

# 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

Adopted: December 14, 2020





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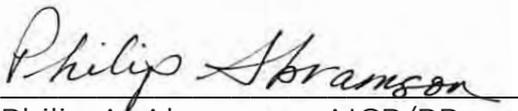
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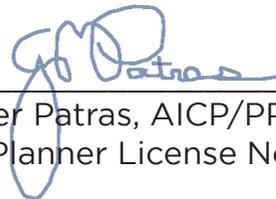
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Redevelopment Area as seen from Irvington Avenue

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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.

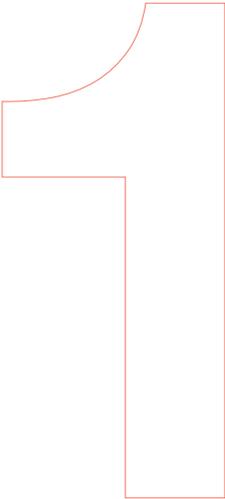
The Township of South Orange Village has determined that the use of the redevelopment powers granted to municipalities under the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A-1, et. seq.) would be the most effective approach to revitalize the parcels contained in the 270 Irvington Avenue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

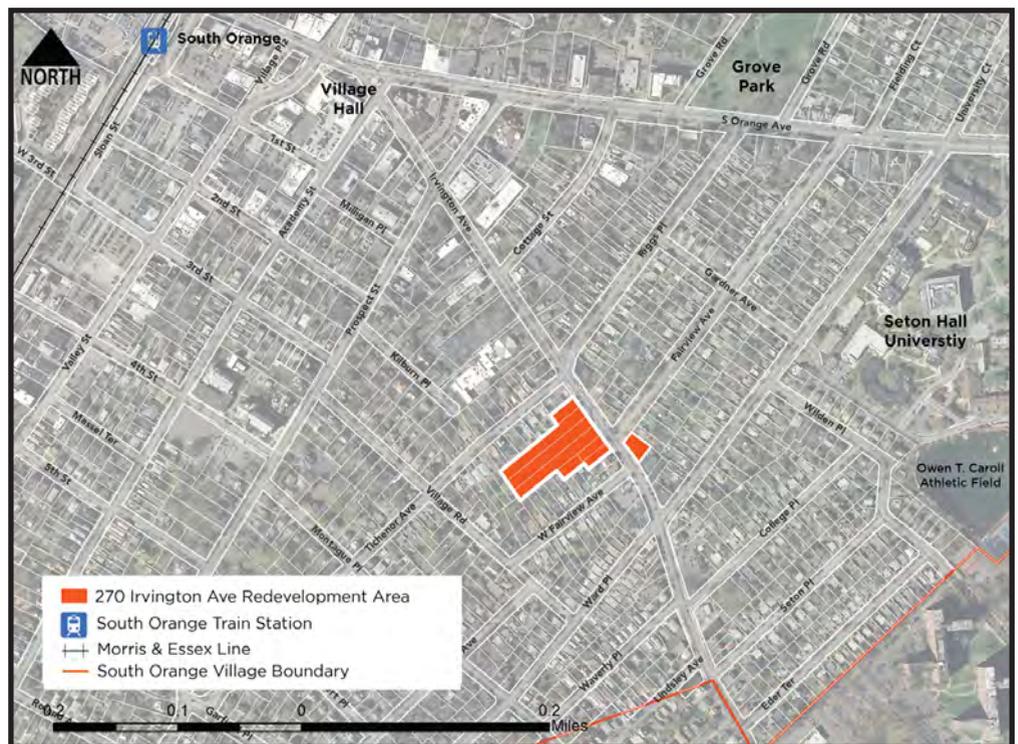


Figure 2: Map of Redevelopment Area + Surrounding Environment

## 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

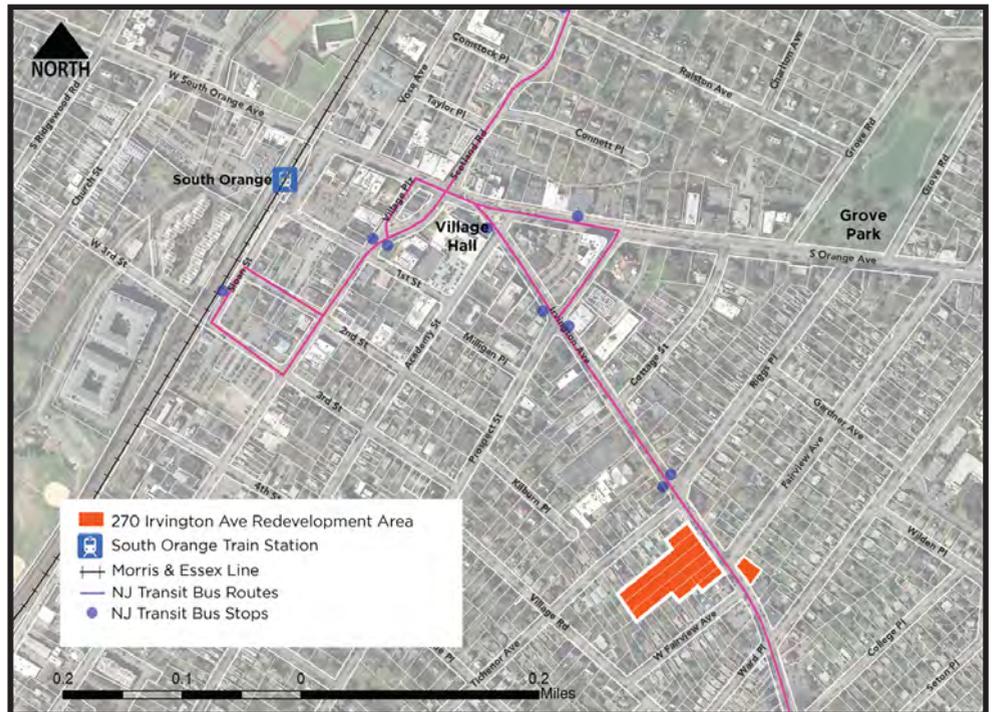


Figure 3: Map of Redevelopment Area + Transportation Context

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.

# 4

## 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.

# 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.

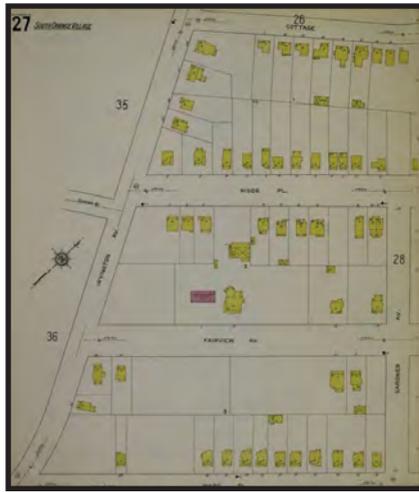


Figure 5: Sanborn Map of Irvington Avenue Corridor (1912)

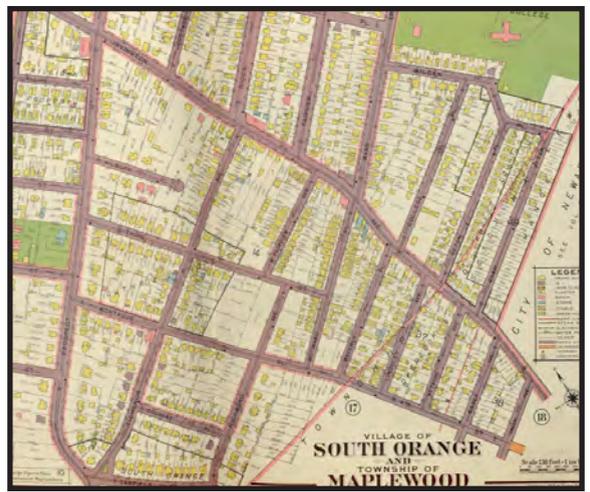


Figure 6: Sanborn Map of Irvington Avenue Corridor (1928)

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.

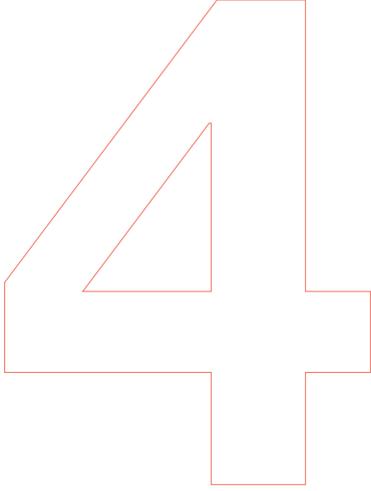
## 4.4 Parcel Analysis

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

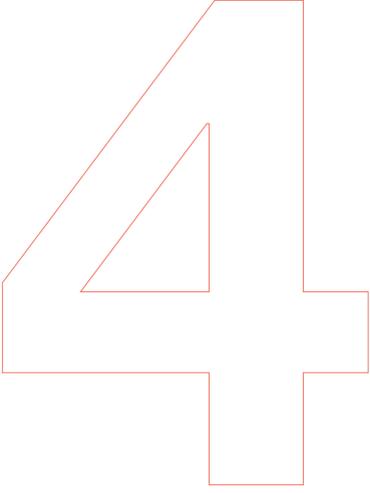
## **Block 2102, Lot 18**

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

# 4

# EXISTING CONDITIONS

## Zoning Map

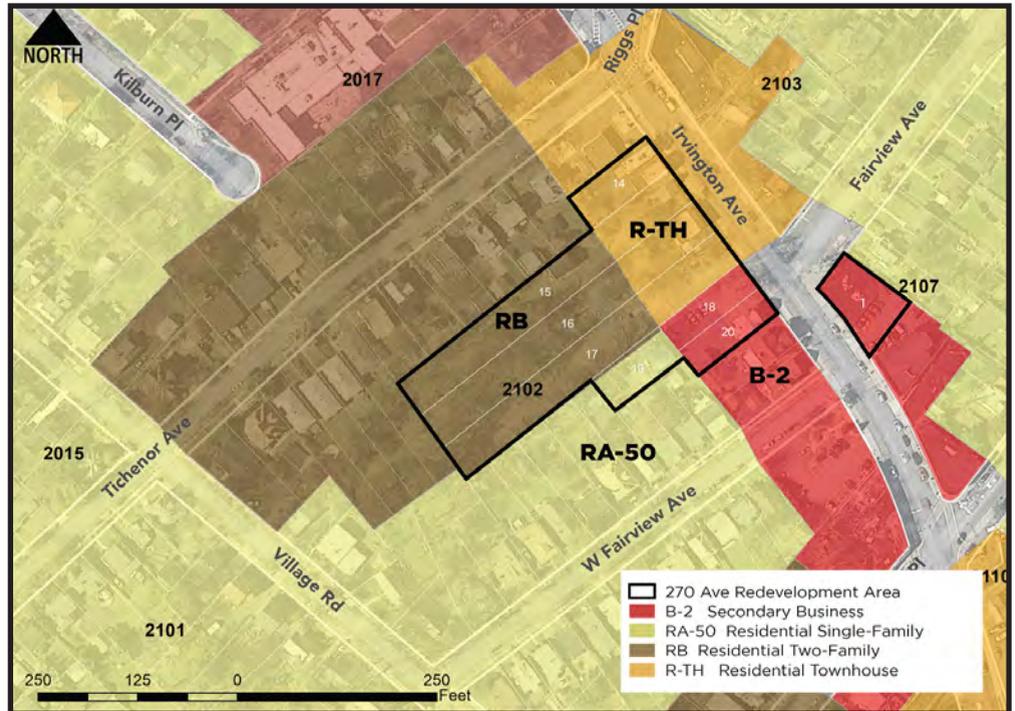


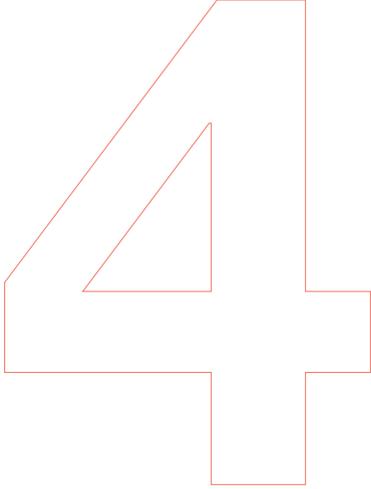
Figure 6: Map of Existing Zoning in vicinity of the Redevelopment Area

Each zone has a different set of permitted uses and bulk standards, which makes comprehensive and compliant site development difficult, if not impossible. The following table lists the permitted principal and accessory uses in each of these districts:

DISTRICT	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
R-TH Residence Townhouse	<ul style="list-style-type: none"> <li>• Single-family dwellings</li> <li>• Two-family dwellings</li> <li>• Townhouses</li> <li>• Public parks</li> <li>• Common Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Private and personal recreation facilities.</li> <li>• Accessory buildings and structures.</li> <li>• Off-street parking and private garages.</li> <li>• Fences.</li> <li>• Signs.</li> <li>• Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food.</li> </ul>	<ul style="list-style-type: none"> <li>• Essential services.</li> <li>• Churches, synagogues and other religious and nonprofit schools for day students only.</li> <li>• Lodges, fraternal organizations and associations.</li> <li>• Community residences for the developmentally disabled and community shelters for victims of domestic violence.</li> <li>• Professional offices in residence.</li> <li>• The erection of any building resembling, similar to or having a shape commonly known and referred to as a "geodesic dome."</li> </ul>

