

TO: Township of West Orange Planning Board

FROM: Malvika Apte, AICP, PP, Planning Board Planner
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RE: Consistency Memo
76-80 Main Street Redevelopment Plan

DATE: August 24, 2026

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The Planning Board has received a copy of the 76-80 Main Street Redevelopment Plan ("the Plan"). The Plan supersedes the existing zoning of the property, known as Block 88 of Lot 17, and establishes new zoning standards to enable the conversion of the existing office building into a mixed-use building with multiple ground-floor commercial uses. The Township Council referred the Plan to the Planning Board for consistency determination during its July 21, 2026, meeting.

Requirements Pursuant to New Jersey State Law

Local Redevelopment and Housing Law (LRHL)

Pursuant to N.J.S.A. 40A:12A-7d, all provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

Pursuant to N.J.S.A. 40A:12A-7e, prior to the adoption of a redevelopment plan, the Planning Board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate.

Municipal Land Use Law (MLUL)

Pursuant to the Municipal Land Use Law, proposed zoning ordinances, amendments, and other development regulations shall be referred to the Planning Board for review in a manner similar to the LRHL process (N.J.S.A. 40:55D-64 & N.J.S.A. 40:55D-26a). The Planning Board shall review the proposed regulation for consistency with the municipal Master Plan and provide recommendations regarding any inconsistencies or other appropriate matters. In *Manalapan Realty v. Township Committee*, the Court determined that some inconsistency is permitted "provided it does not substantially or materially undermine or distort the basic provisions and objectives of the Master Plan." (140 N.J. 366, 384 (1995)).

Summary of the 76-80 Main Street Redevelopment Plan

The purpose of the Plan is to (1) streamline the property's outdated zoning regulations, (2) promote the renovation of the interior and exterior of the structure's ground floor to accommodate new retail tenants, and (3) maintain the existing office building use. The Plan establishes a number of permitted principal ground-floor uses, including artisan workshops, experiential retail, wineries, etc. In addition, the Plan enacts zoning standards pertaining to signage, parking, and landscaping, and design standards pertaining to fencing, lighting, and refuse/recycling storage. Overall, the Plan will preserve the site's existing infrastructure while providing new commercial spaces and amenities to attract a wide range of customers and community members with diverse interests and needs.

Consistency Analysis

The Township of West Orange's Planning Board adopted the 2019 Master Plan Update on December 4, 2019. The 76-80 Main Street Redevelopment Plan is consistent with the Township's 2019 Master Plan Update.

The 2019 Master Plan Update makes some key recommendations that are relevant to this Redevelopment Plan:

1. Modify permitted uses in commercial zones, in recognition of market changes for retail and other uses.
2. Permit microbreweries, distilleries and wineries in appropriate locations. These type of uses have become more prevalent in recent years in New Jersey due to changes in state laws, and can be economic development drivers.
3. Modify Zoning as appropriate to allow for varied non-residential uses.

The Redevelopment plan proposes to add a variety of commercial uses to a non-residential building in order to create vibrancy and usage of the site, in recognition of the market changes. A single use office building with a large parking lot is not a viable option per modern land use planning standards, with this Redevelopment plan, additional uses are permitted along the ground floor to create options for the usage of the property. The Plan permits a number of different non-residential uses with varied offerings and customer bases and by creating new commercial spaces that have the capacity to support local business. The Plan aligns with additional goals of permitting redevelopment near transit and requiring onsite electric vehicle parking. The Redevelopment Area is located within a mile of the Orange Train Station and also requires a percentage of on site parking to be reserved for electric vehicle parking.

Overall, the Plan is in alignment 2019 Master Plan goals and objectives. The 76-80 Main Street Redevelopment Plan is consistent with the Township's 2019 Master Plan Update.