they have relied on legal advice from the attorney of their choice, that the terms of this Agreement and its consequences have been completely read and explained to them by their respective attorneys, and that they fully understand the terms of this Agreement.

10. Entire Agreement and Modification. The Parties each warrant and represent that no promise, inducement, or agreement not expressed herein has been made in connection with this Agreement, and that this Agreement constitutes the entire agreement between the Parties and supersedes any and all other agreements and negotiations, whether oral or in writing. It is expressly understood and agreed that this Agreement may not be altered, amended, modified, or otherwise changed in any respect whatsoever except by a writing duly executed by all the Parties through their authorized representatives.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute a single document.

IN WITNESS WHEREOF, and intending to be legally bound, the Parties hereto have executed this Settlement Agreement and General Release as of the date first above written.

Attest:

Daskal LLC.

By:_____

By:_____

Attest:

Township of South Orange Village

By:_____

By:_____

TOWNSHIP OF SOUTH ORANGE VILLAGE

RESOLUTION AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH NOVEMBER 9, 2020 IN THE TOTAL AMOUNT OF \$2,916,482.14

WHEREAS, certain bills which are contained on the bills list which is annexed hereto and incorporated herein have been submitted to the Township of South Orange Village for payment, and

WHEREAS, pursuant to N.J.S.A. 40A:5:16, it has been certified to the governing body that the goods or services for which said bills were submitted have been received by or rendered to the Township of South Orange Village and;

WHEREAS, the Chief Financial Officer of the Township of South Orange Village has certified to the governing body that there are funds legally appropriated and available in the budget for the payment of said bills and that the said payment will not result in the disbursement of public monies or in the encumbering of same in excess of the 2019 and/or 2020 appropriation for said purpose;

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Township of South Orange Village that it hereby authorizes and Chief Financial Officer and the Clerk to sign checks in payment of the bills set forth in the annexed schedule.

#

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

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees at their meeting held on November 09, 2020.

Ojetti E. Davis
Acting Village Clerk

Bills List**VILLAGE OF SOUTH ORANGE**

11/09/20 09:33:22 AM

<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
01-2010-20-1011-010		BUDGET ADMINISTRATION & EXECUTIVE S&W			
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	7,979.91	10/27/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE S&W		7,979.91	
Department Total: BUDGET ADMINISTRATION & EXECUTIVE S&W				7,979.91	
01-2010-20-1012-A00		BUDGET ADMINISTRATION & EXECUTIVE O/E OFFICE EXPENSE AND SUPPLIES			
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	10.09	11/04/20
468255	10/26/20	RICOH USA, INC	INV #104249643; COPIER SRVCS:	293.12	11/04/20
468252	10/26/20	RINGCENTRAL, INC.	INV #177496; MONTHLY PHONE SRVCS	117.62	11/04/20
468254	10/26/20	SHRED-IT USA LLC	INV #8180655924 SHREDDING SVC	132.09	11/04/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE O/E OFFICE		552.92	
01-2010-20-1012-B02		BUDGET ADMINISTRATION & EXECUTIVE O/E PLANNER			
465807	01/27/20	TOPOLOGY NJ, LLC	2020 VILLAGE PLANNER SERVICES	0.00	11/04/20
465807	01/27/20	TOPOLOGY NJ, LLC	2020 VILLAGE PLANNER SERVICES	487.50	11/04/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE O/E PLANNER		487.50	
01-2010-20-1012-B08		BUDGET ADMINISTRATION & EXECUTIVE O/E ZONING			
468260	10/28/20	TOPOLOGY NJ, LLC	2020 ZONING OFFICIAL - SEPTEMBER	3,000.00	11/04/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE O/E ZONING		3,000.00	
01-2010-20-1012-B10		BUDGET ADMINISTRATION & EXECUTIVE O/E COAH			
465806	01/27/20	SURENIAN, EDWARDS, &	2020 LEGAL COUNSEL FOR AFFORADABLE	834.50	11/04/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE O/E COAH		834.50	
01-2010-20-1012-C01		BUDGET ADMINISTRATION & EXECUTIVE O/E CABLE VISION			
468320	11/04/20	OPTIMUM	CABLE SRVCS: 56 SLOAN ST 11/01 -	0.00	11/04/20
468320	11/04/20	OPTIMUM	CABLE SRVCS: 56 SLOAN ST 11/01 -	144.94	11/04/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE O/E CABLE		144.94	
01-2010-20-1012-C06		BUDGET ADMINISTRATION & EXECUTIVE O/E TELEPHONE			
468314	11/03/20	VERIZON	WIRELESS PHONE CHARGES	0.00	11/04/20
468314	11/03/20	VERIZON	WIRELESS PHONE CHARGES	200.01	11/04/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE O/E TELEPHONE		200.01	
01-2010-20-1012-D00		BUDGET ADMINISTRATION & EXECUTIVE O/E PRINTING, PUBS AND POSTAGE			
468240	10/21/20	NJLM	RFP - NOTICE	115.00	11/04/20
Total for		BUDGET ADMINISTRATION & EXECUTIVE O/E PRINTING,		115.00	
01-2010-20-1012-D02		BUDGET ADMINISTRATION & EXECUTIVE O/E PUBLICATIONS			

Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
468279	10/28/20	WORRALL COMMUNITY	Legal Ad	12.15	11/04/20
Total for	BUDGET ADMINSTRATION & EXECUTIVE O/E			12.15	
01-2010-20-1012-J00 BUDGET ADMINSTRATION & EXECUTIVE O/E AWARDS, MEETINGS AND MICS					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	165.60	11/04/20
Total for	BUDGET ADMINSTRATION & EXECUTIVE O/E AWARDS,			165.60	
Department Total:BUDGET ADMINSTRATION & EXECUTIVE O/E				5,512.62	
01-2010-20-1021-010 BUDGET MUNICIPAL CLERK S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	6,021.54	10/27/20
Total for	BUDGET MUNICIPAL CLERK S&W			6,021.54	
Department Total:BUDGET MUNICIPAL CLERK S&W				6,021.54	
01-2010-20-1022-D00 BUDGET MUNICIPAL CLERK O/E PRINTING, PUBS AND POSTAGE					
468165	10/14/20	WORRALL COMMUNITY	PUBLIC NOTICES	0.00	11/04/20
468165	10/14/20	WORRALL COMMUNITY	PUBLIC NOTICES	143.10	11/04/20
Total for	BUDGET MUNICIPAL CLERK O/E PRINTING, PUBS AND			143.10	
Department Total:BUDGET MUNICIPAL CLERK O/E				143.10	
01-2010-20-1031-010 BUDGET FINANCE S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	3,232.62	10/27/20
Total for	BUDGET FINANCE S&W			3,232.62	
Department Total:BUDGET FINANCE S&W				3,232.62	
01-2010-20-1032-500 BUDGET FINANCE O/E CREDIT CARD MERCHANT SERVICES					
468259	10/26/20	FDGL	DEMAND DEBIT - 10/26/2020 (ANNUAL	10.20	10/26/20
468306	11/02/20	HEARTLAND PAYMENT SYSTEM	DEMAND DEBIT - 11/02/2020	85.65	11/02/20
Total for	BUDGET FINANCE O/E CREDIT CARD MERCHANT			95.85	
01-2010-20-1032-A00 BUDGET FINANCE O/E OFFICE EXPENSE AND SUPPLIES					
468277	10/28/20	W.B.MASON	Supplies	32.17	11/04/20
Total for	BUDGET FINANCE O/E OFFICE EXPENSE AND SUPPLIES			32.17	
01-2010-20-1032-B07 BUDGET FINANCE O/E FINANCIAL					
468257	10/26/20	BATTAGLIA ASSOCIATES LLC	OCTOBER 2020 ACCOUNTING & CFO	19,380.00	11/04/20
Total for	BUDGET FINANCE O/E FINANCIAL			19,380.00	
Department Total:BUDGET FINANCE O/E				19,508.02	
01-2010-20-1035-010 BUDGET IT S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	7,071.04	10/27/20

Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
Total for	BUDGET IT S&W			7,071.04	
Department Total:BUDGET IT S&W				7,071.04	
01-2010-20-1041-010 BUDGET TAX ASSESSOR S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	4,387.35	10/27/20
Total for	BUDGET TAX ASSESSOR S&W			4,387.35	
Department Total:BUDGET TAX ASSESSOR S&W				4,387.35	
01-2010-20-1043-020 BUDGET TAX APPEALS TAX APPEALS					
468309	11/03/20	ASSOCIATED APPRAISAL GROUP	INV #3020; STATE TAX COURT	3,465.00	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	0.00	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	0.00	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	0.00	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	0.00	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	5,751.47	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	0.00	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	0.00	11/04/20
465802	01/27/20	CHIESA SHAHINIAN	2020 TAX APPEAL COUNSEL	9,500.31	11/04/20
Total for	BUDGET TAX APPEALS TAX APPEALS			18,716.78	
Department Total:BUDGET TAX APPEALS				18,716.78	
01-2010-20-1061-010 BUDGET TAX COLLECTION S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	9,572.97	10/27/20
Total for	BUDGET TAX COLLECTION S&W			9,572.97	
Department Total:BUDGET TAX COLLECTION S&W				9,572.97	
01-2010-20-1072-370 BUDGET VILLAGE COUNSEL VILLAGE COUNSEL					
465804	01/27/20	POST,POLAK, P.A	2020 VILLAGE COUNSEL	0.00	11/04/20
465804	01/27/20	POST,POLAK, P.A	2020 VILLAGE COUNSEL	5,010.50	11/04/20
468141	10/09/20	POST,POLAK, P.A	PROFESSIONAL SVCS THROUGH	2,038.25	11/04/20
468143	10/09/20	POST,POLAK, P.A	2020 VILLAGE COUNSEL	62.50	11/04/20
Total for	BUDGET VILLAGE COUNSEL VILLAGE COUNSEL			7,111.25	
Department Total:BUDGET VILLAGE COUNSEL				7,111.25	
01-2010-20-1101-010 BUDGET ENGINEERING S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	8,117.21	10/27/20

Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
Total for	BUDGET ENGINEERING	S&W		8,117.21	
Department Total:BUDGET ENGINEERING S&W				8,117.21	
01-2010-20-1102-A00 BUDGET ENGINEERING O/E OFFICE EXPENSE AND SUPPLIES					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	0.00	11/04/20
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	17.08	11/04/20
Total for	BUDGET ENGINEERING	O/E OFFICE EXPENSE AND		17.08	
Department Total:BUDGET ENGINEERING O/E				17.08	
01-2010-22-1141-010 BUDGET BUILDING AND CONSTRUCTION S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	15,243.17	10/27/20
Total for	BUDGET BUILDING AND CONSTRUCTION	S&W		15,243.17	
Department Total:BUDGET BUILDING AND CONSTRUCTION S&W				15,243.17	
01-2010-22-1142-A00 BUDGET BUILDING AND CONSTRUCTION O/E OFFICE EXPENSE AND SUPPLIES					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	207.38	11/04/20
Total for	BUDGET BUILDING AND CONSTRUCTION	O/E OFFICE		207.38	
Department Total:BUDGET BUILDING AND CONSTRUCTION O/E				207.38	
01-2010-23-1172-710 BUDGET EMPLOYEE GROUP BENEFITS GROUP HEALTH INSURANCE					
468298	10/30/20	EDWARD P LARKIN	NOVEMBER 2020 HEALTH INS.	158.21	11/04/20
468303	11/02/20	SHBP-STATE PENSIONS &	EE HEALTH BENEFITS NOVEMBER 2020	181,293.07	11/02/20
Total for	BUDGET EMPLOYEE GROUP BENEFITS	GROUP HEALTH		181,451.28	
Department Total:BUDGET EMPLOYEE GROUP BENEFITS				181,451.28	
01-2010-25-1191-010 BUDGET FIRE S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	159,187.74	10/27/20
Total for	BUDGET FIRE	S&W		159,187.74	
Department Total:BUDGET FIRE S&W				159,187.74	
01-2010-25-1192-420 BUDGET FIRE O/E TURN OUT GEAR					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	2,610.20	11/04/20
Total for	BUDGET FIRE	O/E TURN OUT GEAR		2,610.20	
01-2010-25-1192-A00 BUDGET FIRE O/E OFFICE EXPENSE AND SUPPLIES					
463777	06/03/19	RICOH USA, INC	LEASE OF COPIERS FOR 48 MONTHS -	0.00	11/04/20
463777	06/03/19	RICOH USA, INC	LEASE OF COPIERS FOR 48 MONTHS -	118.10	11/04/20
Total for	BUDGET FIRE	O/E OFFICE EXPENSE AND SUPPLIES		118.10	
01-2010-25-1192-B09 BUDGET FIRE O/E LABOR					

Bills List**VILLAGE OF SOUTH ORANGE**

11/09/20 09:33:22 AM

<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
468203	10/20/20	APRUZZESE, MCDERMOTT,	INV #224228 SEPTEMBER LABOR COUNSEL	0.00	11/04/20
468203	10/20/20	APRUZZESE, MCDERMOTT,	INV #224228 SEPTEMBER LABOR COUNSEL	209.00	11/04/20
Total for	BUDGET FIRE O/E LABOR			209.00	
01-2010-25-1192-C02 BUDGET FIRE O/E PSEG ELECTRIC / GAS					
468325	11/04/20	PSE&G	OCTOBER 2020 GAS/ELECTRIC CHARGES	135.22	11/04/20
Total for	BUDGET FIRE O/E PSEG ELECTRIC / GAS			135.22	
01-2010-25-1192-E00 BUDGET FIRE O/E EDUCATIONAL COURSES / TRAINING					
467979	09/23/20	TREASURER - STATE OF NJ	License Renewal	91.00	11/04/20
Total for	BUDGET FIRE O/E EDUCATIONAL COURSES / TRAINING			91.00	
01-2010-25-1192-E01 BUDGET FIRE O/E ACADEMY					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	1,035.00	11/04/20
468238	10/21/20	NJ FIRE EQUIPMENT	64778	2,010.00	11/04/20
Total for	BUDGET FIRE O/E ACADEMY			3,045.00	
01-2010-25-1192-F00 BUDGET FIRE O/E AUTO MAINTENANCE / EXPENSE					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	106.95	11/04/20
Total for	BUDGET FIRE O/E AUTO MAINTENANCE / EXPENSE			106.95	
01-2010-25-1192-F01 BUDGET FIRE O/E APPARATUS / EQUIPMENT					
468231	10/21/20	CAMPBELL SUPPLY CO.	R101012063:01	22,222.97	11/04/20
467265	07/01/20	CONTINENTAL FIRE & SAFETY,	K2906	107.00	11/04/20
468243	10/21/20	NJEV	0076818-IN	6,965.75	11/04/20
Total for	BUDGET FIRE O/E APPARATUS / EQUIPMENT			29,295.72	
Department Total:	BUDGET FIRE O/E			35,611.19	
01-2010-25-1211-010 BUDGET POLICE S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	210,865.79	10/27/20
Total for	BUDGET POLICE S&W			210,865.79	
Department Total:	BUDGET POLICE S&W			210,865.79	
01-2010-25-1212-390 BUDGET POLICE O/E AUTOMOBILES					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	97.98	11/04/20
Total for	BUDGET POLICE O/E AUTOMOBILES			97.98	
01-2010-25-1212-530 BUDGET POLICE O/E POLICE SUPPLIES					
468239	10/21/20	I.D.M. MEDICAL SUPPLY CO.	F0749 - DELIVERY P/UP CHG	75.00	11/04/20
467882	09/09/20	RECONYX, INC	Q-177700 UPGRADE HYPER FIRE UNIT	59.99	11/04/20