# EXISTING CONDITIONS

<p style="text-align: center;">RA-50 Single-Family Detached</p>	<ul style="list-style-type: none"> <li>• Single family detached dwellings</li> <li>• Public Schools</li> <li>• Municipal owned</li> </ul>	<ul style="list-style-type: none"> <li>• Off-street parking.</li> <li>• Signs.</li> <li>• 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.</li> <li>• 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.</li> <li>• Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food.</li> <li>• Home-based businesses.</li> </ul>	<ul style="list-style-type: none"> <li>• Residential cluster developments, Type A and Type B, but only at special locations.</li> <li>• Professional offices in residence.</li> <li>• The erection of any building resembling, similar to or having a shape commonly known and referred to as a “geodesic dome.”</li> <li>• Community residences for the developmentally disabled and community shelters for victims of domestic violence.</li> <li>• Lodges, fraternal organizations and associations.</li> <li>• Churches, synagogues and other religious and nonprofit schools for day students only.</li> </ul>
<p style="text-align: center;">RB Two-Family</p>	<ul style="list-style-type: none"> <li>• Any permitted use in RA-50 Zone</li> <li>• Two-family detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Any accessory use permitted in Residence A Districts.</li> <li>• Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food.</li> <li>• Home-based businesses.</li> </ul>	<ul style="list-style-type: none"> <li>• Any conditional use permitted in Residence A Districts, with exception of residential cluster developments.</li> <li>• Churches, synagogues and other religious and nonprofit schools for day students only.</li> <li>• Churches, synagogues and other religious and nonprofit schools for day students only.</li> </ul>
<p style="text-align: center;">B-2 Business</p>	<ul style="list-style-type: none"> <li>• All permitted B-1 businesses</li> <li>• Public garage</li> <li>• Commercial garage</li> <li>• Public utility substation</li> <li>• General offices</li> <li>• Off-street parking</li> <li>• Retail stores</li> <li>• Vocational schools</li> <li>• Professional Offices</li> <li>• Restaurants</li> </ul>	<ul style="list-style-type: none"> <li>• Any accessory use permitted in the Business B-1 District.</li> <li>• Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food.</li> </ul>	<ul style="list-style-type: none"> <li>• Gasoline service stations.</li> <li>• The erection of any building resembling, similar to or having a shape commonly known and referred to as “geodesic dome.”</li> <li>• Lodges, fraternal organizations and associations.</li> <li>• Churches, synagogues and other religious and nonprofit schools for day students only.</li> <li>• Fast-food restaurants.</li> </ul>



# 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.*

# 5

## 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.

### 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.



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



## 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

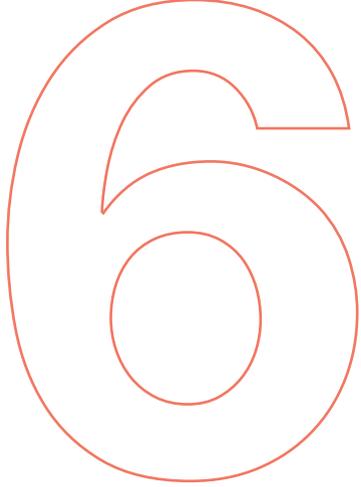
- Retail Sale, Trade or Service
- Banks and Financial Institutions
- Restaurants and Cafés
- Retail Market
- Retail food establishment limited to any coffee shop, short-order cafe, luncheonette, grill; tearoom, sandwich shop, soda fountain, ice cream parlor, catering kitchen, retail bakery, or delicatessen.
- 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.



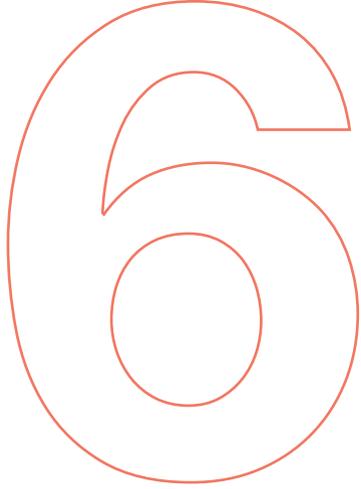
# LAND USE

## 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’
- 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.

# 6

# LAND USE

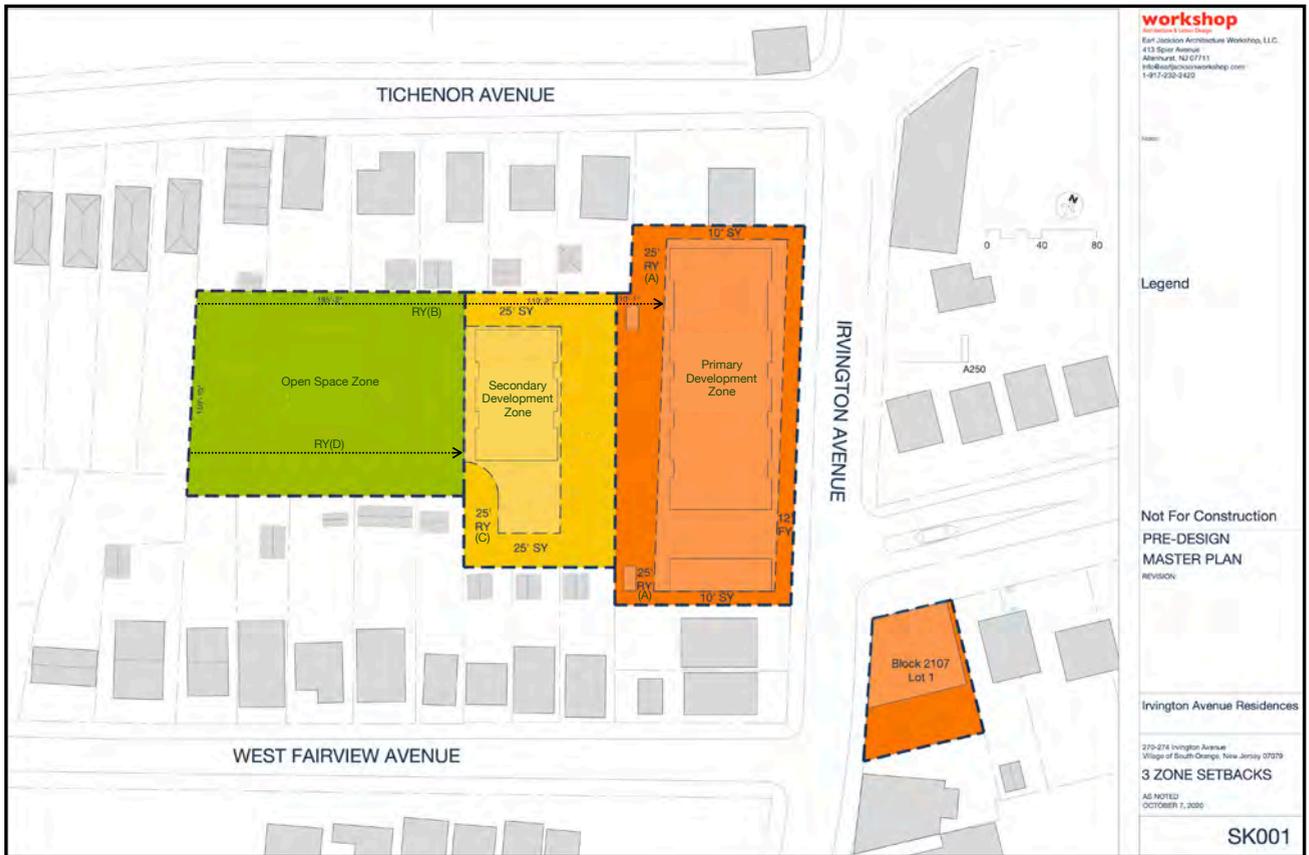
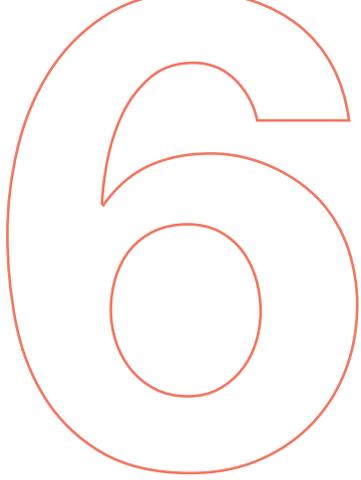


Figure 7: Setbacks Diagram



# 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.



# LAND USE

## 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

- i. All parking areas shall meet or exceed Americans with Disabilities Act (ADA) standards.
- ii. A minimum of 80% of the total parking spaces shall be underground parking.
- iii. 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.
- iv. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- v. 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

- vi. An increase in the number of parking spaces of more than 10% shall constitute a deviation.
- vii. Surface parking spaces shall be a minimum of 9’ wide and 18’ long.
- viii. Parking garage parking spaces shall be a minimum of 8’ wide and 18’ long.
- ix. Up to 10% of the parking space requirement may be compact spaces, and shall be a minimum of 8’ wide and 16’ long.
- x. 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.
- xi. A protective barrier shall be located around any downward sloping area near the parking garage ramp to prevent falls and accidents.
- xii. 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.



# 6

## LAND USE

### 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



Sheltered Bicycle Parking



# LAND USE

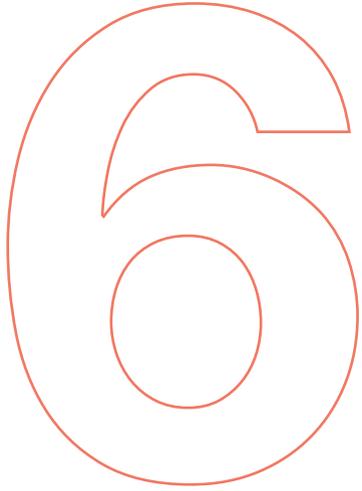
- Time limits, fees, hours of operation
- Safety information and contact information for equipment malfunctions
- Signage stating "this charging station is reserved for charging purposes only" or something of similar context.

## 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;

# 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

- i. ADA compliant tactile pavers shall be used to define the edge of any service drive or driveways.
- ii. Sidewalks are required along both sides of all new and improved streets.
- iii. Sidewalks must provide a minimum 8' wide unobstructed clear pathway free of any tree pits, planting strips or furnishings.
- iv. Tree pits shall be a minimum of 5' wide. Sidewalks should also include landscaping, street furniture, and similar improvements.
- v. Sidewalks along 299 Irvington Avenue should be improved in a manner consistent with adjacent sidewalks.
- vi. 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

- i. Programmed space between the curb and building frontage is highly encouraged. Programmed space should be designed using a mixture of hardscape and landscape.
- ii. 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



# DESIGN STANDARDS

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

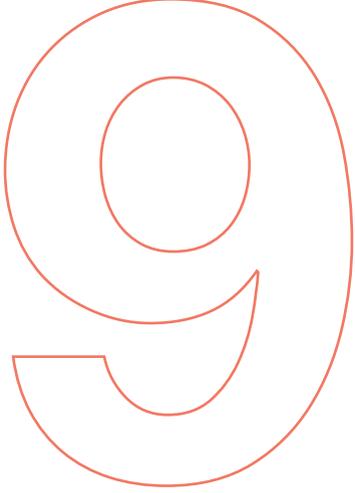
When a numerical calculation of zoning standards for a particular Lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

## 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.



# ADMINISTRATION

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:

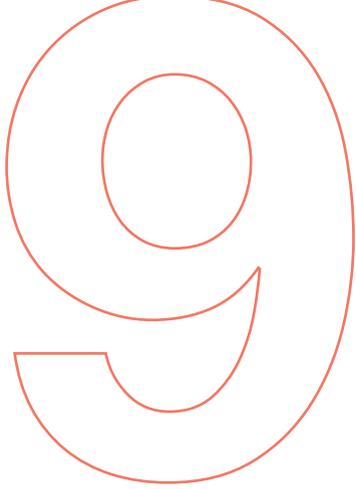
- i. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, construction schedule, including estimated 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.

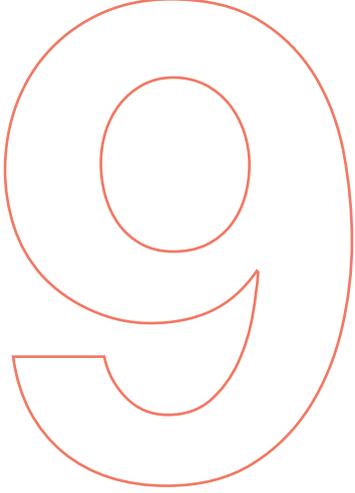
The Planning Board shall review and approve all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redeveloper Agreement(s). This site plan package may, at the discretion of the Planning Board, include, 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



# ADMINISTRATION

**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.

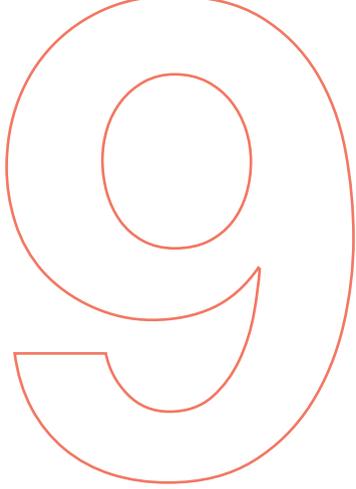
Any subdivision of lots and parcels of land within the Area shall be in accordance with the requirements of this Plan and the subdivision ordinance of the Village. No construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised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



# ADMINISTRATION

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

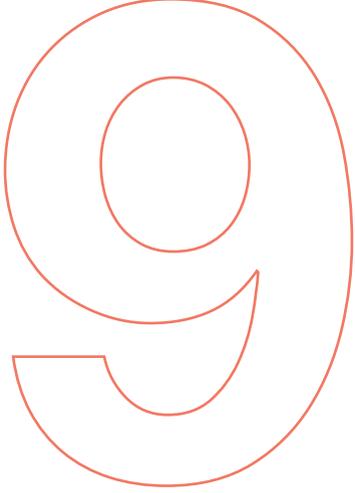
The provisions of this Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable,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



# ADMINISTRATION

## 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

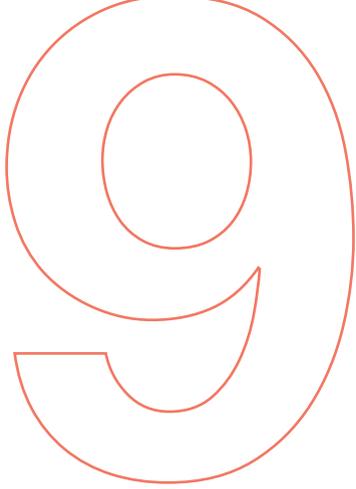
Implementation of this Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted 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

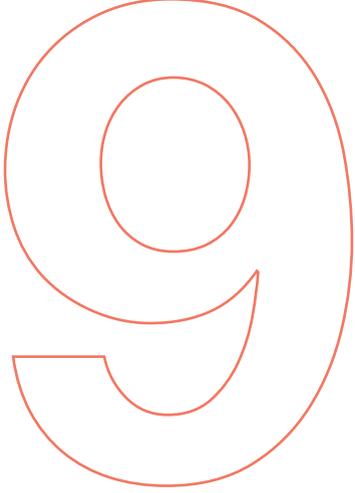
The adoption of this Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township of South Orange Village Land Use Map to ensure consistency between the two documents.

