

RESOLUTION OF THE PLANNING BOARD

TOWNSHIP OF WEST ORANGE

WHEREAS pursuant to a recommendation from the West Orange Planning Board (the “Board”) by Resolution #18-01 adopted on January 4, 2018 the West Orange Township Council did, by Resolution #17-18 dated January 9, 2018, determine that the properties identified as Block 155, Lots 40.02, 40.03, 41.02, 42.01 and 42.02 and Block 155.21, Lot 40 (the “Properties”) were a non-condemnation area in need of redevelopment in accordance with N.J.S.A. §40A:12A the Local Redevelopment and Housing Law (the “LRHL”); and

WHEREAS the planning firm of Heyer Gruel & Associates was retained and did prepare a proposed redevelopment plan for one of the Properties, namely 300 Executive Drive (Block 155, Lot 42.01), which Plan is titled the 300 Executive Drive Redevelopment Plan (the “Plan”); and

WHEREAS at the Board’s meeting held on July 11, 2018 the Plan was presented to the Board by Susan Gruel, PP; and

WHEREAS the Board did consider the Plan and did hear comments from the public desiring to be heard; and

WHEREAS the Board made recommendations for changes to the Plan which changes focused primarily on including sustainability and circulation standards consistent with the Township Master Plan; and

WHEREAS the proposed Plan was revised on July 13, 2018 pursuant to the Board’s recommendation; and

WHEREAS the Board reviewed the revised Plan at its meeting held on August 1, 2018 and made the following findings:

1. The Board having received the revised Plan from Heyer Gruel & Associates including the revisions requested finds it to be consistent with and in furtherance of the Township’s determination that the Properties including 300 Executive Drive are a non-condemnation area in need of redevelopment.
2. The Board finds that the revised 300 Executive Drive Redevelopment Plan dated July 13, 2018 is substantially consistent with and/or designed to effectuate the goals and objectives of the 2010 Master Plan Reexamination Report and Update including but not limited to:
 - (i) Economic Development:

- The Economic Development Element recognizes the existing office / commercial developments clustered at I-280 and Prospect Avenue, and recommends that the Township continue to maintain a mix of land uses.
- The Plan continues the recommendation from 2004 that states: “development that generates employment opportunities and beneficial commercial/retail activity should continue to be encouraged where it is compatible with adjacent land uses, and sensitive nature and environmental features, and should be balanced by the need to maintain adequate public infrastructure and facilities, services and pedestrian and vehicular circulation patterns.
- Improvements to the regional business districts should continue to be encouraged.
- The Essex Green property and adjacent office complexes, of which the 300 Executive Drive Area is a part, are discussed in the Economic Development Element. The Plan states that “A key for this area is to maintain a balance of land uses, which will have benefits with regard to traffic as well as fiscal impacts.”

(ii) Sustainability Plan:

- Encourages improved energy efficiency in existing commercial buildings.

(iii) Circulation Plan:

- The site circulation improvements shall include provision for sidewalks or similar pedestrian pathways, protections for pedestrians at crosswalks and sidewalks, bicycle paths and routes, bicycle racks, and other site circulation best practices for commercial and office sites.

IT IS THEREFORE RESOLVED that the Board hereby forwards the proposed revised 300 Executive Drive Redevelopment Plan dated July 13, 2018 to the West Orange Township Council for its consideration.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 1st day of August, 2018.



Robin Miller, Secretary