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468109	10/07/20	TRANSUNION RISK &	AUGUST & SEPT BILLING	137.60	11/04/20
Total for	BUDGET POLICE O/E POLICE SUPPLIES			272.59	
01-2010-25-1212-750		BUDGET POLICE O/E COMMUNICATIONS EQUIPMENT			
468093	10/07/20	GTBM	27815 - UPDATE MODEM AND NEW	0.00	11/04/20
468093	10/07/20	GTBM	27815 - UPDATE MODEM AND NEW	256.00	11/04/20
Total for	BUDGET POLICE O/E COMMUNICATIONS EQUIPMENT			256.00	
01-2010-25-1212-770		BUDGET POLICE O/E MDT MAINTENANCE			
468030	09/30/20	GTBM	27525 - INFO-COP QUARTERLY RENEWAL	993.82	11/04/20
Total for	BUDGET POLICE O/E MDT MAINTENANCE			993.82	
01-2010-25-1212-A00		BUDGET POLICE O/E OFFICE EXPENSE AND SUPPLIES			
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	84.03	11/04/20
Total for	BUDGET POLICE O/E OFFICE EXPENSE AND SUPPLIES			84.03	
01-2010-25-1212-B09		BUDGET POLICE O/E LABOR			
468203	10/20/20	APRUZZESE, MCDERMOTT,	INV #224228 SEPTEMBER LABOR COUNSEL	20,521.76	11/04/20
Total for	BUDGET POLICE O/E LABOR			20,521.76	
01-2010-25-1212-C04		BUDGET POLICE O/E GASOLINE			
468248	10/22/20	TREASURER - STATE OF NJ	NJ UST RENEWAL; FACILITY #012115	50.00	10/22/20
Total for	BUDGET POLICE O/E GASOLINE			50.00	
01-2010-25-1212-C06		BUDGET POLICE O/E TELEPHONE			
468313	11/03/20	VERIZON	OCTOBER 2020 PHONE CHARGES; POLICE	157.30	11/04/20
468314	11/03/20	VERIZON	WIRELESS PHONE CHARGES	618.69	11/04/20
Total for	BUDGET POLICE O/E TELEPHONE			775.99	
01-2010-25-1212-F00		BUDGET POLICE O/E AUTO MAINTENANCE / EXPENSE			
468121	10/07/20	CRANBERRY CUSTOM LETTERING	18904 - LETTERING FOR PICK-UP	398.00	11/04/20
468154	10/14/20	DEFALCO'S INSTANT TOWING	720 - SANITIZE EMERGENCY VEHICLES	280.00	11/04/20
468166	10/14/20	DEFALCO'S INSTANT TOWING	727 - SANITIZE EMERGENCY VEHICLES	0.00	11/04/20
468166	10/14/20	DEFALCO'S INSTANT TOWING	727 - SANITIZE EMERGENCY VEHICLES	420.00	11/04/20
Total for	BUDGET POLICE O/E AUTO MAINTENANCE / EXPENSE			1,098.00	
01-2010-25-1212-G00		BUDGET POLICE O/E IT MAINT, REPAIRS AND SOFTWARE			
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	51.29	11/04/20
Total for	BUDGET POLICE O/E IT MAINT, REPAIRS AND			51.29	
01-2010-25-1212-G01		BUDGET POLICE O/E MAINTENANCE AND REPAIRS			

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466117	02/26/20	VIGILANT SOLUTIONS, LLC	ANNUAL CLK RENEWAL 3/20 - 3/21	1,575.00	11/04/20
Total for	BUDGET POLICE O/E MAINTENANCE AND REPAIRS			1,575.00	
01-2010-25-1212-K00 BUDGET POLICE O/E BUILDING REPAIR AND MAINT					
468158	10/14/20	FAIRFIELD MAINTENANCE INC.	37852 - MONTHLY UST INSPECTION	320.00	11/04/20
Total for	BUDGET POLICE O/E BUILDING REPAIR AND MAINT			320.00	
Department Total:BUDGET POLICE O/E				26,096.46	
01-2010-26-1291-010 BUDGET PUBLIC WORKS S&W					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	59,834.86	10/27/20
Total for	BUDGET PUBLIC WORKS S&W			59,834.86	
Department Total:BUDGET PUBLIC WORKS S&W				59,834.86	
01-2010-26-1292-520 BUDGET PUBLIC WORKS O/E TOOLS & EQUIPMENT					
468114	10/07/20	AMP PRODUCTS	FITTINGS	120.00	11/04/20
465726	01/15/20	AWISCO	PAY DOWN- PARTS AND SUPPLIES	701.06	11/04/20
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	206.81	11/04/20
467886	09/09/20	BUY WISE AUTO PARTS	PAY DOWN- PARTS AND SUPPLIES	998.08	11/04/20
468101	10/07/20	BUY WISE AUTO PARTS	AIR GUAGE SLEDGE	279.63	11/04/20
468102	10/07/20	BUY WISE AUTO PARTS	SCREWDRIVER SET	127.00	11/04/20
468105	10/07/20	BUY WISE AUTO PARTS	RIGHT ANGLE DIE GRINDER	330.00	11/04/20
468107	10/07/20	BUY WISE AUTO PARTS	FLOOR JACK	572.00	11/04/20
468225	10/21/20	BUY WISE AUTO PARTS	PAY DOWN- PARTS AND SUPPLIES	0.00	11/04/20
468225	10/21/20	BUY WISE AUTO PARTS	PAY DOWN- PARTS AND SUPPLIES	1,315.50	11/04/20
468113	10/07/20	CHEMUNG SUPPLY CORP.	CROSS CHAIN WITH HOOKS	2,645.00	11/04/20
465723	01/15/20	JESCO	PAY DOWN- PARTS AND SUPPLIES	155.44	11/04/20
467537	07/23/20	ORANGE VALLEY HARDWARE &	PAY DOWN- PARTS AND SUPPLIES	976.12	11/04/20
466447	04/08/20	R.F.I. SMALL ENGINE	PAY DOWN- PARTS	299.90	11/04/20
468110	10/07/20	VALLEY AUTO PARTS	TUB GRINDER BATTERY	550.00	11/04/20
Total for	BUDGET PUBLIC WORKS O/E TOOLS & EQUIPMENT			9,276.54	
01-2010-26-1292-560 BUDGET PUBLIC WORKS O/E TREE SERVICE					
468220	10/21/20	TRUSTY TREE SERVICE	TREE REMOVALS OCT 28TH	0.00	11/04/20
468220	10/21/20	TRUSTY TREE SERVICE	TREE REMOVALS OCT 28TH	3,000.00	11/04/20
Total for	BUDGET PUBLIC WORKS O/E TREE SERVICE			3,000.00	
01-2010-26-1292-570 BUDGET PUBLIC WORKS O/E LAWN SERVICE					

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466477	04/16/20	GREEN VALLEY LANDSCAPE	2020 MOWING OF LARGE TURF AREAS	3,250.00	11/04/20
Total for	BUDGET PUBLIC WORKS O/E LAWN SERVICE			3,250.00	
01-2010-26-1292-610		BUDGET PUBLIC WORKS O/E STREET & ROADS -MATERIAL SUPP			
467679	08/10/20	NEWARK ASPHALT CORP.	PAY DOWN- ASPHALT	0.00	11/04/20
467679	08/10/20	NEWARK ASPHALT CORP.	PAY DOWN- ASPHALT	53.68	11/04/20
467679	08/10/20	NEWARK ASPHALT CORP.	PAY DOWN- ASPHALT	535.77	11/04/20
466262	03/16/20	ROSSI & CO., INC.	PAYDOWN- PAINT & SUPPLIES	24.27	11/04/20
Total for	BUDGET PUBLIC WORKS O/E STREET & ROADS			613.72	
01-2010-26-1292-620		BUDGET PUBLIC WORKS O/E STREET SIGNS			
467797	08/26/20	AMERICAN TRAFFIC & STREET	NO FISHING SIGN	120.00	11/04/20
Total for	BUDGET PUBLIC WORKS O/E STREET SIGNS			120.00	
01-2010-26-1292-710		BUDGET PUBLIC WORKS O/E RECYCLING PROGRAM			
466929	06/12/20	GIORDANO COMPANY INC.	2020 CURBSIDE RECYCLING - JULY	0.00	11/04/20
466929	06/12/20	GIORDANO COMPANY INC.	2020 CURBSIDE RECYCLING - JULY	0.00	11/04/20
466929	06/12/20	GIORDANO COMPANY INC.	2020 CURBSIDE RECYCLING - JULY	15,600.00	11/04/20
466929	06/12/20	GIORDANO COMPANY INC.	2020 CURBSIDE RECYCLING - OCTOBER	15,600.00	11/04/20
Total for	BUDGET PUBLIC WORKS O/E RECYCLING PROGRAM			31,200.00	
01-2010-26-1292-810		BUDGET PUBLIC WORKS O/E SEWER OPERATIONS			
467884	09/09/20	ONE CALL CONCEPTS	PAY DOWN- ONE CALL MESSAGES	423.58	11/04/20
Total for	BUDGET PUBLIC WORKS O/E SEWER OPERATIONS			423.58	
01-2010-26-1292-A00		BUDGET PUBLIC WORKS O/E OFFICE EXPENSE AND SUPPLIES			
468226	10/21/20	CLEAN MAT SERVICES LLC	PAY DOWN -DPW MAT SERVICES	100.50	11/04/20
466082	02/20/20	RICOH USA, INC	48 MONTH COPIER LEASE	116.92	11/04/20
Total for	BUDGET PUBLIC WORKS O/E OFFICE EXPENSE AND			217.42	
01-2010-26-1292-C01		BUDGET PUBLIC WORKS O/E CABLE VISION			
468311	11/03/20	OPTIMUM	CABLE SRVCS; 300 WALTON AVE 11/01-	141.18	11/04/20
Total for	BUDGET PUBLIC WORKS O/E CABLE VISION			141.18	
01-2010-26-1292-C02		BUDGET PUBLIC WORKS O/E PSEG ELECTRIC / GAS			
468325	11/04/20	PSE&G	OCTOBER 2020 GAS/ELECTRIC CHARGES	1,647.32	11/04/20
Total for	BUDGET PUBLIC WORKS O/E PSEG ELECTRIC / GAS			1,647.32	
01-2010-26-1292-C05		BUDGET PUBLIC WORKS O/E DIESEL GASOLINE			
466125	02/26/20	NATIONAL TERMINAL, INC.	PAY DOWN- DIESEL	1,323.40	11/04/20