## 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.

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## 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

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## APPENDIX A

- 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:

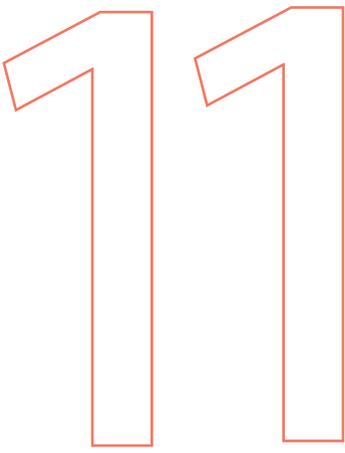
- A. Diversify the economic base
- B. Create economic opportunities
- C. Activate commercial uses
- D. Vary the intensity and type of development
- E. Provide housing opportunities
- F. Build etiquette for Seton Hall University interactions
- G. Make it green

### 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:

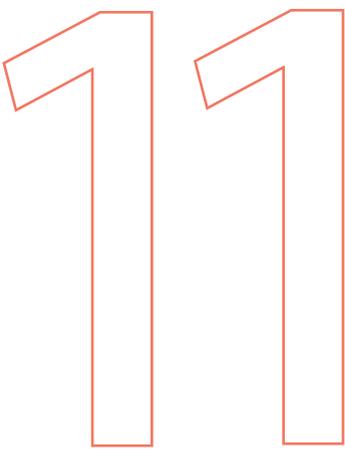
- A. Provide for much of the State's future redevelopment;
- B. Revitalize cities and towns;
- C. Promote growth in compact forms;
- D. Stabilize older suburbs;
- E. Redesign areas of sprawl; and
- F. Protect the character of existing stable communities.

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.

# 12

## 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.

# 12

## 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.

# 13

## **APPENDIX D**

### **RELATED DOCUMENTS**

- 13.1. Resolution 2015-45, dated March 9, 2015
- 13.2. Ordinance 2020-22, dated December 14, 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

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.

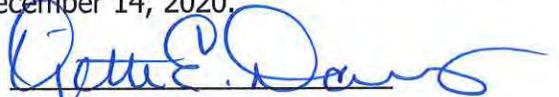


Ojetti E. Davis  
Acting Village Clerk

<b>Trustee Member</b>	<b>Motion</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
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

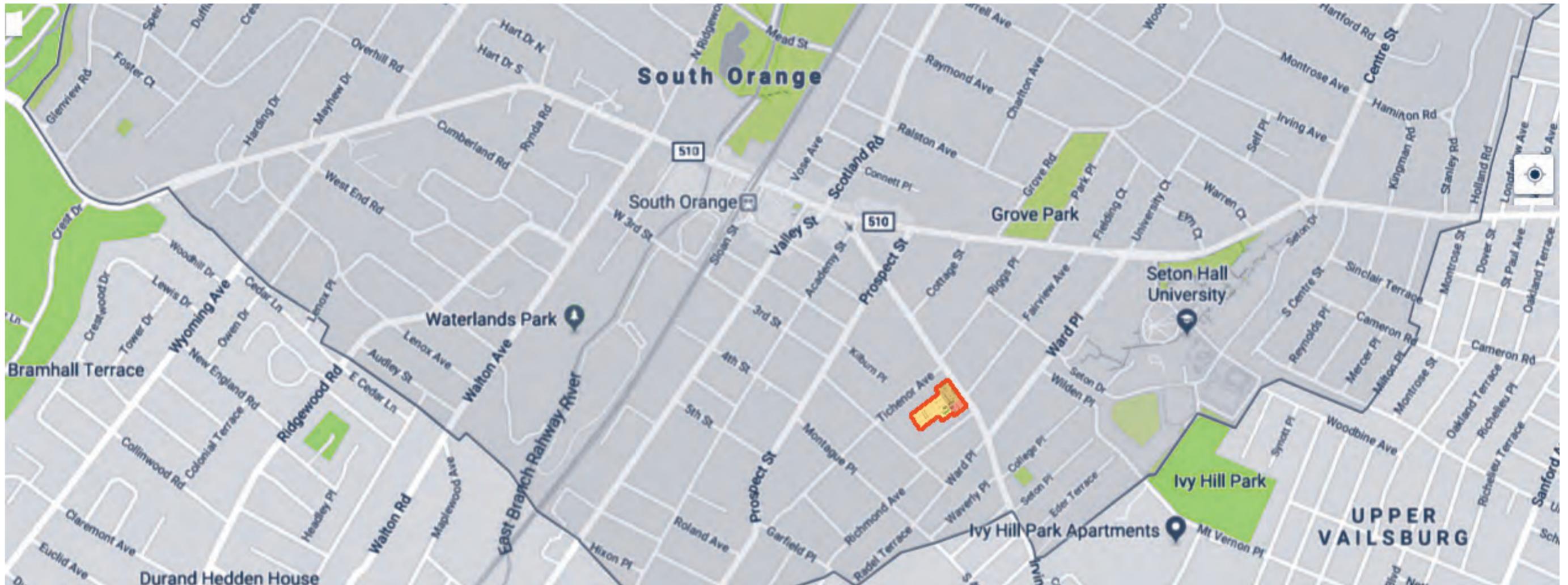
ATTEST:



Ojetti E. Davis  
Acting Village Clerk



Sheena C. Collum  
Village President



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:

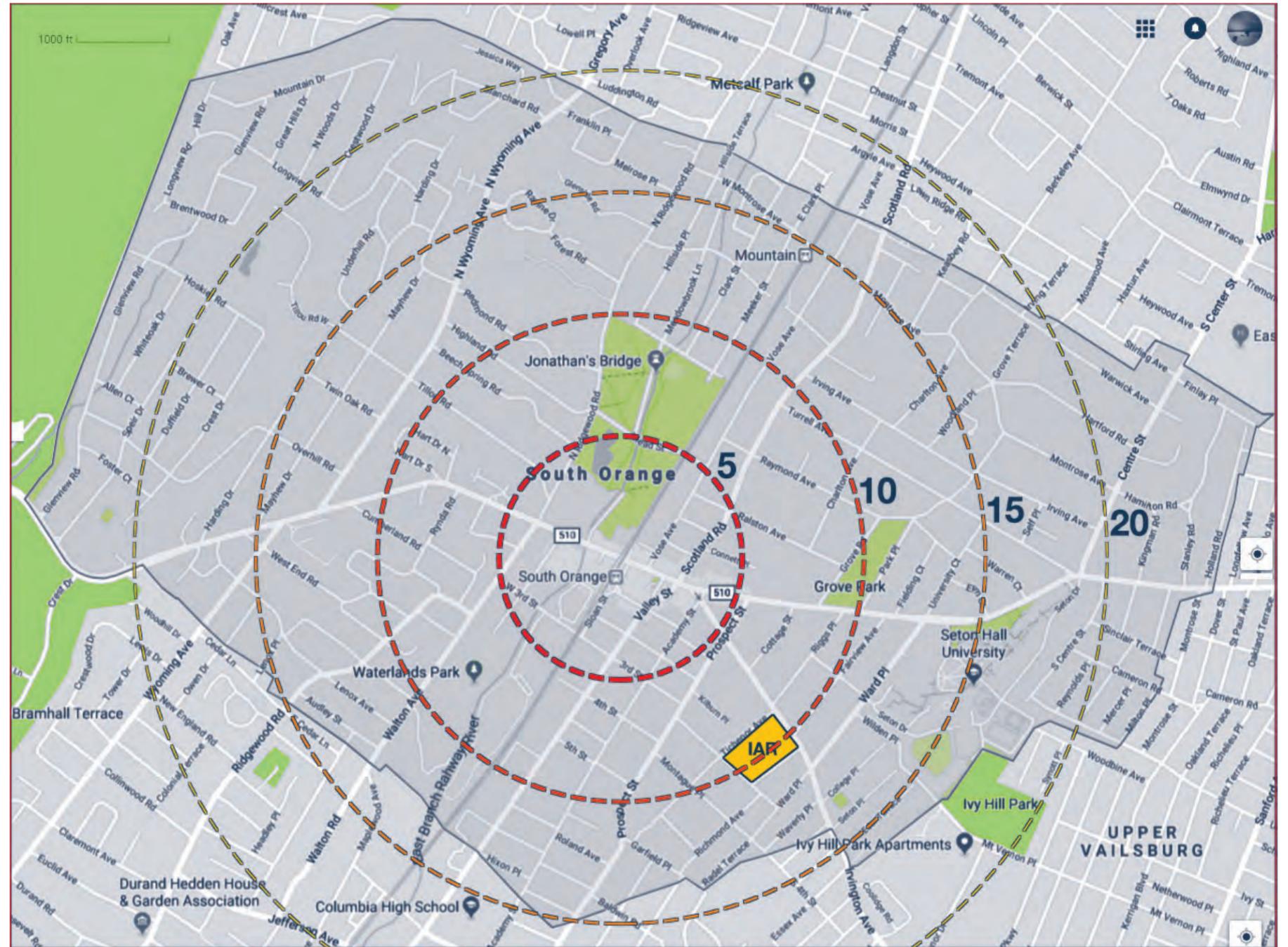
- Create an overall Access and Circulation Plan
- Create key diagrammatic Site Sections inclusive of typical cross sections for all street and path types within the overall Access and Circulation Plan
- Identify primary and secondary utility corridors
- Create an Open Space Framework Plan and describe 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.



