

This report outlines the substantive revisions (i.e., not typos or small text additions) which amend the draft Housing Element and Fair Share Plan (HEFSP) for the Township of West Orange, dated August 2025. We note that all page numbers listed correspond to the redlined October 2025 HEFSP document.

Executive Summary

The primary revisions to the HEFSP are threefold:

- Eliminating the proposed Fourth Round site of 762 Pleasant Valley Way and swapping it for the site at 217 Main Street.
- Increasing the total Fourth Round Unmet Need credits from 297 to 301, and the total Fourth Round bonus credits from 76 to 81 due to the addition of the 217 Main Street site.
- Proposing an additional mechanism of an Accessory Apartment Ordinance to address the Fourth Round Unmet Need.

Substantive Revisions

- Created two (2) new appendices to the HEFSP to attach relevant documentation (i.e., Planning Board resolutions) for the properties at 555 Northfield Avenue and 172-174 Main Street, and edited the text to reference the resolutions. Also added an additional piece of documentation to Appendix G for 46 Mount Pleasant Avenue: Planning Board Resolution 19-05, which granted site plan approval for the development.
- Clarified the narrative for the Third Round site at 46 Mount Pleasant Avenue (page 51).
 - Added reference to Planning Board resolution which granted site plan approval (Resolution B-19-05C).
 - The following sentences were added to the description of this site:
 - “Of the 64 total units, only 17 credits could be applied toward the Township’s Third Round RDP obligation, due to caps on age-restricted units during that Round. The remaining 47 credits from this development were applied to the Third Round Unmet Need. See Appendix G for documentation.”
- Clarified the narrative for the Fourth Round site at 555 Northfield Avenue (page 73).
 - Outlined the proposed affordable set-aside as 11 affordable units, not bedrooms.
 - Amended the following sentence to read: “The deed notes that the affordable units may only be used for providing rental dwelling units for very-low-income residents in need of supportive and special needs housing.”

- Eliminated all mention of a proposed Fourth Round inclusionary development at 762 Pleasant Valley Way (pages 83-86), and replaced this site with 217 Main Street.
 - Added the following narrative for 217 Main Street (pages 87 and 89)
 - “The property at 217 Main Street includes Block 116.02, Lot 1.01. The lot measures approximately 2.1 acres in area. Located in the Edison Mixed-Use Residential subdistrict (E-MR) of the Downtown Redevelopment Area, the lot currently is developed with a standalone shopping mall and a large surface parking lot containing approximately 144 parking spaces. The existing tenants within the shopping mall include Family Dollar, Sherwin Williams, and CVS, which serves as the anchor tenant. Surrounding uses include neighborhood commercial establishments and mixed-use buildings with ground level retail and upper-level apartments along Main Street. The entire site is developed and unconstrained.”
 - “The Township of West Orange proposes to rezone the property to allow for multifamily development at a maximum density of 24 dwelling units/acre. For the 2.1 acre-lot, this amounts to a total of 51 units. Further, implementing a mandatory 20% affordable set aside will create 11 affordable units. The proposed development supports the intent of the 2021 Fourth Amendment to the Downtown Redevelopment Plan for the E-MR subdistrict: “to encourage appropriate residential development, in order to further address the Township’s affordable housing obligations” (page 1).
 - “Further, the Township will claim 5 bonus credits, at a ratio of 0.5 bonus credits per 1 unit, as the proposed units meet the COAH criteria described below:
 - “A unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.”
 - The site is appropriate for multi-family low- and moderate-income housing as it is available, approvable, developable, and suitable:
 - Available: The site has no easements or title issues preventing its development.
 - Suitable: The site is surrounded by mixed-use developments and commercial establishments along Main Street. Its development is consistent with the goals and strategies outlined in the State Plan. The site is located within the Metropolitan Planning Area (PA 1). Further, the site’s adjacency to Main Street offers access to employment and service establishments.

- Developable: The site falls within sewer and public water service areas, and has access to appropriate public streets with frontage on Main Street. The site is not subject to environmental constraints.
 - Approvable: The site is proposed to be rezoned to permit multifamily development at a maximum gross density of 24 dwelling units/acre with a 20% set aside. This will create a total of 11 affordable units on the site.”
- Added an aerial map for the 217 Main Street site (page 88).