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Total for	BUDGET PUBLIC WORKS O/E DIESEL GASOLINE			1,323.40	
01-2010-26-1292-C06	BUDGET PUBLIC WORKS O/E TELEPHONE				
468314	11/03/20	VERIZON	WIRELESS PHONE CHARGES	120.67	11/04/20
Total for	BUDGET PUBLIC WORKS O/E TELEPHONE			120.67	
01-2010-26-1292-F00	BUDGET PUBLIC WORKS O/E AUTO MAINTENANCE / EXPENSE				
468097	10/07/20	VALLEY AUTO PARTS	FILTERS	2,380.70	11/04/20
468099	10/07/20	VALLEY AUTO PARTS	FILTERS	0.00	11/04/20
468099	10/07/20	VALLEY AUTO PARTS	FILTERS	1,436.40	11/04/20
468115	10/07/20	VALLEY AUTO PARTS	FILTERS	1,970.50	11/04/20
Total for	BUDGET PUBLIC WORKS O/E AUTO MAINTENANCE /			5,787.60	
Department Total:	BUDGET PUBLIC WORKS O/E			57,121.43	
01-2010-27-1391-010	BUDGET HEALTH S&W				
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	3,958.25	10/27/20
Total for	BUDGET HEALTH S&W			3,958.25	
Department Total:	BUDGET HEALTH S&W			3,958.25	
01-2010-27-1392-190	BUDGET HEALTH O/E PUBLIC HEALTH NURSING				
468305	11/02/20	KERI A. FURCI	COVID ISSUES	5,301.00	11/04/20
468304	11/02/20	PATRICIA A. FURCI	COVID ISSUES	3,627.00	11/04/20
Total for	BUDGET HEALTH O/E PUBLIC HEALTH NURSING			8,928.00	
01-2010-27-1392-A00	BUDGET HEALTH O/E OFFICE EXPENSE AND SUPPLIES				
468207	10/20/20	GARY DORSI	COVID COMPLIANCE/INSPECTIONS	490.00	11/04/20
Total for	BUDGET HEALTH O/E OFFICE EXPENSE AND SUPPLIES			490.00	
Department Total:	BUDGET HEALTH O/E			9,418.00	
01-2010-28-1471-010	BUDGET RECREATION S&W				
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	10,037.12	10/27/20
Total for	BUDGET RECREATION S&W			10,037.12	
Department Total:	BUDGET RECREATION S&W			10,037.12	
01-2010-28-1472-320	BUDGET RECREATION O/E PARKS & GROUNDS MAINT & EQUIPM				
466739	05/27/20	HOME DEPOT CREDIT SERVICES	SPORTS FIELD EQUIPMENT	196.91	11/04/20
Total for	BUDGET RECREATION O/E PARKS & GROUNDS MAINT &			196.91	
01-2010-28-1472-360	BUDGET RECREATION O/E RECREATION PROGRAMS				
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	55.45	11/04/20

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467908	09/16/20	BSN SPORTS, INC	SPORT SUPPLIES	388.62	11/04/20
467903	09/15/20	KICKZ SOCCER	SPORT SOCCER TRAINING FALL 2020	1,875.00	11/04/20
465733	01/15/20	MAPLEWOOD RECREATION DEPT.	SPORT TEAMSNAPE BASEBALL REC	2,933.75	11/04/20
Total for	BUDGET RECREATION O/E RECREATION PROGRAMS			5,252.82	
01-2010-28-1472-C01 BUDGET RECREATION O/E CABLE VISION					
468294	10/30/20	OPTIMUM	CABLE SRVCS; 82 N RIDGEWOOD RD	171.23	11/04/20
468312	11/03/20	OPTIMUM	CABLE SRVCS; 5 MEAD ST. COMM 11/01-	141.18	11/04/20
Total for	BUDGET RECREATION O/E CABLE VISION			312.41	
01-2010-28-1472-C02 BUDGET RECREATION O/E PSEG ELECTRIC / GAS					
468325	11/04/20	PSE&G	OCTOBER 2020 GAS/ELECTRIC CHARGES	530.96	11/04/20
Total for	BUDGET RECREATION O/E PSEG ELECTRIC / GAS			530.96	
01-2010-28-1472-I00 BUDGET RECREATION O/E SPECIAL EVENTS					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	450.00	11/04/20
Total for	BUDGET RECREATION O/E SPECIAL EVENTS			450.00	
01-2010-28-1472-J00 BUDGET RECREATION O/E AWARDS, MEETINGS AND MICS					
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	857.52	11/04/20
Total for	BUDGET RECREATION O/E AWARDS, MEETINGS AND			857.52	
01-2010-28-1472-K00 BUDGET RECREATION O/E BUILDING REPAIR AND MAINT					
466691	05/20/20	HOME DEPOT CREDIT SERVICES	COVI-19 SUPPLIES	-1,639.77	11/02/20
466691	05/20/20	HOME DEPOT CREDIT SERVICES	COVI-19 SUPPLIES	1,525.86	11/02/20
465703	01/15/20	RAMAS CLIMATE &	BUILDINGS HEAT REC	966.13	11/04/20
Total for	BUDGET RECREATION O/E BUILDING REPAIR AND			852.22	
Department Total:BUDGET RECREATION O/E				8,452.84	
01-2010-29-2510-010 BUDGET MUNICIPAL LIBRARY SALARIES AND WAGES					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	35,662.41	10/27/20
Total for	BUDGET MUNICIPAL LIBRARY SALARIES AND WAGES			35,662.41	
01-2010-29-2510-020 BUDGET MUNICIPAL LIBRARY OPERATING EXPENSES					
468302	10/30/20	SO ORANGE PUBLIC LIBRARY	3RD & 4TH QTR 2020 TAX	80,000.00	11/04/20
Total for	BUDGET MUNICIPAL LIBRARY OPERATING EXPENSES			80,000.00	
Department Total:BUDGET MUNICIPAL LIBRARY				115,662.41	
01-2010-31-2072-130 BUDGET TELEPHONE TELEPHONE PUBLIC BUILDINGS					
468314	11/03/20	VERIZON	WIRELESS PHONE CHARGES	162.00	11/04/20