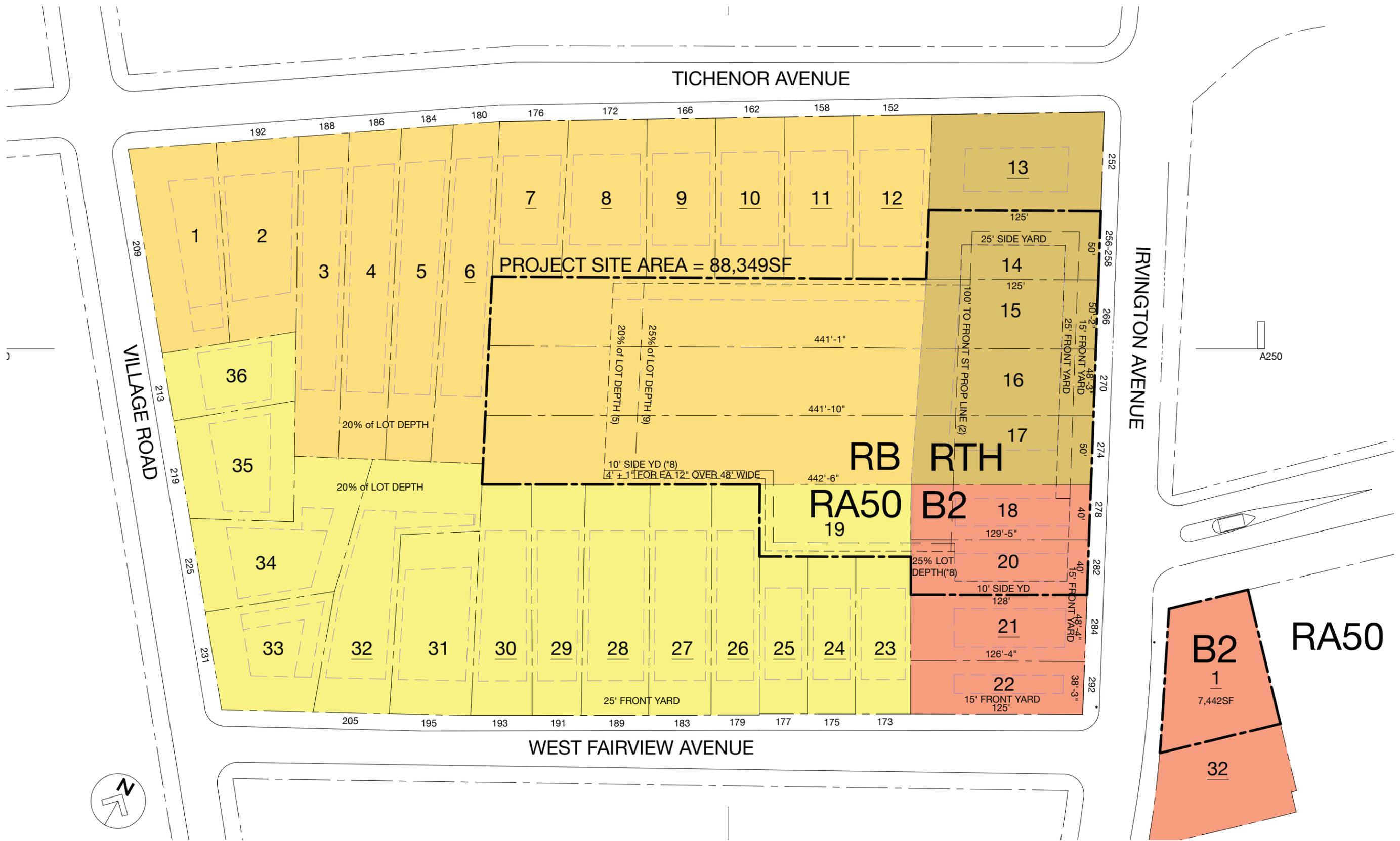


## ACTIVE COMMUNITY CORRIDORS

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**



TICHENOR AVENUE

VILLAGE ROAD

IRVINGTON AVENUE

WEST FAIRVIEW AVENUE

PROJECT SITE AREA = 88,349SF

RB RTH  
RA50 B2  
19

B2 RA50

1  
7,442SF

32



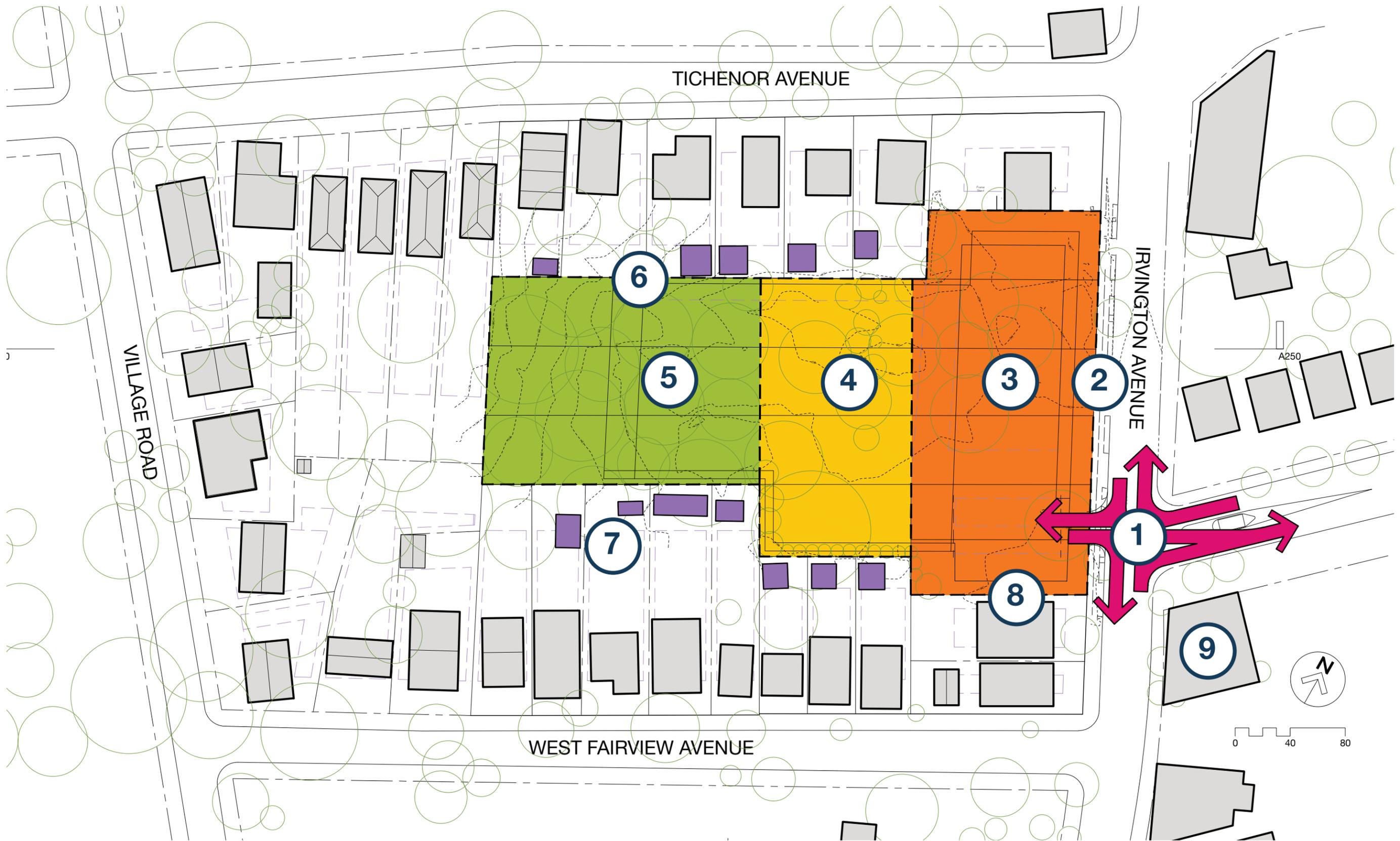
## ZONING

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**

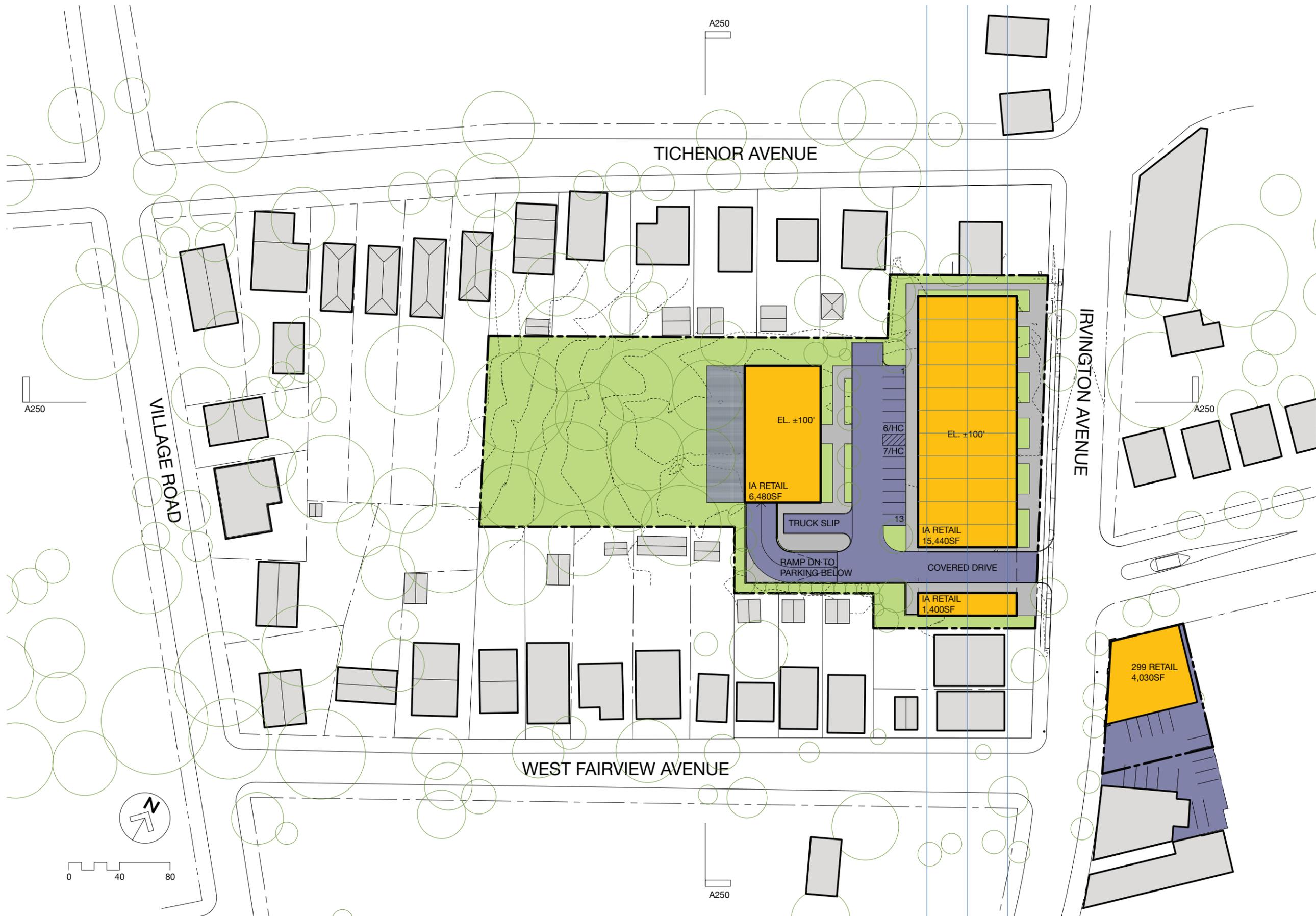
12 of the 16 adjacent properties with rear yards adjacent to 270 Irvington Avenue have accessory dwellings that buffer their backyards from the development. All 5 properties adjacent to the middle section of the property (#4 above) have accessory structures to buffer them from the development. It is 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.

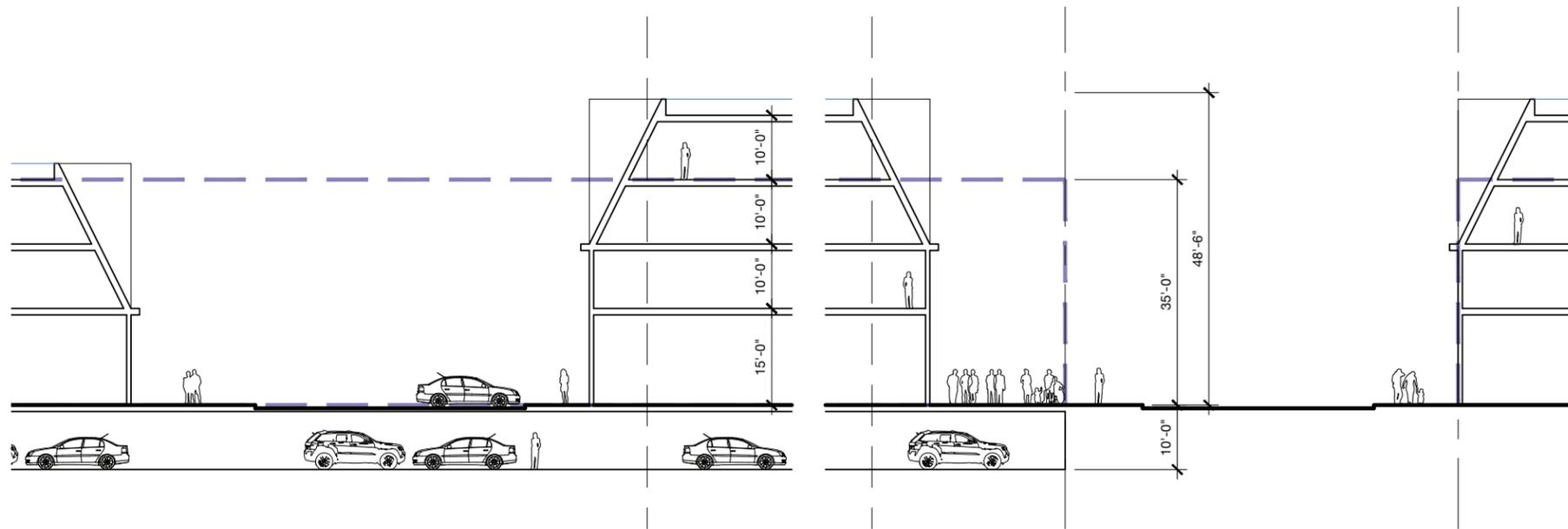
## **8. Review existing and proposed setbacks and side yards with the Township of South Orange Village**

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

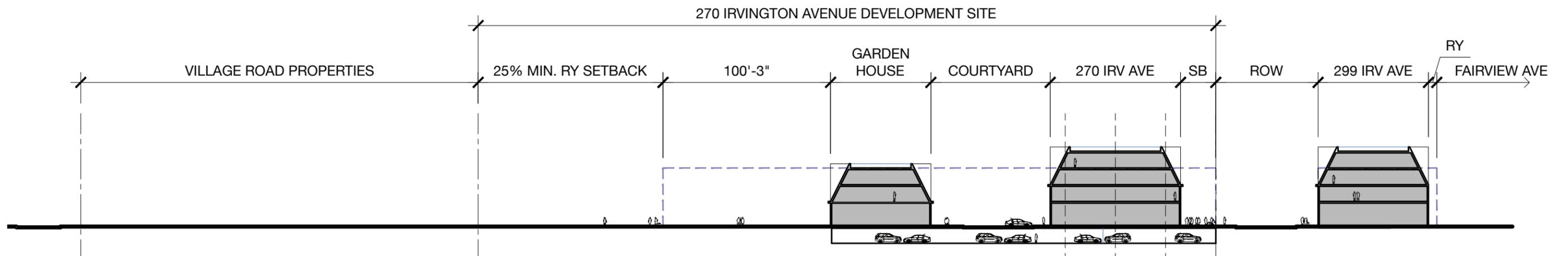
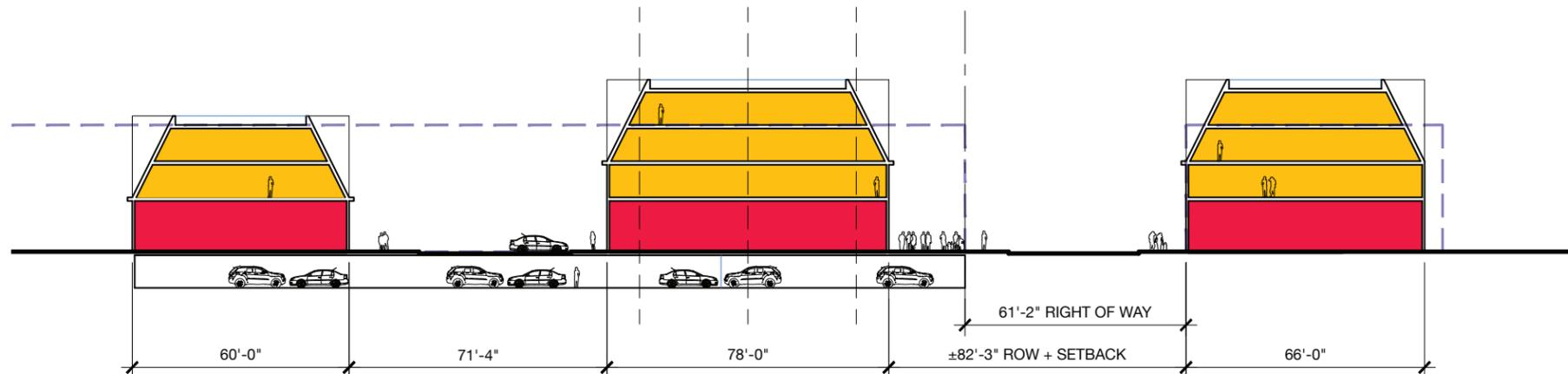
Organizing the program in two distinct bars of similar detail but different scale helps us take some of the bulk off of Irvington Avenue and use it to develop a smaller Garden House in the middle section of the property. This two-bar strategy helps create three distinct places outside of the buildings.

