



TOWNSHIP OF WEST ORANGE

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Department of Planning and Development

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TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Planning Director

DATE: October 21, 2021

RE: **Area in Need of Redevelopment Study**
Potential Expansion of Downtown Redevelopment Area

This memorandum evaluates the Main Street Expansion Redevelopment Study dated September 8, 2021 and prepared by Heyer, Gruel & Associates (the “redevelopment study”).

The New Jersey Local Redevelopment and Housing Law (“LRHL”) at N.J.S.A. 40A:12A allows municipalities to designate an “area in need of redevelopment” in accordance with criteria outlined in the redevelopment study. The study area includes 44 tax lots in Blocks 116 and 116.01 (the “study area”). The study area is located directly to the north of the existing Downtown Redevelopment Area.

Under the regulations of the LRHL at N.J.S.A. 40A:12A-5, a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (N.J.S.A. 40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of eight conditions listed on pages 6 and 7 of the redevelopment study are found. In a redevelopment study area with multiple parcels, individual properties or blocks that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the study area as a whole, one or more of the eight conditions are prevalent.

The redevelopment study concludes that of the 44 parcels in the study area, one meets the criteria for being designated in need of redevelopment. This parcel, Block 116, Lot 44, is located on the



northeast corner of Main Street and Babcock Place and has a street address of 239-245 Main Street. The building on the property formerly housed Future Auto Body, but has been vacant since 2013. The property qualifies under criterion “b,” as it is a building previously utilized for commercial purposes whose use has been discontinued and has been vacant for over two years. The remaining parcels in the study area do not meet any of the criteria, as detailed in the redevelopment study. However, it is noted that all of these parcels have been previously designated as an “area in need of rehabilitation” by the Township in 2019.

I concur with the determination regarding designation of Block 116, Lot 44 and the reasons cited in the redevelopment study for this property, as well as the reasoning for the study not recommending designation of the other study area properties. It is noted this proposed redevelopment area designation of this one property would allow the use of eminent domain, as the resolution authorizing the study and the notices regarding it stated so as required by the LRHL.