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Total for	BUDGET TELEPHONE	TELEPHONE	PUBLIC BUILDINGS	162.00	
Department Total:BUDGET TELEPHONE				162.00	
01-2010-31-2092-010		BUDGET STREET LIGHTING	STREET LIGHTING		
468325	11/04/20	PSE&G	OCTOBER 2020 GAS/ELECTRIC CHARGES	0.00	11/04/20
468325	11/04/20	PSE&G	OCTOBER 2020 GAS/ELECTRIC CHARGES	12,411.69	11/04/20
Total for	BUDGET STREET LIGHTING	STREET LIGHTING		12,411.69	
Department Total:BUDGET STREET LIGHTING				12,411.69	
01-2010-36-2130-770		BUDGET SOCIAL SECURITY	SOCIAL SECURITY		
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	20,219.12	10/27/20
Total for	BUDGET SOCIAL SECURITY	SOCIAL SECURITY		20,219.12	
Department Total:BUDGET SOCIAL SECURITY				20,219.12	
01-2010-43-1241-010		BUDGET MUNICIPAL COURT	S&W		
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	4,876.41	10/27/20
Total for	BUDGET MUNICIPAL COURT	S&W		4,876.41	
Department Total:BUDGET MUNICIPAL COURT S&W				4,876.41	
01-2010-43-1251-110		BUDGET PUBLIC DEFENDER	S&W		
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	1,088.99	10/27/20
Total for	BUDGET PUBLIC DEFENDER	S&W		1,088.99	
Department Total:BUDGET PUBLIC DEFENDER S&W				1,088.99	
01-2010-45-9200-		BUDGET BOND PRINCIPAL	BOND PRINCIPAL		
468301	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND PRINCIPAL DUE	595,000.00	11/02/20
Total for	BUDGET BOND PRINCIPAL	BOND PRINCIPAL		595,000.00	
Department Total:BUDGET BOND PRINCIPAL				595,000.00	
01-2010-45-9300-		BUDGET BOND INTEREST	BOND INTEREST		
468300	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND INTEREST DUE	106,250.00	11/02/20
Total for	BUDGET BOND INTEREST	BOND INTEREST		106,250.00	
Department Total:BUDGET BOND INTEREST				106,250.00	
01-2030-26-1292-560		APPROPRIATION RESERVES	PUBLIC WORKS O/E TREE SERVICE		
468219	10/21/20	TRUSTY TREE SERVICE	CRANE SERVICES - SEPTEMBER 30	3,000.00	11/04/20
Total for	APPROPRIATION RESERVES	PUBLIC WORKS O/E TREE		3,000.00	
Department Total:APPROPRIATION RESERVES PUBLIC WORKS O/E				3,000.00	

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01-2050- -	-	TAX OVERPAYMENTS			
467661	08/05/20	CARLEEN HOLMES	2020 TAX O/P REFUNDS	4,101.00	11/04/20
467628	08/03/20	WELLS FARGO HOME MORTGAGE	2020 TAX O/P REFUNDS	3,469.00	11/04/20
Total for	TAX OVERPAYMENTS			7,570.00	
Department Total:TAX OVERPAYMENTS				7,570.00	
01-2750- -	-	RESERVE FOR TAX APPEALS			
468141	10/09/20	POST,POLAK, P.A	PROFESSIONAL SVCS THROUGH	406.25	11/04/20
Total for	RESERVE FOR TAX APPEALS			406.25	
Department Total:RESERVE FOR TAX APPEALS				406.25	
01-2750-00-2017-		RESERVE FOR TAX APPEALS 2017 TAX APPEALS			
468214	10/21/20	LASSER HOCHMAN LLC. ATTY.	2017 TAX COURT REFUND	8,014.85	11/04/20
468211	10/21/20	LASSER HOCHMAN, LLC.-ATTY.	2017 TAX COURT REFUND	5,591.04	11/04/20
Total for	RESERVE FOR TAX APPEALS 2017 TAX APPEALS			13,605.89	
Department Total:RESERVE FOR TAX APPEALS 2017 TAX APPEALS				13,605.89	
01-2750-00-2018-		RESERVE FOR TAX APPEALS 2018 TAX APPEALS			
468213	10/21/20	LASSER HOCHMAN LLC. ATTY.	2018 TAX COURT REFUND	8,218.35	11/04/20
468210	10/21/20	LASSER HOCHMAN, LLC.-ATTY.	2018 TAX COURT REFUND	5,733.00	11/04/20
Total for	RESERVE FOR TAX APPEALS 2018 TAX APPEALS			13,951.35	
Department Total:RESERVE FOR TAX APPEALS 2018 TAX APPEALS				13,951.35	
01-2750-00-2019-		RESERVE FOR TAX APPEALS 2019 TAX APPEALS			
468212	10/21/20	LASSER HOCHMAN LLC. ATTY.	2019 TAX COURT REFUND	0.00	11/04/20
468212	10/21/20	LASSER HOCHMAN LLC. ATTY.	2019 TAX COURT REFUND	9,942.58	11/04/20
468209	10/21/20	LASSER HOCHMAN, LLC.-ATTY.	2019 TAX COURT REFUND	0.00	11/04/20
468209	10/21/20	LASSER HOCHMAN, LLC.-ATTY.	2019 TAX COURT REFUND	7,419.36	11/04/20
Total for	RESERVE FOR TAX APPEALS 2019 TAX APPEALS			17,361.94	
Department Total:RESERVE FOR TAX APPEALS 2019 TAX APPEALS				17,361.94	
02-3000-07-3000-019		APPROPRIATED GRANTS GROTTA FUND PLANNING GRANT GROTTA FUND			
468256	10/26/20	DR. ANN SCHWARZ	ONLINE SEMINAR FOR SENIORS	300.00	11/04/20
Total for	APPROPRIATED GRANTS GROTTA FUND PLANNING GRANT			300.00	
Department Total:APPROPRIATED GRANTS GROTTA FUND PLANNING GRANT				300.00	
02-3000-13-1000-019		APPROPRIATED GRANTS MUNICIPAL ALLIANCE GRANT 2019-M.A.G. + MATCH			
468187	10/16/20	DIANE MALLOY	MUNICIPAL ALLIANCE COORDINATOR 2020	802.50	11/04/20

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Total for	APPROPRIATED GRANTS MUNICIPAL ALLIANCE GRANT			802.50	
Department Total:	APPROPRIATED GRANTS MUNICIPAL ALLIANCE GRANT			802.50	
02-3000-16-2000-018	APPROPRIATED GRANTS PEDESTRIAN SAFETY GRANT PEDESTRIAN SAFETY				
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	800.00	10/27/20
Total for	APPROPRIATED GRANTS PEDESTRIAN SAFETY GRANT			800.00	
Department Total:	APPROPRIATED GRANTS PEDESTRIAN SAFETY GRANT			800.00	
04-2150-15-1900-010	IMPROVEMENT AUTHORIZATIONS STREETS AND ROADS STREETS AND ROADS				
457286	05/19/17	GENERAL FOUNDRIES, INC	CATCH BASINS & MANHOLE CASTINGS	714.00	11/04/20
Total for	IMPROVEMENT AUTHORIZATIONS STREETS AND ROADS			714.00	
Department Total:	IMPROVEMENT AUTHORIZATIONS STREETS AND ROADS			714.00	
04-2150-17-0603-000	IMPROVEMENT AUTHORIZATIONS PUBLIC BUILDINGS AND FACILITIE				
468340	11/09/20	DASKAL, LLC	SETTLEMENT AGREEMENT & GENERAL	75,000.00	11/04/20
Total for	IMPROVEMENT AUTHORIZATIONS PUBLIC BUILDINGS			75,000.00	
Department Total:	IMPROVEMENT AUTHORIZATIONS PUBLIC BUILDINGS			75,000.00	
04-2150-17-0609-000	IMPROVEMENT AUTHORIZATIONS RECREATION/HISTORIC BUILDINGS				
465406	12/05/19	JAY SHAPIRO & ASSOCIATES,	CONSTRUCTION MANAGER SERVICES FOR	14,813.33	11/04/20
Total for	IMPROVEMENT AUTHORIZATIONS RECREATION/HISTORIC			14,813.33	
Department Total:	IMPROVEMENT AUTHORIZATIONS RECREATION/HISTORIC			14,813.33	
04-2150-20-1603-000	IMPROVEMENT AUTHORIZATIONS STREETS & ROADS				
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	15,525.00	10/27/20
Total for	IMPROVEMENT AUTHORIZATIONS STREETS & ROADS			15,525.00	
Department Total:	IMPROVEMENT AUTHORIZATIONS STREETS & ROADS			15,525.00	
04-2150-20-1609-000	IMPROVEMENT AUTHORIZATIONS LIBRARY/CONNETT BUILDING				
467555	07/24/20	ATKIN OLSHIN SHADE	CONNETT BUILDING EXTERIOR SERVICES	25,628.58	11/04/20
Total for	IMPROVEMENT AUTHORIZATIONS LIBRARY/CONNETT			25,628.58	
Department Total:	IMPROVEMENT AUTHORIZATIONS LIBRARY/CONNETT			25,628.58	
05-2010-00-6011-010	BUDGET SALARIES & WAGES SALARIES & WAGES				
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20

Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	2,680.00	10/27/20
Total for	BUDGET SALARIES & WAGES SALARIES & WAGES			2,680.00	
Department Total:BUDGET SALARIES & WAGES				2,680.00	
05-2010-00-6012-050 BUDGET WATER DEPT O/E CONTRACT SERVICES (O&M)					
468202	10/20/20	AMERICAN WATER SERVICES	MONTHLY MANAGEMENT FEE SEPT 2020	67,375.64	11/04/20
Total for	BUDGET WATER DEPT O/E CONTRACT SERVICES (O&M)			67,375.64	
05-2010-00-6012-060 BUDGET WATER DEPT O/E PROFESSIONAL SERVICES -ENG/LGL					
468142	10/09/20	POST,POLAK, P.A	WATER MATTERS AUGUST 2020	1,156.25	11/04/20
Total for	BUDGET WATER DEPT O/E PROFESSIONAL SERVICES			1,156.25	
05-2010-00-6012-350 BUDGET WATER DEPT O/E ELECTRIC AND GAS					
468325	11/04/20	PSE&G	OCTOBER 2020 GAS/ELECTRIC CHARGES	918.64	11/04/20
Total for	BUDGET WATER DEPT O/E ELECTRIC AND GAS			918.64	
Department Total:BUDGET WATER DEPT O/E				69,450.53	
05-2010-00-6051-910 BUDGET DEBT SERVICE BOND PRINCIPAL					
468301	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND PRINCIPAL DUE	0.00	11/02/20
468301	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND PRINCIPAL DUE	0.00	11/02/20
468301	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND PRINCIPAL DUE	60,000.00	11/02/20
Total for	BUDGET DEBT SERVICE BOND PRINCIPAL			60,000.00	
Department Total:BUDGET DEBT SERVICE				60,000.00	
05-2010-00-6052-920 BUDGET DEBT SERVICE INTEREST ON BONDS					
468300	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND INTEREST DUE	0.00	11/02/20
468300	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND INTEREST DUE	0.00	11/02/20
468300	11/02/20	CHASE MANHATTAN BANK	2020 G.O. BOND INTEREST DUE	11,475.00	11/02/20
Total for	BUDGET DEBT SERVICE INTEREST ON BONDS			11,475.00	
Department Total:BUDGET DEBT SERVICE				11,475.00	
06-2150-19-0700-000 UTILITY IMPROVEMENT AUTHORIZAT (NJIB) SCOTLAND ROAD					
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20
468266	10/27/20	TOWNSHIP OF SOUTH ORANGE	P/R 2 WE 10/29/2020	0.00	10/27/20

VILLAGE OF SOUTH ORANGE

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Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
Total for	RESERVE FOR EXPENDITURES POLICE OUTSIDE DUTY			26,210.00	
Department Total:	RESERVE FOR EXPENDITURES POLICE OUTSIDE DUTY			26,210.00	
11-2000-00-1300-	RESERVE FOR EXPENDITURES POOL TRUST				
468217	10/21/20	SOUTH MOUNTAIN YMCA	REFUND FOR POOL USAGE	3,000.00	11/04/20
Total for	RESERVE FOR EXPENDITURES POOL TRUST			3,000.00	
Department Total:	RESERVE FOR EXPENDITURES POOL TRUST			3,000.00	
11-2000-00-2200-	RESERVE FOR EXPENDITURES RECREATION - GARDEN FEES				
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	321.56	11/04/20
Total for	RESERVE FOR EXPENDITURES RECREATION - GARDEN			321.56	
Department Total:	RESERVE FOR EXPENDITURES RECREATION - GARDEN			321.56	
11-2000-00-2300-	RESERVE FOR EXPENDITURES DONATIONS - SENIOR SERVICES				
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	0.00	11/04/20
468308	11/03/20	BANK OF AMERICA	PURCHASING CARD:	544.90	11/04/20
468336	11/04/20	CATHY ROWE	REIMBURSEMENTS - COVID SOMA SENIORS	200.42	11/04/20
Total for	RESERVE FOR EXPENDITURES DONATIONS - SENIOR			745.32	
Department Total:	RESERVE FOR EXPENDITURES DONATIONS - SENIOR			745.32	
13-2000-00-1000-	PAYROLL EXPENDITURES ADP NET PAYROLL				
468295	10/30/20	MAURO PALERMO	P/R CHECK 2020-10-29 PR	2,612.35	10/30/20
468262	10/27/20	PRIMEPOINT, LLC.	PRIMEPOINT DIRECT DEPOSIT	412,703.66	10/27/20
468263	10/27/20	PRIMEPOINT, LLC.	PRIMEPOINT LIVE CHECKS 10/29/2020	8,310.01	10/27/20
Total for	PAYROLL EXPENDITURES ADP NET PAYROLL			423,626.02	
Department Total:	PAYROLL EXPENDITURES ADP NET PAYROLL			423,626.02	
13-2000-00-2000-	PAYROLL EXPENDITURES PAYROLL TAXES				
468261	10/26/20	PRIMEPOINT, LLC.	NJ SUIER ADDT'L TAXES	6,136.72	10/26/20
468264	10/27/20	PRIMEPOINT, LLC.	PRIMEPOINT TAXES 10/29/2020	142,593.66	10/27/20
Total for	PAYROLL EXPENDITURES PAYROLL TAXES			148,730.38	
Department Total:	PAYROLL EXPENDITURES PAYROLL TAXES			148,730.38	
13-2000-00-3000-	PAYROLL EXPENDITURES WAGE GARNISHMENTS				
468265	10/27/20	PRIMEPOINT, LLC.	PRIMEPOINT WAGE GARNISHMENTS	2,595.80	10/27/20
Total for	PAYROLL EXPENDITURES WAGE GARNISHMENTS			2,595.80	
Department Total:	PAYROLL EXPENDITURES WAGE GARNISHMENTS			2,595.80	

Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
13-2000-01-1000-		PAYROLL EXPENDITURES NORMAL PENSION			
468250	10/22/20	POLICE & FIRE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	61,669.65	10/22/20
Total for		PAYROLL EXPENDITURES NORMAL PENSION		61,669.65	
Department Total:PAYROLL EXPENDITURES NORMAL PENSION				61,669.65	
13-2000-01-6000-		PAYROLL EXPENDITURES PFRS LOAN			
468250	10/22/20	POLICE & FIRE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	16,650.77	10/22/20
Total for		PAYROLL EXPENDITURES PFRS LOAN		16,650.77	
Department Total:PAYROLL EXPENDITURES PFRS LOAN				16,650.77	
13-2000-01-7000-		PAYROLL EXPENDITURES PFRS ARREARS			
468250	10/22/20	POLICE & FIRE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	272.44	10/22/20
Total for		PAYROLL EXPENDITURES PFRS ARREARS		272.44	
Department Total:PAYROLL EXPENDITURES PFRS ARREARS				272.44	
13-2000-01-8000-		PAYROLL EXPENDITURES PFRS BACK DEDUCTIONS			
468250	10/22/20	POLICE & FIRE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	0.00	10/22/20
468250	10/22/20	POLICE & FIRE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	649.08	10/22/20
Total for		PAYROLL EXPENDITURES PFRS BACK DEDUCTIONS		649.08	
Department Total:PAYROLL EXPENDITURES PFRS BACK DEDUCTIONS				649.08	
13-2000-02-1000-		PAYROLL EXPENDITURES NORMAL PENSION			
468249	10/22/20	PUBLIC EMPLOYEE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	27,503.22	10/22/20
468251	10/23/20	PUBLIC EMPLOYEES RETIRE	A ZACCHEUS RETRO PENSION REPORTING	244.72	10/23/20
468299	10/30/20	PUBLIC EMPLOYEES RETIRE	A ZACCHEUS RETRO PENSION REPORTING	256.20	10/30/20
Total for		PAYROLL EXPENDITURES NORMAL PENSION		28,004.14	
Department Total:PAYROLL EXPENDITURES NORMAL PENSION				28,004.14	
13-2000-02-2000-		PAYROLL EXPENDITURES CONTRIBUTORY INSURANCE			
468249	10/22/20	PUBLIC EMPLOYEE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	1,925.51	10/22/20
468251	10/23/20	PUBLIC EMPLOYEES RETIRE	A ZACCHEUS RETRO PENSION REPORTING	0.00	10/23/20
468251	10/23/20	PUBLIC EMPLOYEES RETIRE	A ZACCHEUS RETRO PENSION REPORTING	16.67	10/23/20
468299	10/30/20	PUBLIC EMPLOYEES RETIRE	A ZACCHEUS RETRO PENSION REPORTING	0.00	10/30/20
468299	10/30/20	PUBLIC EMPLOYEES RETIRE	A ZACCHEUS RETRO PENSION REPORTING	17.08	10/30/20
Total for		PAYROLL EXPENDITURES CONTRIBUTORY INSURANCE		1,959.26	
Department Total:PAYROLL EXPENDITURES CONTRIBUTORY INSURANCE				1,959.26	
13-2000-02-7000-		PAYROLL EXPENDITURES PERS LOAN			

Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
468249	10/22/20	PUBLIC EMPLOYEE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	5,342.62	10/22/20
Total for	PAYROLL EXPENDITURES PERS LOAN			5,342.62	
Department Total:PAYROLL EXPENDITURES PERS LOAN				5,342.62	
13-2000-02-8000- PAYROLL EXPENDITURES PERS BACK DEDUCTIONS					
468249	10/22/20	PUBLIC EMPLOYEE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	0.00	10/22/20
468249	10/22/20	PUBLIC EMPLOYEE RETIREMENT	EE CONTRIBUTIONS 3RD QTR 2020	343.75	10/22/20
Total for	PAYROLL EXPENDITURES PERS BACK DEDUCTIONS			343.75	
Department Total:PAYROLL EXPENDITURES PERS BACK DEDUCTIONS				343.75	
13-2000-05-1000- PAYROLL EXPENDITURES AXA					
468267	10/27/20	AXA EQUITABLE	EE CONTRIBUTIONS 10/29/2020 PR	3,346.36	10/27/20
Total for	PAYROLL EXPENDITURES AXA			3,346.36	
Department Total:PAYROLL EXPENDITURES AXA				3,346.36	
13-2000-05-2000- PAYROLL EXPENDITURES MASS MUTUAL					
468268	10/27/20	MASS MUTUAL	EE CONTRIBUTIONS 10/29/2020 PR	19,877.09	10/27/20
Total for	PAYROLL EXPENDITURES MASS MUTUAL			19,877.09	
Department Total:PAYROLL EXPENDITURES MASS MUTUAL				19,877.09	
13-2000-06-1000- PAYROLL EXPENDITURES SHBP					
468269	10/27/20	TOWNSHIP OF SOUTH ORANGE	SHBP TO CURRENT 10/29/2020 PR	23,284.70	10/27/20
Total for	PAYROLL EXPENDITURES SHBP			23,284.70	
Department Total:PAYROLL EXPENDITURES SHBP				23,284.70	
16-2000-15-1200- RESERVE FOR EXPENDITURE 1000929400 MERIDIA IN THE VALLEY, SOUTH					
466359	03/26/20	MCMANIMON & SCOTLAND,	INV #170393; MERIDIA	0.00	11/04/20
466359	03/26/20	MCMANIMON & SCOTLAND,	INV #170393; MERIDIA	1,300.00	11/04/20
466580	05/06/20	MCMANIMON & SCOTLAND,	INV #171367; MERIDIA	552.50	11/04/20
466814	06/03/20	MCMANIMON & SCOTLAND,	INV #171949; MERIDIA	3,087.50	11/04/20
467373	07/10/20	MCMANIMON & SCOTLAND,	INV #172998; MERIDIA	2,242.50	11/04/20
467638	08/05/20	MCMANIMON & SCOTLAND,	INV #173428; MERIDIA	13,650.00	11/04/20
468051	09/30/20	MCMANIMON & SCOTLAND,	INV #153152 & #153642; MERIDIA	2,860.00	11/04/20
Total for	RESERVE FOR EXPENDITURE 1000929400 MERIDIA IN			23,692.50	
Department Total:RESERVE FOR EXPENDITURE 1000929400				23,692.50	
16-2000-17-0919- RESERVE FOR EXPENDITURE 1000571561 THE Y GROUP, LLC					
468322	11/04/20	AMERICAN WATER SERVICES	14 2ND ST WATER CAPITAL INVOICES	10,649.07	11/04/20

Bills List**VILLAGE OF SOUTH ORANGE**

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<u>PO Number</u>	<u>Po Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Paid Date</u>
Total for	RESERVE FOR EXPENDITURE 1000571561 THE Y			10,649.07	
Department Total:	RESERVE FOR EXPENDITURE 1000571561			10,649.07	
16-2000-20-0956-		RESERVE FOR EXPENDITURE	VOSE AVE APTS. LLC (WATER)		
468324	11/04/20	AMERICAN WATER SERVICES	LUSTBADER WATER CAPITAL INVOICES	0.00	11/04/20
468324	11/04/20	AMERICAN WATER SERVICES	LUSTBADER WATER CAPITAL INVOICES	3,549.25	11/04/20
Total for	RESERVE FOR EXPENDITURE	VOSE AVE APTS. LLC		3,549.25	
Department Total:	RESERVE FOR EXPENDITURE			3,549.25	
16-2000-20-0960-		RESERVE FOR EXPENDITURE	TLE SOUTH ORANGE (WATER)		
468323	11/04/20	AMERICAN WATER SERVICES	TLE WATER CAPITAL INVOICES SEPT.	1,228.52	11/04/20
Total for	RESERVE FOR EXPENDITURE	TLE SOUTH ORANGE		1,228.52	
Department Total:	RESERVE FOR EXPENDITURE			1,228.52	
17-2000- - -		RESERVE FOR EXPENDITURES			
468141	10/09/20	POST,POLAK, P.A	PROFESSIONAL SVCS THROUGH	618.75	11/04/20
Total for	RESERVE FOR EXPENDITURES			618.75	
Department Total:	RESERVE FOR EXPENDITURES			618.75	
19-2000- - -		RESERVE FOR EXPENDITURES			
468185	10/15/20	AUCTION Z INC.	REDEMPTION OF TAX SALE CERT	2,891.58	11/04/20
468200	10/19/20	AUCTION Z INC.	REDEMPTION OF TAX SALE CERT	0.00	11/04/20
468200	10/19/20	AUCTION Z INC.	REDEMPTION OF TAX SALE CERT	3,475.86	11/04/20
Total for	RESERVE FOR EXPENDITURES			6,367.44	
Department Total:	RESERVE FOR EXPENDITURES			6,367.44	
Total Bill List:	2,916,482.14				

Totals by Fund**VILLAGE OF SOUTH ORANGE**

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		<u>Amount</u>
Total for	01 CURRENT FUND	1,786,443.05
Total for	02 GRANTS	1,902.50
Total for	04 GENERAL CAPITAL	131,680.91
Total for	05 WATER OPERATING	143,605.53
Total for	06 WATER CAPITAL	39,720.68
Total for	10 ANIMAL CONTROL	395.00
Total for	11 TRUST	30,276.88
Total for	13 PAYROLL	736,352.06
Total for	16 DEVELOPERS ESCROW	39,119.34
Total for	17 COAH	618.75
Total for	19 LIEN REDEMPTION ACCOUNT	6,367.44
Total Bill List:		2,916,482.14

NOVEMBER 9, 2020 APPROVAL OF BILLS

The attached bills are a proper charge against the Village. They have been reviewed and found in order.

I hereby certify that Trustees may validly authorize the payment of the bills which are set forth hereto and further certify that such authorization will not result in a disbursement of public monies by the Township of South Orange Village for any office, division, department, institution, board or body of said Village. I do further certify that the payment of these bills is not payment of obligation which has incurred which is in excess of the appropriation and limit of expenditure provided by law for any office, division, department, institution, board or body of the Township of South Orange Village. It is my intention in making this certification to the Board of Trustees that authorizing the expenditures above will not in any way result in the violation by any member of the Board of trustees of Chapter 131 of the laws of 1989.

Village Treasurer

Date; November 9, 2020

The attached bills totaling **[\$2,916,482.14]** are approved for payment.

Board of Trustees

Walter Clarke

Karen Hartshorn Hilton

Stephen Schnall

Donna Coalier

Summer Jones

Bob Zuckerman

Warrants for the attached signed by us.