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 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.

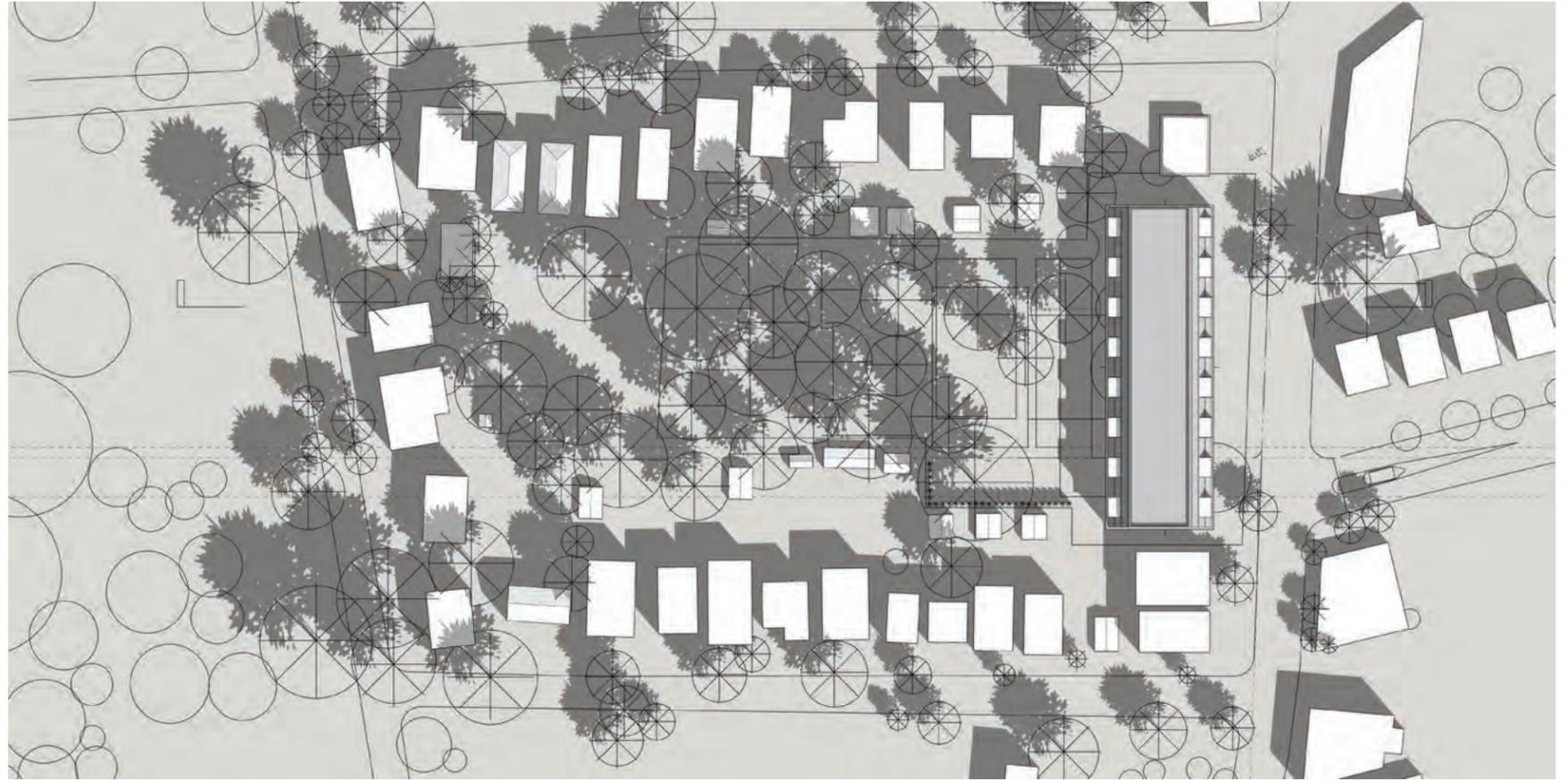
Between the two buildings is an auto-court/arrival area that features 13 parking spaces at grade and will offer residents a dedicated slip to dock moving or delivery trucks when they are attending to property needs. We envision the space as shared between pedestrians and vehicles and that it can double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

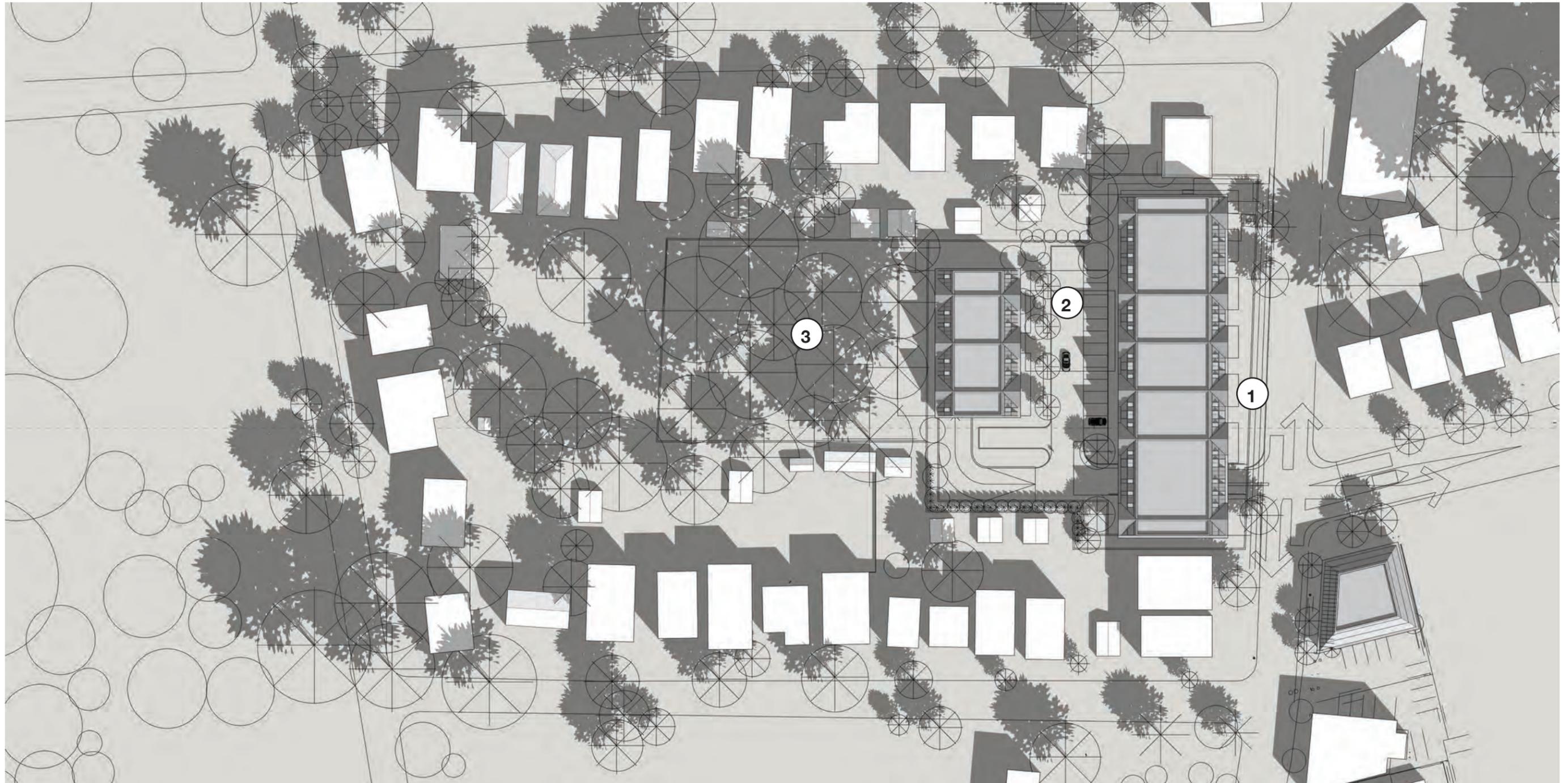


## MASSING STUDY 3: "TEE" W/BRIDGE

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



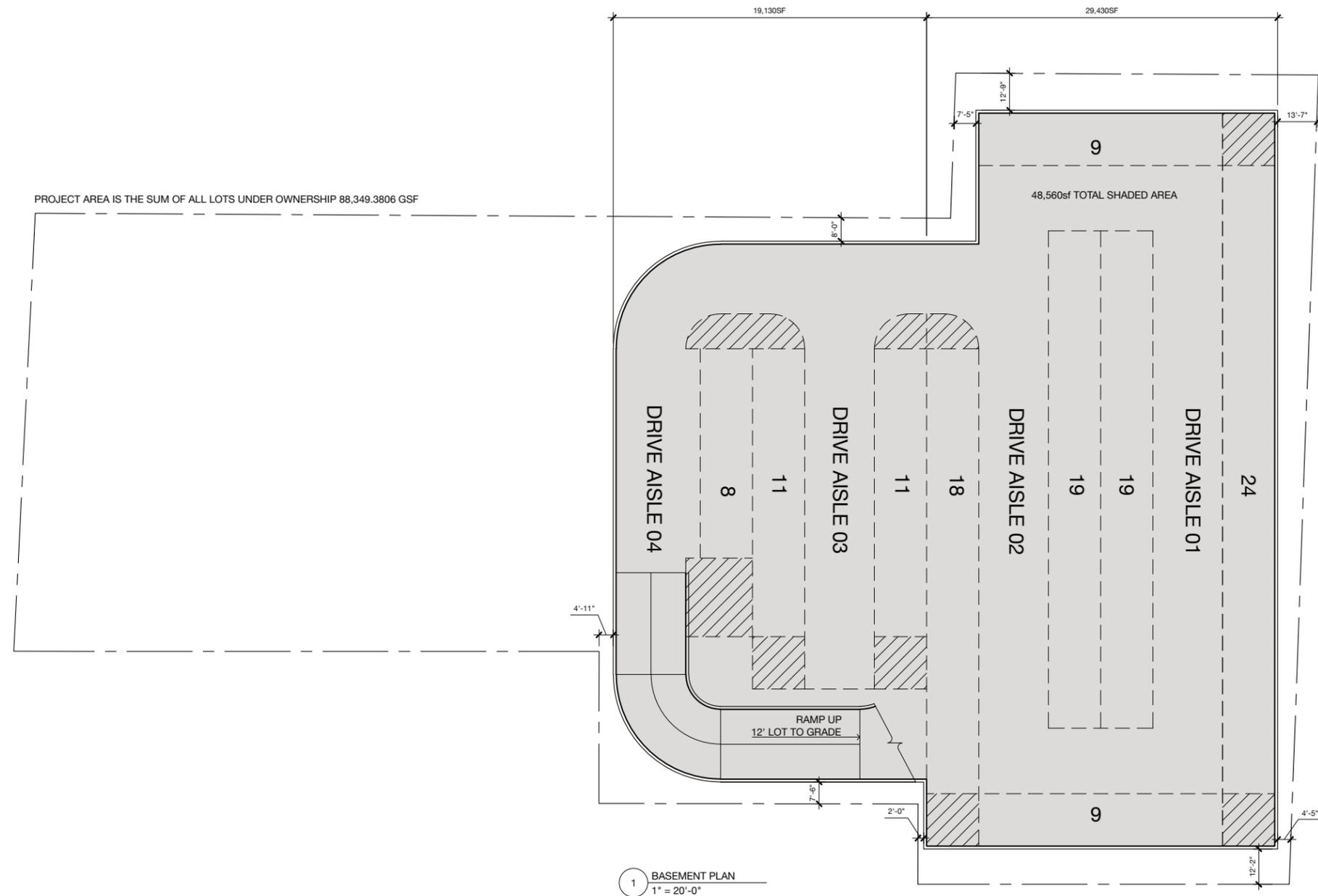
**This Two Bar Site Strategy** creates gracious addresses for all tenants and clearly defines three distinct places to be: 1. Frontage on Irvington Avenue is setback to create opportunities for spill out retail and amenities with sidewalk seating and vitality.

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.

