



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI

Mayor

PLANNING BOARD

Robin Miller, Secretary

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MEMORANDUM

TO: Hon. Susan McCartney, Council President
Hon. Michele Casalino, Councilwoman
Hon. Victor Cirilo, Councilman
Hon. Jerry Guarino, Councilman
Hon. Joe Krakowiak, Councilman

FROM: Robin Miller 
Planning Board Secretary

CC: Karen Carnevale, Municipal Clerk
Mark Moon, Esq.

DATE: January 4, 2018

RE: **Essex Green and Executive Drive Area
Area of Need of Redevelopment Study**
Block 155, Lot 40.02, 100 Executive Drive
Block 155, Lot 40.03, Rooney Circle
Block 155, Lot 41.02, 10 Rooney Circle
Block 155, Lot 42.01, 300 Executive Drive
Block 155, Lot 42.02, 200 Executive Drive
Block 155.21, Lot 40, Prospect Avenue

At the Planning Board hearing on December 6, 2017, the Planning Board voted to recommend to Township Council that the above referenced properties qualify as a Non-Condemnation Area in Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-1 et. seq.

Attached please find executed copy of the Planning Board Resolution adopted January 3, 2018.

Kindly advise the Planning Board of any subsequent action taken by the Council regarding this matter.

Please do not hesitate to contact me if you have any questions.

Thank you.



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RESOLUTION OF THE PLANNING BOARD**TOWNSHIP OF WEST ORANGE**

WHEREAS pursuant to N.J.S.A. 40A:12A the Local Redevelopment and Housing Law (the "LRHL") the Planning Board was directed by the West Orange Township Council pursuant to Resolution #212-17, to conduct a preliminary investigation in order to study the area listed therein (Lots 40.02, 40.03, 41.02, 42.01, and 42.02 in Block 155 and Lot 40 in Block 155.21) and generally described as the Essex Green and Executive Drive Area (the "Study Area") to determine if it should be determined to be an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"); and

WHEREAS the firm of Phillips Preiss Grygiel, LLC did conduct a study and prepare a report (the "Report") dated October, 2017; and

WHEREAS the Planning Board having conducted a public hearing at meetings held on November 1, 2017 and December 6, 2017, after notice hereby makes the following findings:

1. The Board having received the report from Phillips Preiss Grygiel, LLC and having heard testimony from Paul Grygiel, PP, AICP, and having provided an opportunity for public comment, and having deliberated on the matter, hereby finds that there is sufficient information to determine that the Study Area meets the criteria for designation as an area in need of redevelopment in accordance with the LRHL.
2. The redevelopment area investigation reveals that all but one of the properties qualified for redevelopment designation under either criteria "b" or "d" of the LRHL (N.J.S.A. 40A:12A-6). Of the total land area of 70.58+/- acres, 65.86 acres meet the statutory conditions for designation of an area in redevelopment. The remaining property in the Study Area, Block 155, Lot 40.03 does not in and of itself meet the statutory criteria, however; it can be included in the redevelopment area in accordance with N.J.S.A. 40:12A-3 because the exclusion of the property would be an impediment to an appropriate redevelopment scheme.
3. Therefore the Board hereby agrees with the conclusion of the Redevelopment Study conducted by Phillips Preiss Grygiel, LLC that the Study Area (i.e., Lots 40.02, 40.03, 41.02, 42.01 and 42.02 in Block 155 and Lot 40 in Block 155.21) qualify as an "area in need of redevelopment" in accordance with N.J.S.A. 40:12A.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 3rd day of January 2018.



Robin Miller, Secretary
Township of West Orange Planning Board