Sheena Collum, Village President

Christopher Battaglia, CFO

Ojetti Davis, Acting Village Clerk



SOUTH ORANGE VILLAGE
CHRISTOPHER BATTAGLIA
XXXX-XXXX-XXXX-1768

October 01, 2020 - October 31, 2020

Purchasing Card

Company Statement

Account Information	Payment Information	Account Summary
Mail Billing Inquiries to: BANKCARD CENTER PO BOX 982238 EL PASO, TX 79998-2238 TTY Hearing Impaired: Dial "711" Outside the U.S.: 1.509.353.6656 24 Hours For Lost or Stolen Card: 1.888.449.2273 24 Hours	Statement Date 10/31/20 Payment Due Date 11/24/20 Days in Billing Cycle 31 Credit Limit \$150,000 Cash Limit \$0 Total Payment Due \$6,821.84	Previous Balance \$4,398.33 Payments -\$4,398.33 Credits \$0.00 Cash \$0.00 Purchases \$6,821.84 Other Debits \$0.00 Overlimit Fee \$0.00 Late Payment Fee \$0.00 Cash Fees \$0.00 Other Fees \$0.00 Finance Charge \$0.00 Current Balance \$6,821.84

Important Messages

Global Card Access - your card information whenever, wherever and however you need it. From the dashboard, you can quickly check your credit limit, balance, available credit and recent card activity. Other features like View PIN, Change PIN, Lock card and Alerts help you keep your card secure. For added convenience, you can easily view or download your current statement and 12 months of past statements. Visit www.bofa.com/globalcardaccess to register your card and start using Global Card Access today.

Cardholder Activity Summary

Account Number Credit Limit	Credits	Cash	Purchases and Other Debits	Total Activity
FOYE-MALGIERI, ELLEN XXXX-XXXX-XXXX-9442 50,000	0.00	0.00	4,499.51	4,499.51

0439833 0682184 0682184 4715291206131768

Account Number: XXXX-XXXX-XXXX- 1768
October 01, 2020 - October 31, 2020

Total Payment Due \$6,821.84
Payment Due Date 11/24/20

Enter payment amount

\$

BANK OF AMERICA
PO BOX 15731
WILMINGTON, DE 19886-5731

SOUTH ORANGE VILLAGE
CHRISTOPHER BATTAGLIA
TWSP SOUTH ORANGE VILLAGE
76 S ORANGE AVE STE 302
SOUTH ORANGE, NJ 07079-1923

Mail this coupon along with your check payable to:
BANK OF AMERICA

Posting payments: Payments received by mail at the remittance address shown on the Payment Coupon portion of the face of this statement on a banking day will be posted to your account on the day received. If we receive your mailed payment on a non-banking day, we will post it to your account on the next banking day. There may be a delay of up to 5 banking days in posting payments made at a location other than the mailing address listed on the front of your payment coupon.

Service for the hearing impaired (TTY/TDD): We accept calls made through relay services (dial 711)

Telephone monitoring: For the purposes of monitoring and improving the quality of service, Bank's supervisory personnel may listen to and/or record telephone calls between Bank employees and any person acting on Company's behalf.

In case of errors or questions about your bill: Errors or questions about your bill must be received in writing no later than 60 days after we sent you the first statement on which the error or problem appeared. Please mail this information to BANKCARD CENTER, PO BOX 982238, EL PASO, TX 79998-2238. Your letter must include the following information:

- . The company name, cardholder name and account number in question.
- . The dollar amount of the suspected error.
- . A written description of the error and why you believe there is an error. If you need more information, describe the item you are unsure about.

Customer Service:	For questions regarding transactions, general assistance, and reporting lost and stolen cards, call:	
	<u>Within the U.S.</u>	<u>Outside the U.S.</u>
	1.888.449.2273	1.509.353.6656 (collect calls accepted)

Thank you for your business.

Posting payments: Payments received by mail at the remittance address shown on the Payment Coupon portion of the face of this statement on a banking day will be posted to your account on the day received. If we receive your mailed payment on a non-banking day, we will post it to your account on the next banking day. There may be a delay of up to 5 banking days in posting payments made at a location other than the mailing address listed on the front of your payment coupon.

SOUTH ORANGE VILLAGE
CHRISTOPHER BATTAGLIA
XXXX-XXXX-XXXX-1768
October 01, 2020 - October 31, 2020
Page 3 of 4

Cardholder Activity Summary

Account Number	Credits	Cash	Purchases and Other Debits	Total Activity
LOEHNER, ADAM XXXX-XXXX-XXXX-3460				
50,000	0.00	0.00	2,322.33	2,322.33

Transactions

Posting Transaction	Date	Date	Description	Reference Number	MCC	Charge	Credit
SOUTH ORANGE VILLAGE							Total Activity
Account Number: XXXX-XXXX-XXXX-1768							-\$4,398.33
10/15	10/15		PAYMENT - THANK YOU	28915300000000592320021	0008		4,398.33
FOYE-MALGIERI, ELLEN							Total Activity
Account Number: XXXX-XXXX-XXXX-9442							4,499.51
10/02	10/01		Turn Out Fire and Safety Jersey City NJ	24744550276240000017909	5099	1,882.70	
10/08	10/07		ZOOM.US 888-799-9666 WWW.ZOOM.US CA	24492150281637713720537	4814	15.98	
10/08	10/08		GOTPRINT.COM 818-252-3000 CA	24692160282100026484776	2741	34.16	
10/08	10/07		Turn Out Fire and Safety Jersey City NJ	24744550282240000020434	5099	727.50	
10/09	10/08		GILBY'S 973-835-5729 NJ	24765010283207000000011	2741	1,035.00	
10/12	10/12		Amazon.com*MK2BN7Q70 Amzn.com/billWA	24692160286100776159178	5942	161.49	
10/19	10/16		A & J AUTOMOTIVE 908-6880040 NJ	24559300290900019600021	7538	106.95	
10/23	10/22		BALDOR SPECIALTY FOODS HTTPWWW.BALDNY	24492150296637980632384	5499	328.92	
10/26	10/23		THE HOME DEPOT #0915 VAUXHALL NJ	24610430298010188316419	5200	206.81	
LOEHNER, ADAM							Total Activity
Account Number: XXXX-XXXX-XXXX-3460							2,322.33
10/02	10/01		FREECONFERENCEPRO.COM TORONTO ON	74083420275000003114538	4816	10.09	
10/07	10/06		AMZN Mktp US*MK3OQ9EJ0 Amzn.com/billWA	24692160280100232950760	5942	97.98	
10/08	10/07		GOGOGRANDPARENT HTTPSGOGOGGRANCA	24492150281637707576234	4121	200.00	
10/09	10/08		AMZN Mktp US*MK3XE2661 Amzn.com/billWA	24692160282100517789097	5942	28.81	
10/09	10/08		METROPOLITAN PLANT EXCHANWEST ORANGE NJ	24755420282172825294476	5992	95.94	
10/09	10/08		AMAZON.COM*MK4YW3M92 AMZNAMZN.COM/BILLWA	24431060282083745712362	5942	14.10	
10/12	10/08		THE HOME DEPOT #0915 VAUXHALL NJ	24610430283010184314787	5200	225.62	
10/13	10/12		AMAZON.COM*MK3WZ0S72 AMZNAMZN.COM/BILLWA	24431060286083350548552	5942	51.29	
10/13	10/07		ECHOD GRAPHICS INC BROOKLYN NY	24247600286300519529324	7333	55.45	
10/14	10/13		AMZN Mktp US*2T71M0CX1 Amzn.com/billWA	24692160287100004836745	5942	165.60	
10/19	10/18		Amazon.com*2T2PN5LS2 Amzn.com/billWA	24692160292100314494451	5942	69.93	
10/23	10/21		THE HOME DEPOT #0915 VAUXHALL NJ	24610430296010189291423	5200	857.52	
10/30	10/29		SWANK MOTION PICTURES IN 800-876-5445 MO	24431060303083713511023	7399	450.00	

Finance Charge Calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	6.25% V	\$0.00	\$0.00
CASH	6.25% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

SOUTH ORANGE VILLAGE
CHRISTOPHER BATTAGLIA
XXXX-XXXX-XXXX-**1768**
October 01, 2020 - October 31, 2020
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