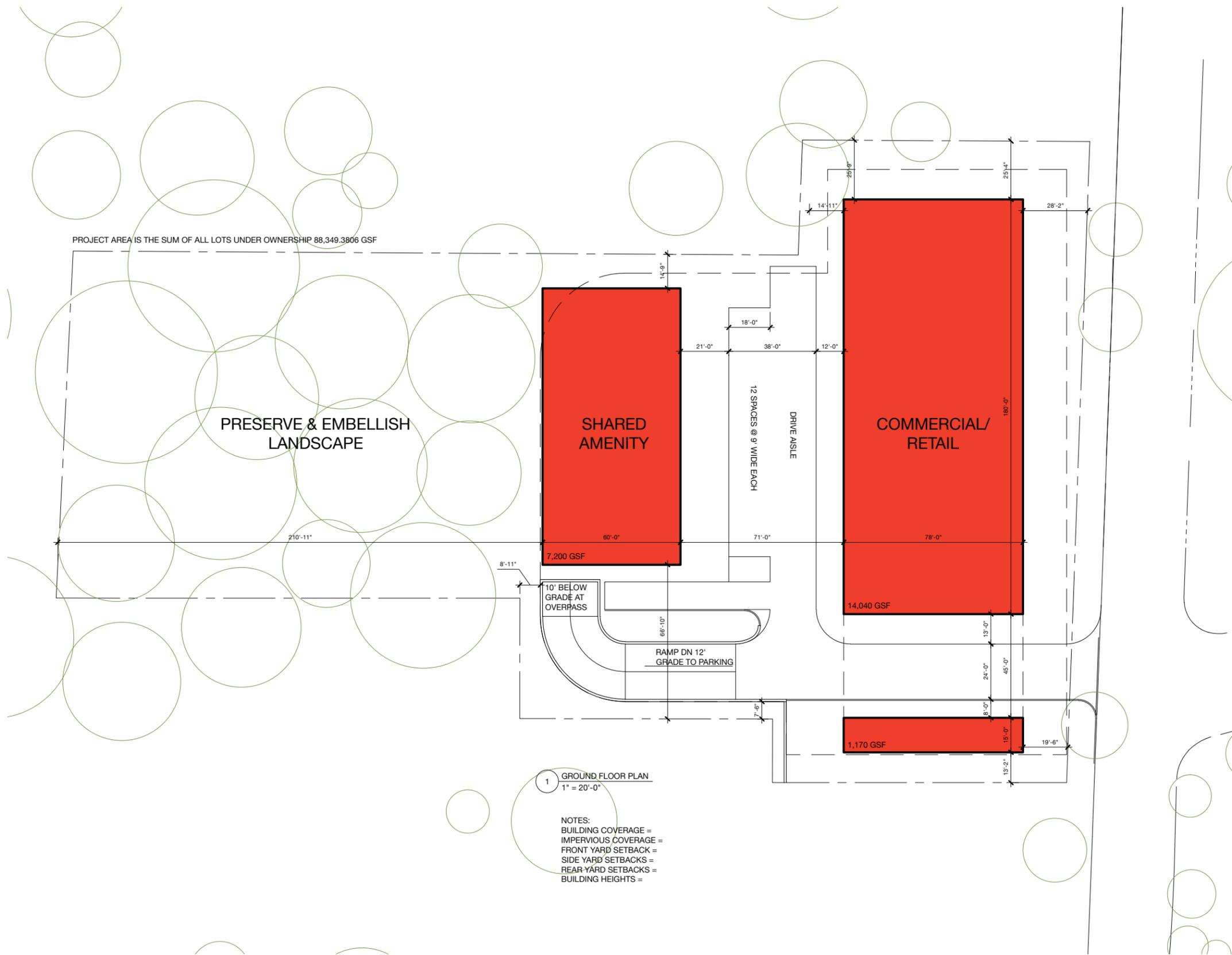
3. West of the Garden House, an open space is being created that is approximately 3/4 of an acre. It is envisioned that the open space amenity will serve residents of neighboring properties on the block as well as tenants and patrons of the development. Gramercy park access model is being looked at for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



**typ floor plan studies**

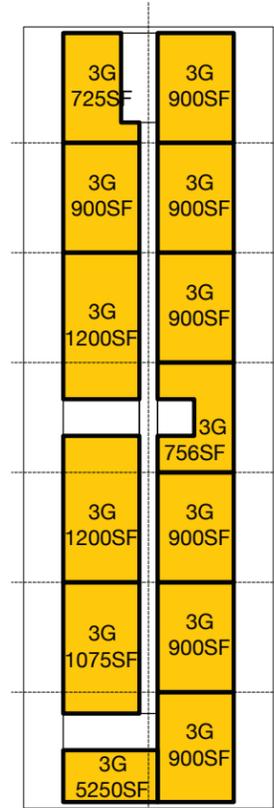


NOTES:  
 BASEMENT FLOOR TO GRADE = 12'-0"  
 RAMP SLOPE = 10%  
 RAMP LENGTH = 120' (NOTE RAMP LENGTH COULD INCREASE TO ACCOMMODATE A MORE GENTLE TURNING RADIUS ON DOWN SIDE)  
 PARKING SPACES = 9X18  
 HC/ADA REQUIRED FOR 101-150 SPACES = 5 (1 OF WHICH NEEDS TO ACCOMMODATE A VAN)  
 HC/ADA SPACES CAN 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

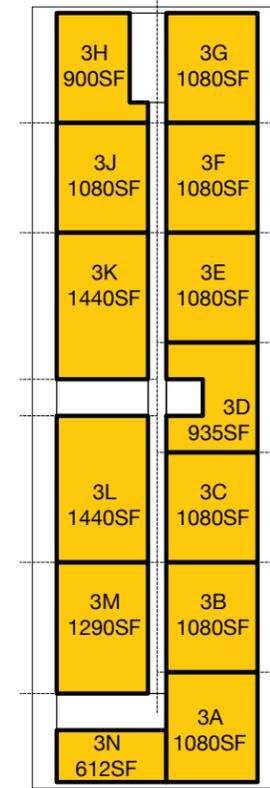


## Floor Plate Studies

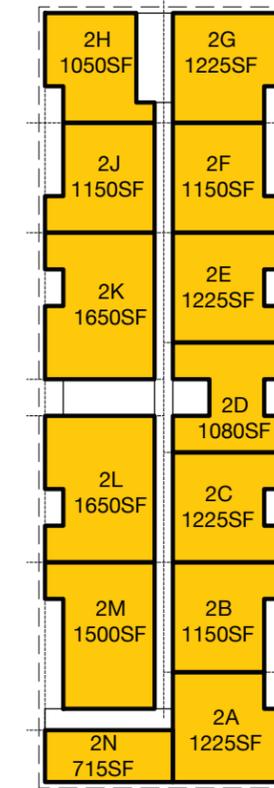
Everything represented in this package is subject to minor adjustments in response to the design of unit plans. At this stage the average unit size is approximately 1,145 GSF. The majority of units are to be two bedroom units with some one and three bedroom units where necessary. The diagrams at right 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.



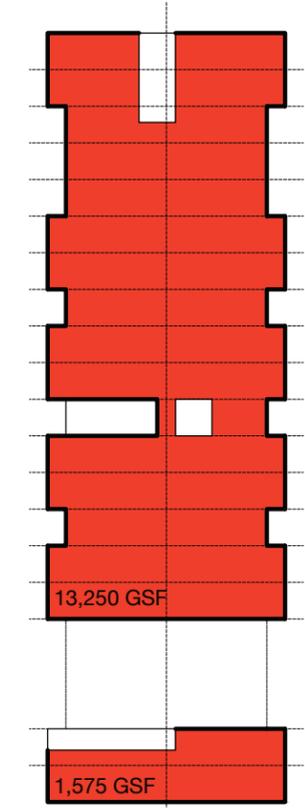
11,780 GSF  
MANSARD 2  
13 UNITS



14,180 GSF  
MANSARD 1  
13 UNITS

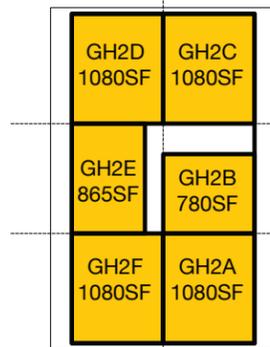


16,000 GSF  
2ND FL  
13 UNITS

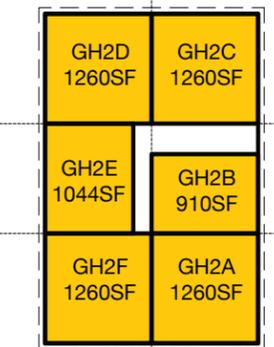


14,825 GSF  
GF

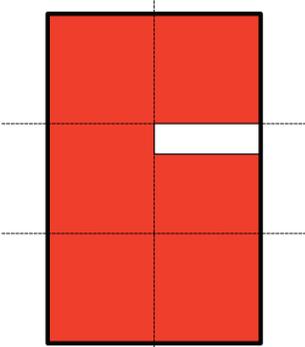
ROUGH AREA TOTALS:  
22,025 SF OF GROUND FLOOR  
COMMERCIAL/AMENITY SPACE  
54,960 SF OF RESIDENTIAL



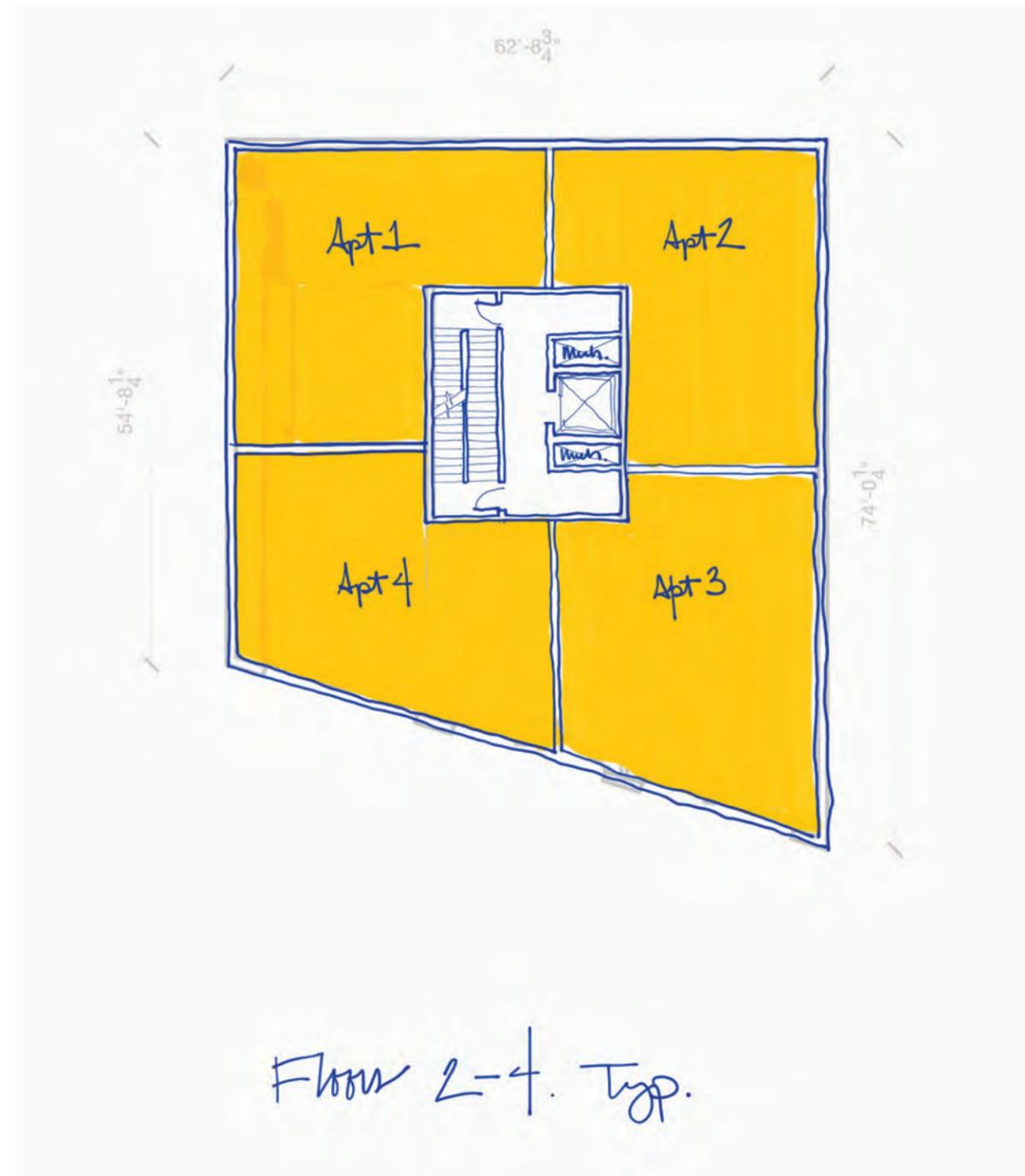
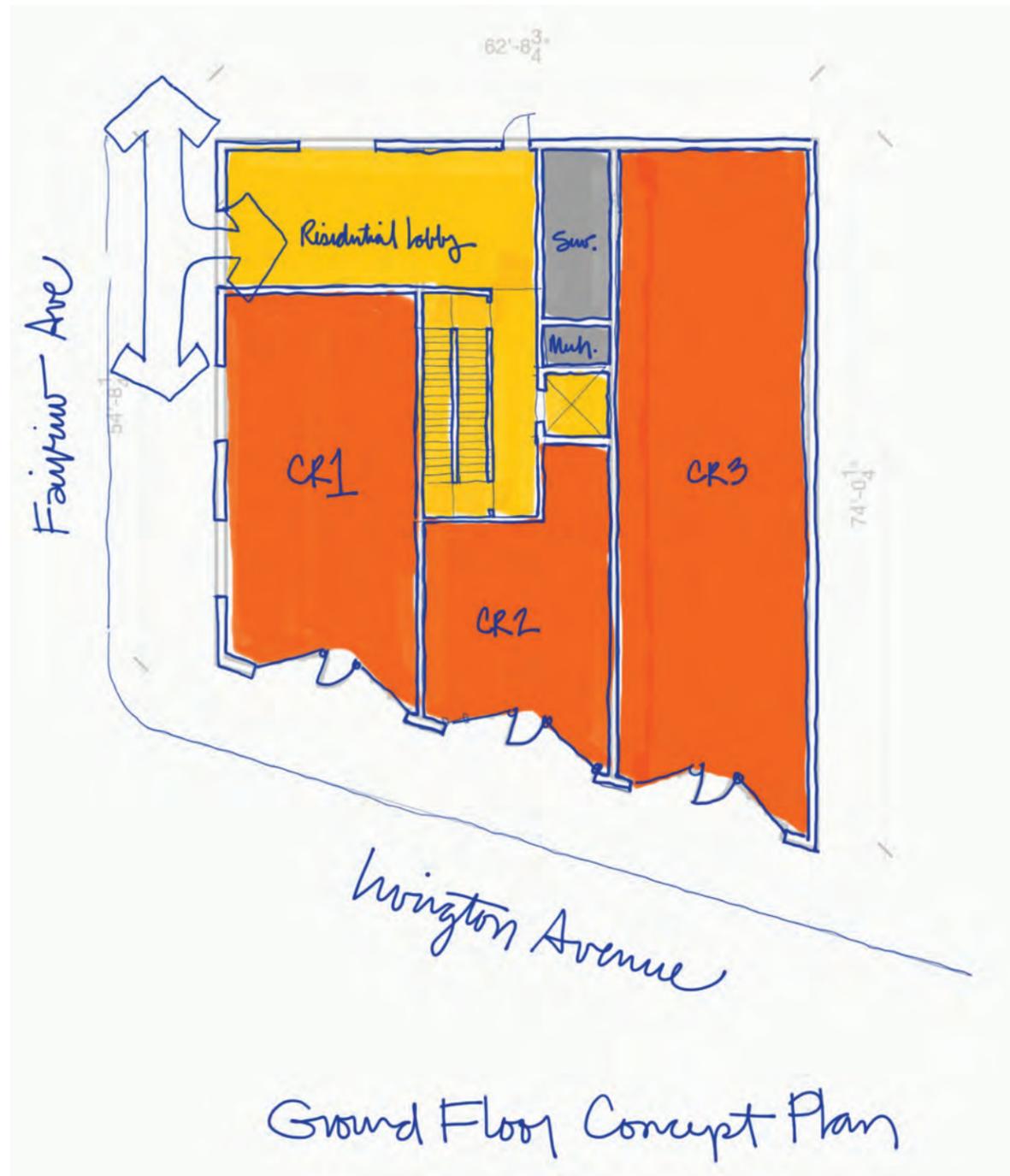
6,000 SF  
MANSARD 2  
6 UNITS



