

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 some of the Properties, namely (Block 155, Lot 40.02, 40.03, 41.02 and 42.02, and Block 155.21, Lot 40 which Plan is titled the Essex Green – Executive Drive Redevelopment Plan (the “EGED Plan”); and

WHEREAS at the Board’s meeting held on April 3, 2019 the EGED Plan was presented to the Board by Susan Gruel, PP; and

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

WHEREAS the Board made recommendations for changes to the EGED Plan which changes were incorporated into a revised EGED Plan dated May 1, 2019; and

WHEREAS the Board reviewed the revised EGED Plan at its meeting held on May 1, 2019 and made the following findings:

1. The Board has received the revised EGED Plan dated May 1, 2019 from Heyer Gruel & Associates including the revisions requested concerning density limits for residential housing,
2. The EGED Plan proposes the following land use districts: (i) Executive Drive Multifamily Residential, (ii) Rooney Circle Mixed-Use, (iii) 10 Rooney Circle Office / Municipal Use, and (iv) Essex Green Shopping Center.
3. The Board finds that the revised Essex Green – Executive Drive Redevelopment Plan dated May 1, 2019 is substantially consistent with and/or designed to effectuate the goals and objectives of the 2010 Master Plan Reexamination Report and Update (the “Master Plan”) including but not limited to:

(i) Economic Development:

- The Economic Development Element of the Master Plan 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 EGED Plan implements that concept by zoning for mixed uses in the area.

- The Master Plan provides that 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. The EGED Plan accomplishes this by providing for commercial/retail uses in the area while also allowing for public facilities, providing pedestrian accessways and appropriate vehicular circulation.
- The Master Plan provides that improvements to the regional business districts should continue to be encouraged. The EGED Plan supports this goal by encouraging further improvements to the existing Essex Green shopping center.
- As noted above the Master Plan calls for recognition of the existing commercial and retail land uses in the I-280 Prospect Avenue area. The Essex Green shopping center and surrounding area is identified as a “Regional Center” for its variety of retail, restaurant and entertainment establishments, as well as the complementary uses located close by including office, hotel and personal services. The EGED Plan furthers that understanding and 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.” The EGED Plan also encourages a mix of uses in the redevelopment area.

(ii) Sustainability Plan:

- The EGED Plan is guided by the goals, principles and actions set forth in the Sustainability Element of the West Orange Master Plan, and includes criteria for incorporating Green Building Standards, Storm Water Best Management Practices, Steep Slope and Natural Features protections, electric vehicle charging stations and exploring the feasibility of incorporating renewable energy into development.

(iii) Circulation Plan:

- Consistent with the Master Plan the EGED Plan promotes connections throughout the development and requires design improvements to the circulation system that are consistent with the 2016 Complete Streets Plan Element.

IT IS THEREFORE RESOLVED that the Board hereby finds that the EGED Plan is consistent with the Master Plan and recommends adoption; and

FURTHER RESOLVED that at its meeting held on May 1, 2019 the Board recommended that the Essex Green – Executive Drive Redevelopment Plan be further amended to provide that applications for development be required to include a traffic impact study, an environmental impact study and a community impact study. Those recommendations have since been incorporated into page 15 of the Plan.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary as of the 28th day of May 2019.



Robin Miller, Secretary