- Added an Additional Mechanism on page 122 to address the Fourth Round Unmet Need: “Accessory Apartments,” with the following additional text:
 - “West Orange proposes to adopt an Accessory Apartment Ordinance, to create a Township Accessory Apartment Program. This Ordinance will only apply to existing accessory structures (e.g., garages and carriage houses). The Program will be modeled upon the accessory apartment regulations outlined in N.J.A.C. 5:93-5.9, as most recently amended. These regulations permit up to 10 accessory apartments to be used to address a municipality’s affordable obligation. The Township’s Program will require the standard 10-year deed restriction as per N.J.A.C. 5:93-5.9(e), and a minimum subsidy of \$10,000 per unit allowed for under N.J.A.C. 5:93-5.9(a)(2).”
- Updated the “Summary of West Orange’s Fourth Round Unmet Need of 660” chart on page 123 to eliminate the 762 Pleasant Valley Way site, and replace it with 217 Main Street, noting that 11 affordable units are proposed. The 10 units to be created from the Accessory Apartment Ordinance have also been added to the chart.
 - The Total Units calculation is revised from 221 units to 230 units.

Summary of West Orange's Fourth Round Unmet Need of 660	
Existing/Approved Inclusionary Developments:	
555 Northfield Avenue	11 units
172-174 Main Street	1 unit
Proposed Inclusionary Developments:	
216-222 Main Street	3 units
275 Northfield Avenue	14 units
217 Main Street	11 units
525 Northfield Avenue (Essex House)	12 units
103 Pleasant Valley Way (Greenhill)	39 units
350 Pleasant Valley Way	59 units
Proposed 100% Affordable Developments:	
28 Babcock Place	4 units
4 Tompkins Street	4 units
Proposed Continuing Care Retirement Community (CCRC):	
1155 Pleasant Valley Way (Daughters of Israel)	41 beds
Existing Group Homes	
19 Terrace Avenue	3 bedrooms
97 Edgewood Avenue	5 bedrooms
23 Oak Avenue	3 bedrooms
60 Glenview Drive	3 bedrooms
167 Pleasant Valley Way	5 bedrooms
177 Marion Drive	2 bedrooms
Accessory Apartment Ordinance	10 units
Mandatory Set-Aside Ordinance	-
Total Units	230

- Updated the "Bonus Credits" chart on page 124 to add the proposed development at 217 Main Street, and the five (5) bonus credits it would create.
 - The Total Bonus calculation is revised from 76 units to 81 units.
 - The Total Fourth Round Unmet Need is revised from 297 to 301.

Bonus Credits:	
555 Northfield Avenue	11 credits
217 Main Street	5 credits
28 Babcock Place	4 credits
4 Tompkins Street	4 credits
525 Northfield Avenue (Essex House)	6 credits
350 Pleasant Valley Way	29 credits
216-222 Main Street	1 credit
19 Terrace Avenue	3 credits
97 Edgewood Avenue	5 credits
23 Oak Avenue	3 credits
60 Glenview Drive	3 credits
167 Pleasant Valley Way	5 credits
177 Marion Drive	2 credits
Total Bonus Credits	81
Total Fourth Round Unmet Need	301

- Added a new subsection to the “Addressing the Fourth Round Unmet Need” section, entitled “Addressing Additional Fourth Round Requirements,” and including the following new text and charts (pages 124-126):
 - “As outlined in the “Current Standards” section of this Plan, the Township must comply with the established minimum requirements for rental units, units for families with children, and the very-low-income requirement. Further, the age-restricted housing cap must not be exceeded. These standards are outlined below, along with a discussion to address each requirement. A total of 230 actual affordable housing units is proposed.
 - *Age-Restricted Housing*
 - As a municipality may not satisfy more than 30% of the affordable units, exclusive of bonus credits, to address its prospective need affordable housing obligation through the creation of age-restricted housing, a maximum of 69 age-restricted units (i.e., 30% of 230) can be created.

Fourth Round Unmet Need: Age-Restricted Housing	
<i>Proposed Units:</i> 1155 Pleasant Valley Way (Daughters of Israel)	41 beds
Total Units	41

○ *Families with Children*

- As a minimum of 50% of a municipality's actual affordable housing units, exclusive of bonus credits, must be made available to families with children, a minimum of 115 family units (i.e., 50% of 230) must be created.

Fourth Round Unmet Need: Families with Children	
<i>Proposed Units:</i> 216-222 Main Street 275 Northfield Avenue 103 Pleasant Valley Way (Greenhill) 350 Pleasant Valley Way	3 units 14 units 39 units 59 units
Total Units	115

○ *Rental Units*

- As a minimum of 25% of a municipality's actual affordable housing units, exclusive of bonus credits, shall be satisfied through rental units, a minimum of 58 rental units (i.e., 25% of 230) must be created. Further, as at least half of that number must be available to families with children, a minimum of 29 rental family units (i.e., 50% of 58) must be created.