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**



201815 - Irvington Avenue Residences



## 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



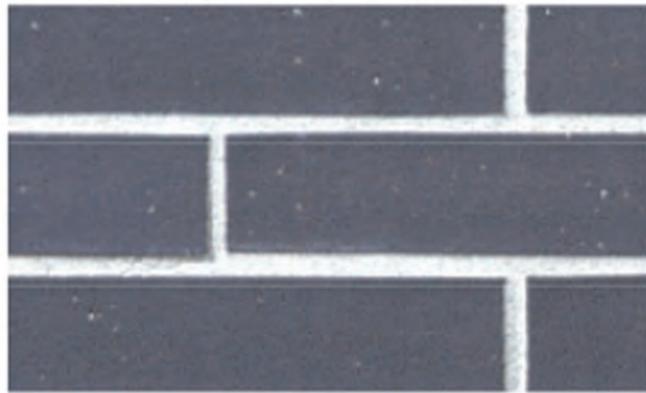
Rosa Vivo



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.







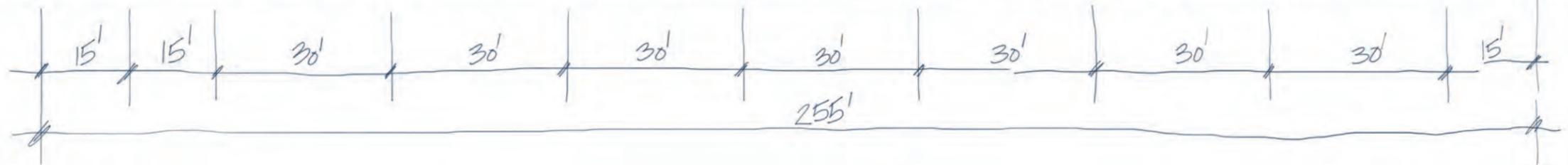
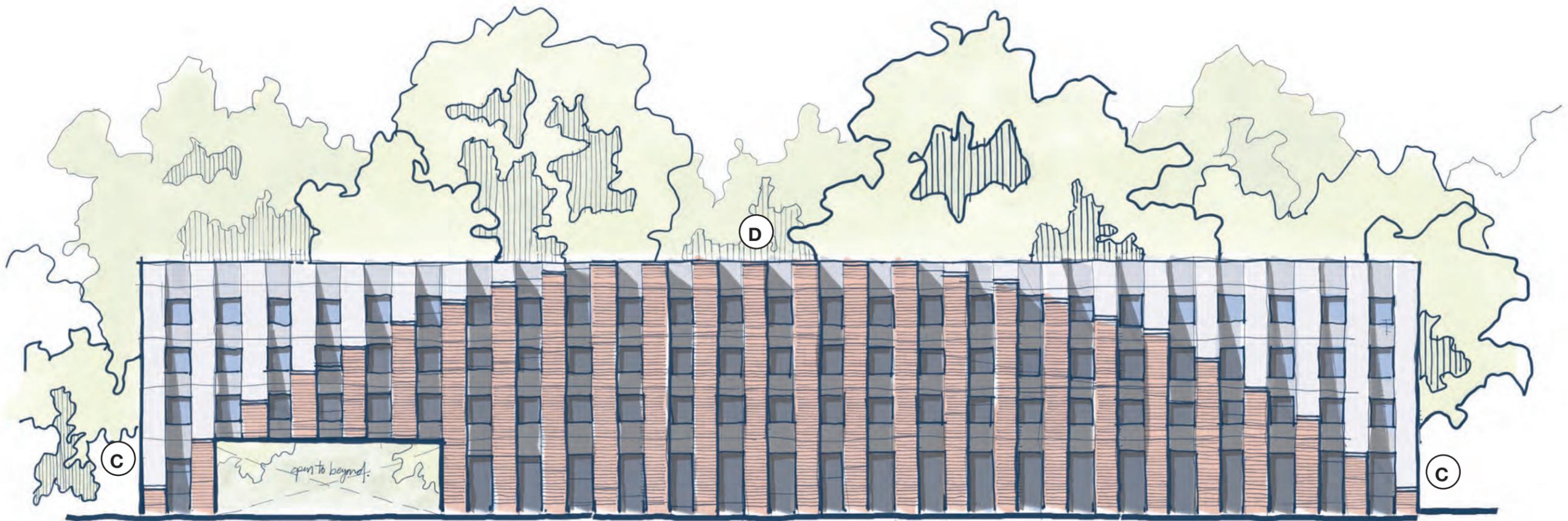
## Every Detail will Matter to Someone

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.

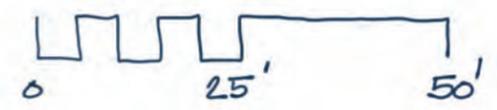
It is our belief that people act better in places that are thoughtfully designed and that elevated behavior has a direct impact on elevated value and quality of life.



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

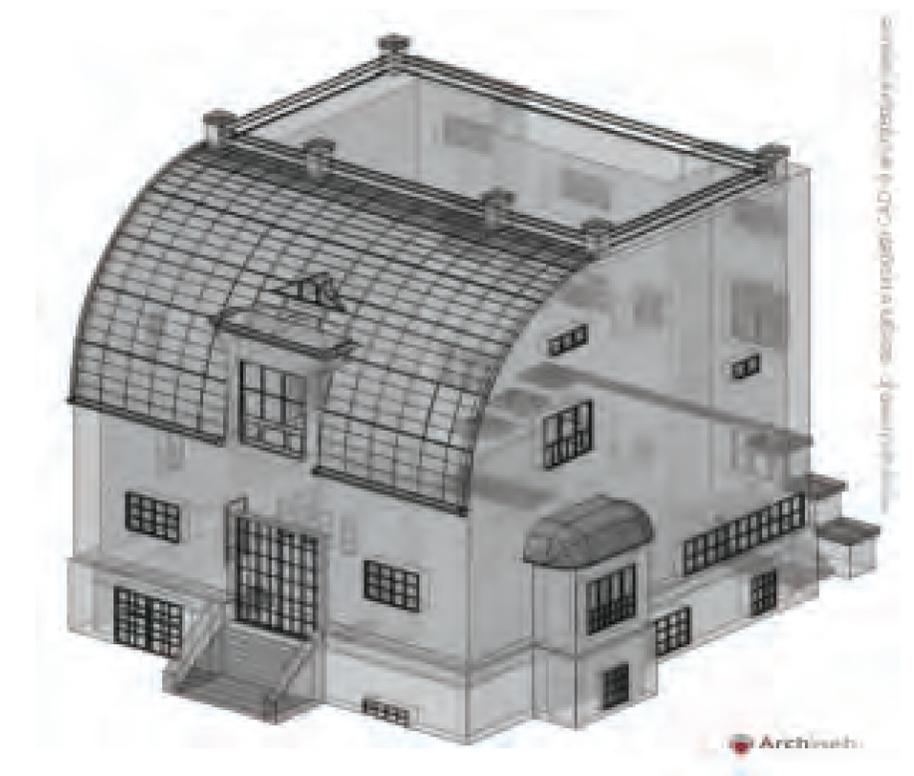


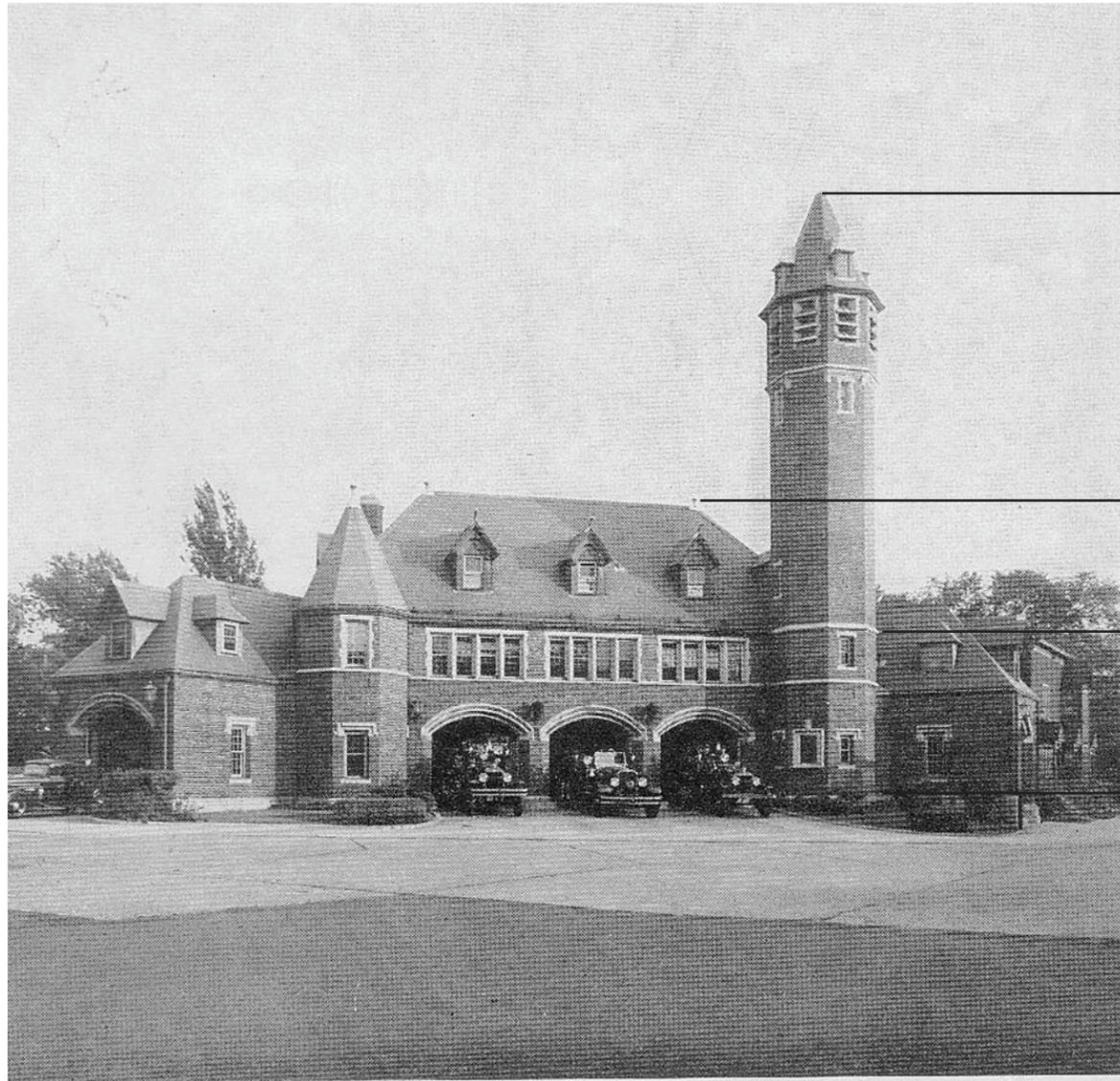
Rear Yard

## 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.





SOUTH ORANGE FIRE HEADQUARTERS

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.

