

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING THE REOCK STREET REDEVELOPMENT PLAN IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. TO INCREASE MINIMUM OFF-STREET RESIDENTIAL PARKING REQUIREMENTS WITHIN THE REOCK STREET REDEVELOPMENT AREA.

WHEREAS, in accordance with the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 *et seq.*, the Municipal Council (“Municipal Council”) of the City of Orange Township (“City”) adopted the *Reock Street Redevelopment Plan* on April 20, 2010, with amendments thereafter from time-to-time (“Redevelopment Plan”); and,

WHEREAS, the Redevelopment Plan relates to an area in need of redevelopment known as the *Reock Street Redevelopment Area* comprising 25 parcels across 7 blocks along bounded generally by the Northeast Corridor Rail Line to the North, Freeway Drive West to the South, Essex Avenue to the West, and the City’s border with the City of East Orange to the East (“Redevelopment Area”); and,

WHEREAS, the Redevelopment Area is governed by a single set of bulk standards that establish minimum off-street residential parking requirements for all new development (collectively, “Residential Parking Requirements”); and,

WHEREAS, after re-examining the Residential Parking Requirements in the context of parking needs created by new development, it was found that they do not accurately reflect those needs, resulting in overflow of new parked vehicles on surrounding streets; and,

WHEREAS, to address this deficiency, the Municipal Council now wishes to amend the Redevelopment Plan in order to increase the Residential Parking Requirements, such that new multi-family residential buildings shall be required to have a minimum of 1 off-street parking space for each studio, 1- and 2-bedroom unit, and a minimum of 2 off-street parking spaces for each unit with 3+ bedrooms (“Plan Amendment”); and,

WHEREAS, through adoption of Resolution No. 467-2023 on December 5, 2023, the Municipal Council referred its proposed Plan Amendment to the City of Orange Township Planning Board (“Planning Board”) for consideration in accordance with N.J.S.A. 40A:12A-7(e); and,

WHEREAS, the Planning Board reviewed the Plan Amendment at its regular meeting on January __, 2024, and authorized the Planning Board Attorney to issue correspondence to the Mayor and Municipal Council advising the Municipal Council of its findings, comments and recommendations regarding same; and,

WHEREAS, having considered the Planning Board’s written findings, comments and recommendations, the Municipal Council now wishes to approve and adopt the Plan Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF ORANGE TOWNSHIP, COUNTY OF ESSEX, STATE OF NEW JERSEY as follows:

Section 1 Amendments to Reock Street Redevelopment Plan.

Section 4 (“The Redevelopment Plan”), Subsection 4.4 (“District Standards”) of the Redevelopment Plan is hereby amended as follows:

Bulk Standards

Regulation	Residential	Mixed Use Buildings	Other Uses
. . . .			
Minimum Number of Parking Spaces			
For Studio, 1 Bedroom, 2 Bedroom	{0.8}1 space{s} per unit	{0.8}1 space{s} per unit	-
For 3 Bedroom or more	{1.5}2 spaces per unit	{1.5}2 spaces per unit	-
For Commercial Uses	-	1 space per 300 Sq. Ft.	1 space per 300 Sq. Ft.
For Industrial Uses	-	1 space per 700 Sq. Ft.	1 space per 700 Sq. Ft.

{Parking requirements for all other uses: Refer to Chapter 210 – The Land Use Ordinance}

. . . .

Section 2 Severability of Ordinance Provisions.

Each Section of this Ordinance is an independent Section and any part hereof found unconstitutional, void or ineffective for any cause shall not affect the validity or constitutionality of any other parts hereof.

Section 3 Conflicts and Inconsistencies.

All other Ordinances and parts of Ordinances that conflict or are inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency.

Section 4 Effective Date.

Following final passage, this Ordinance shall take effect upon the expiration of 20 days after publication, unless otherwise provided by the Municipal Council.

PURPOSE: To increase minimum off-street residential parking requirements within the Reock Street Redevelopment Area.

FISCAL IMPACT: None.

Adopted: February 6, 2024

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President

Approved:

Dwayne D. Warren, Esq., Mayor

(UNDERSCORES ARE ADDITIONS, ~~{BRACED-STRIKEOUTS}~~ ARE DELETIONS)