Introduced: November 9, 2020

Adopted: December 14, 2020

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 November 9, 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 December 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			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 November 9, 2020.

Ojetti E. Davis
Acting Village Clerk

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

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 adopted on second reading by the Board of Trustees at their meeting held on Monday, December 14, 2020.

Ojetti E. Davis
Acting Village Clerk

Introduced: November 9, 2020

Adopted: December 14, 2020

ATTEST:

Ojetti E. Davis
Acting Village Clerk

Sheena C. Collum
Village President