Fourth Round Unmet Need: Rental Requirement		
Family Rental Units	<i>Proposed Units:</i>	
	216-222 Main Street	3 units
	350 Pleasant Valley Way	59 units
Total Rental Units		62
• <i>Total Family Rental Units</i>		62

- *Very-Low Income Requirement*
 - At least 13% of the housing units made available for occupancy by low-income and moderate-income houses shall be reserved for low-income households earning 30% or less of the median income pursuant to the Fair Share Housing Act, N.J.S.A. 52:27D-301, et seq, a minimum of 30 very-low-income units (i.e., 13% of 230) must be created. Further, as half of the very low-income units must be made available to families with children, a minimum of 15 very-low-income family units (i.e., 50% of 30) must be created.

Fourth Round Unmet Need: Very-Low-Income Requirement		
Very-Low-Income Units	<i>Existing Units:</i>	
	555 Northfield Avenue	11 units
	19 Terrace Avenue	3 bedrooms
	97 Edgewood Avenue	5 bedrooms
	23 Oak Avenue	3 bedrooms
	60 Glenview Drive	3 bedrooms
	167 Pleasant Valley Way	5 bedrooms
	177 Marion Drive	2 bedrooms
Very-Low-Income Family Units	<i>Proposed Units:</i>	
	1155 Pleasant Valley Way (Daughters of Israel)	41 beds
	275 Northfield Avenue	2 units
	103 Pleasant Valley Way (Greenhill)	5 units
	350 Pleasant Valley Way	8 units
	Total Very-Low-Income Units	88
• <i>Total Very-Low-Income Family Units</i>		15

- Revised the Summary of Fair Share Compliance chart on pages 128-129 accordingly:
 - To the Third Round Obligation – RDP:
 - Swapped the total number of Bonus Credits from 106 to 74, to accurately reflect the assignment of these 32 surplus RDP credits to the Township’s Third Round Unmet Need.
 - The table on page 59 was also amended to reflect this revision.
 - To the Third Round Obligation – Unmet Need:
 - Added the 47 additional credits from the development at 46 Mount Pleasant Avenue, and added the 32 surplus credits from the Third Round RDP.
 - The table on page 66 was also amended to reflect this revision.
 - To the Fourth Round Obligation – Unmet Need:
 - Removed the 762 Pleasant Valley Way site.
 - Added to the chart the 217 Main Street site and its 11 proposed affordable units.
 - Revised the total number of bonus credits from 76 to 81.

West Orange Township Affordable Housing Obligations	
Prior Round Obligation (1987-1999)	226
Degnan House/ Eagle Rock Senior Citizen’s Housing	10
Federation Plaza	92
Habitat for Humanity	2
Wedgewood Drive	2
30-32 Kingsley	8
Marmon Terrace	6
Merrywood Drive	5
PRISM Redevelopment	44
Bonus Credits	57
<i>Prior Round Total</i>	<i>226</i>

Third Round Obligation - RDP	421
Federation Plaza	42
Washington Street	3
152 Main Street	3
158 Main Street	3
46 Mount Pleasant Avenue	17
Wedgewood Drive	2
Dogwood Drive	4
525 Pleasant Valley Way	6
St. Cloud/Forest Avenue	8
Valley Road Residential	55
West Essex Highlands	100
Selecto Flash/25 Tompkins Street	17
Stonehill	64
Block 155, Lot 40.03	23
Bonus Credits	74
<i>Total Third Round Obligation – RDP</i>	<i>421</i>

Third Round Obligation – Unmet Need	533
46 Mount Pleasant Avenue	47
Redwood Site	28
Mayfair Farms	36
K-Mart/Whole Foods Shopping Center	104
10 Rooney Circle	17
Rock Spring Golf Club	30
Surplus Credits from Third Round RDP	32
Mandatory Set-Aside Ordinance	-

Fourth Round Obligation - RDP	0
Fourth Round Obligation – Unmet Need	660
555 Northfield Avenue	11
172-174 Main Street	1
217 Main Street	11
216-222 Main Street	3
275 Northfield Avenue	14
525 Northfield Avenue (Essex House)	12
103 Pleasant Valley Way (Greenhill)	39
350 Pleasant Valley Way	59
28 Babcock Place	4
4 Tompkins Street	4
1155 Pleasant Valley Way (Daughters of Israel)	41
19 Terrace Avenue	3
97 Edgewood Avenue	5
23 Oak Avenue	3
60 Glenview Drive	3
167 Pleasant Valley Way	5
177 Marion Drive	2
Accessory Apartment Ordinance	10
Mandatory Set-Aside Ordinance	-
Bonus Credits	81

- Revised the “Proposed Fourth Round Affordable Housing Sites” map (page 130) to eliminate the site at 762 Pleasant Valley Way and replace it with 217 Main Street.