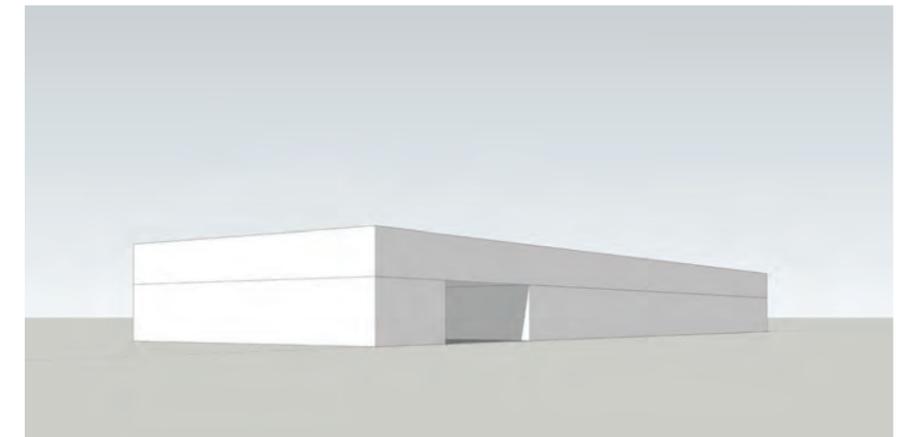
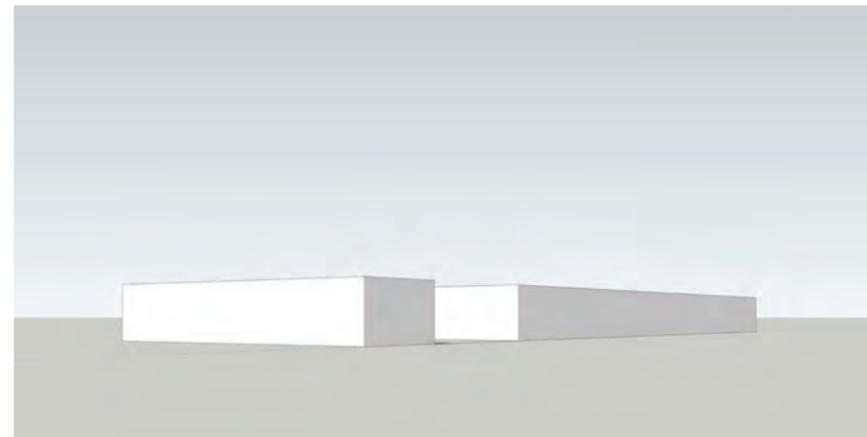
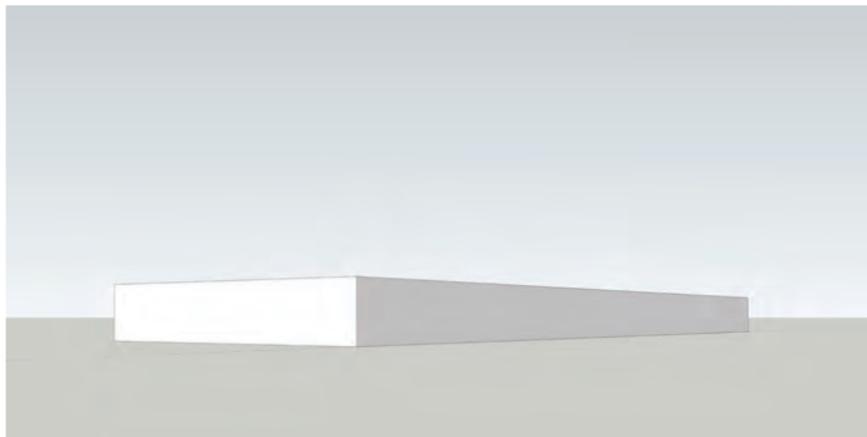
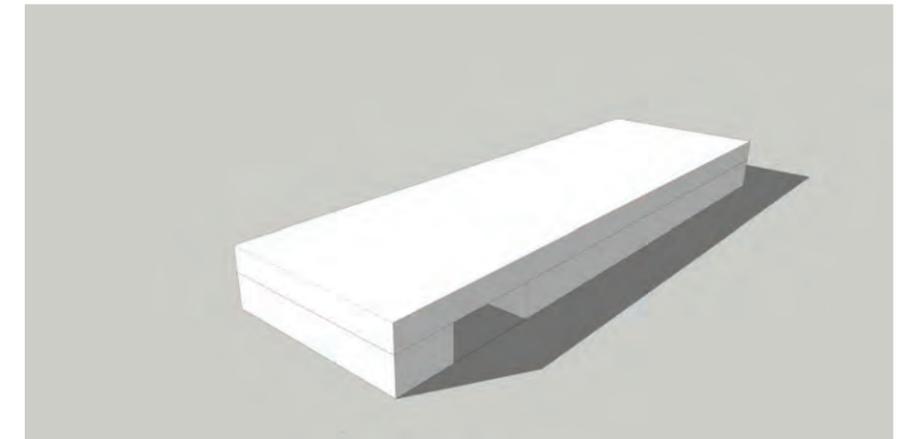
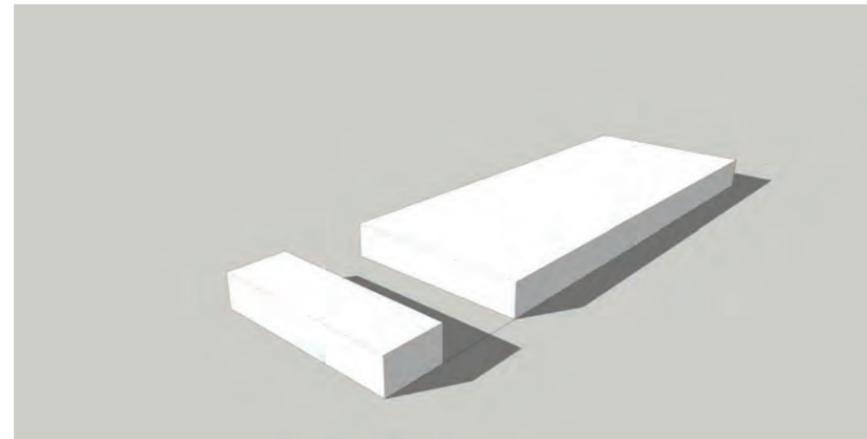
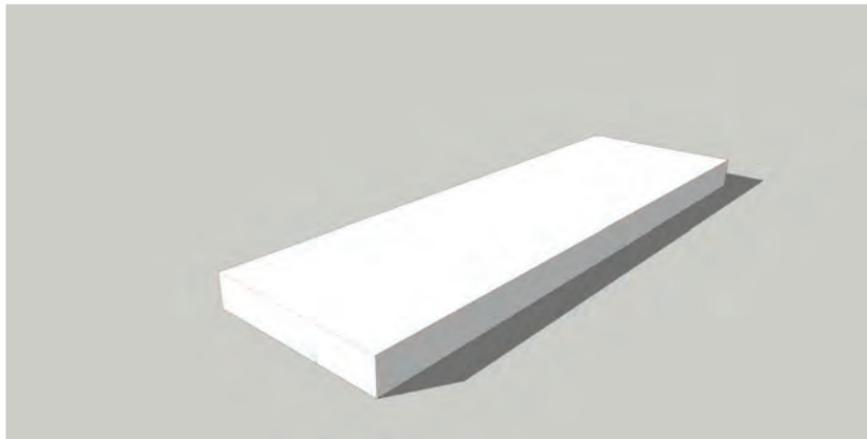
4 Story



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**

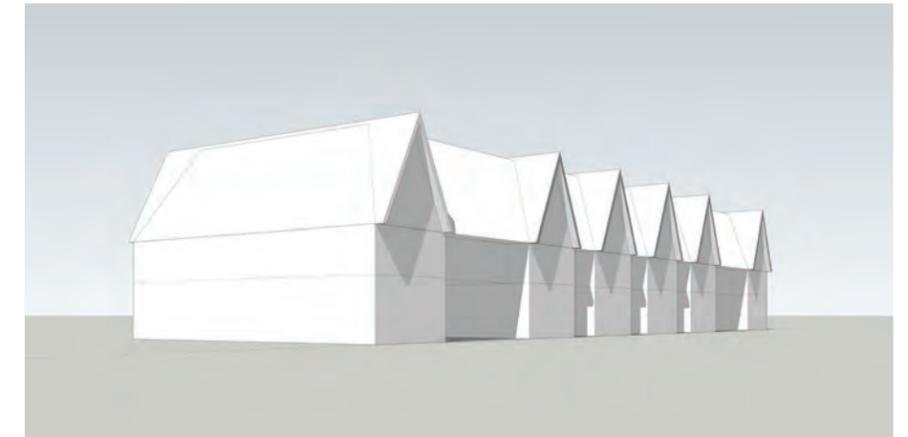
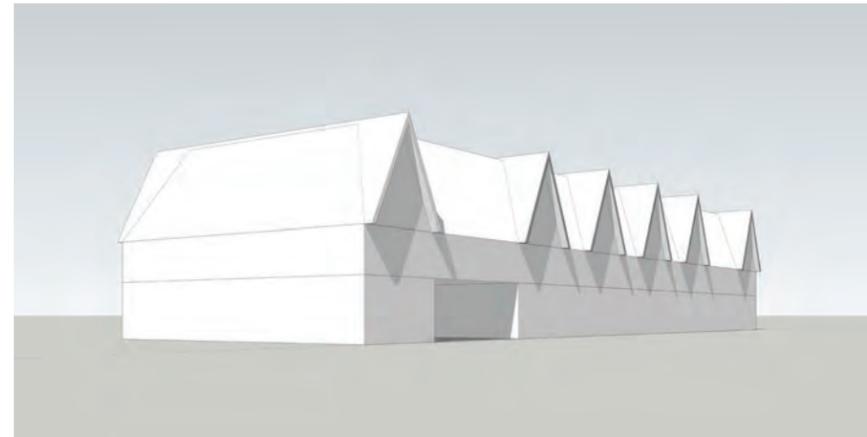
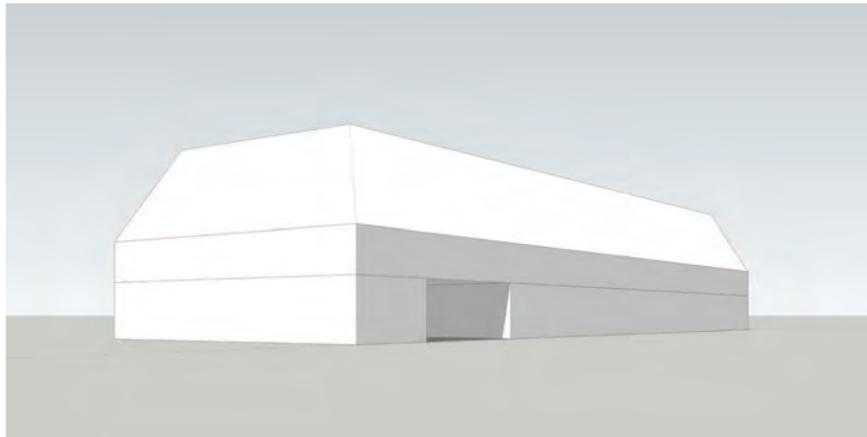
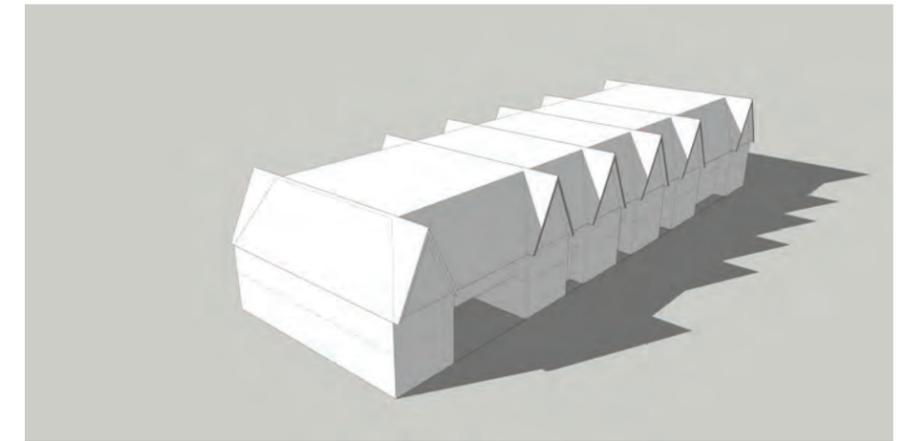
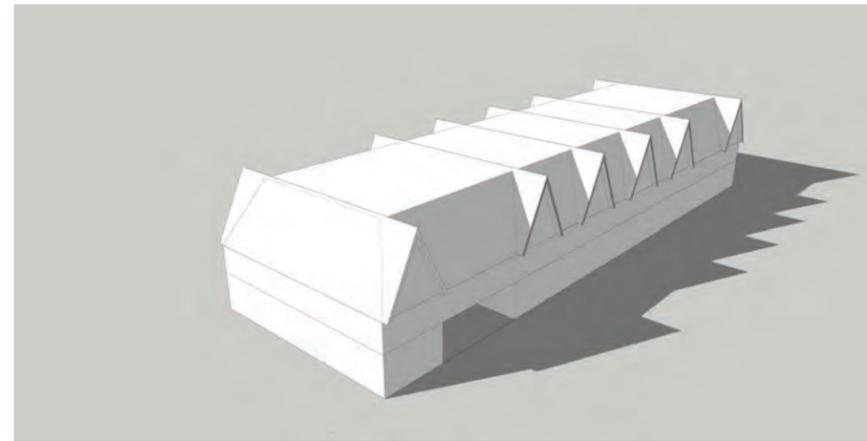
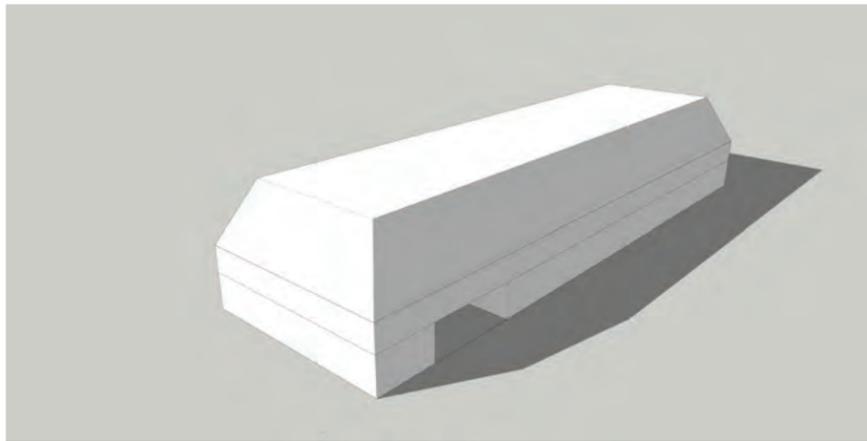
Try to maximize the footprint while creating a great site plan to keep the overall height of the buildings down.

**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.