

Exhibit “A”



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

Tel: (973) 325-4111

Fax: (973) 325-6359

Email: planningboard@westorange.org

MEMORANDUM

TO: Hon. Jerry Guarino, Council President
Hon. Michele Casalino, Councilwoman
Hon. Cindy Matute-Brown, Councilwoman
Hon. Joe Krakoviak, Councilman
Hon. Susan McCartney, Councilwoman

FROM: Robin Miller 
Planning Board Secretary

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

DATE: March 13, 2019

RE: **Preliminary Investigation and Report**
Proposed Non-Condensation Area in Need of Redevelopment
Block 68, Lot 1
46 Mount Pleasant Avenue

At the Planning Board hearing on March 6, 2019, the Planning Board voted to recommend to Township Council that the above referenced property qualify as a Non-Condensation 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 March 12, 2019.

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

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

Thank you.



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

RESOLUTION OF THE PLANNING BOARD

TOWNSHIP OF WEST ORANGE

Decided: March 6, 2019

Memorialized: March 12, 2019

WHEREAS pursuant to N.J.S.A. 40A:12A-1, et seq the Local Redevelopment and Housing Law (the “LRHL”) the Planning Board was directed by the West Orange Township Council pursuant to Resolution #266-18 adopted on November 27, 2018 and Resolution #12-19 adopted on January 8, 2019, to conduct a preliminary investigation in order to study the area listed therein and generally described as the 46 Mount Pleasant Avenue Study Area (the “Study Area”) to determine whether it should be designated as an area in need of redevelopment under the Local Redevelopment and Housing Law; and

WHEREAS the firm of Heyer Gruel & Associates (“HGA”) was engaged to conduct a study and make recommendations as to whether any or all of the property within the Study Area met the criteria as an area in need of redevelopment; and

WHEREAS HGA did conduct a study and prepare a report dated February 6, 2019 (the “Report”); and

WHEREAS the Planning Board conducted a public hearing at a meeting held on March 6, 2019 after notice;

WHEREAS the Planning Board having received testimony from Susan Gruel, PP and having allowed for questions and comments from all members of the public desiring to be heard, hereby makes the following findings and conclusions:

1. The Board having received the report from HGA and having heard testimony from

Susan Gruel, PP, and having provided an opportunity for public comment, and having deliberated on the matter, hereby finds that there is sufficient information to recommend that the Study Area meets the statutory criteria for designation as an area in need of redevelopment.

2. The Board finds credible the testimony of Susan Gruel who detailed the reasons why the Study Area qualifies under the statute N.J.S.A. 40A:12A-5(d). The criteria under subsection “d” are as follows:

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

3. The Board finds there is substantial evidence that the library property suffers from faulty arrangement, obsolescence and an obsolete layout which has a detrimental affect on the general welfare of the community. The original building is 60 years old and the addition is 40 years old. An architectural assessment prepared by Arcari + Iovino Architects in October 2015 identified \$1.6 million in improvements needed to address physical deficiencies, ADA access, electrical upgrades, fire detection and other building systems and site issues. A portion of the façade of the Edison Wing collapsed in 2015. In addition to maintenance and repair work, asbestos containing materials (ACMs) were identified in the building, both friable and non-friable.

4. A study by the Information Policy and Access Center released October 1, 2015

indicated how the function of libraries in an increasingly digital world has changed. Libraries now serve an essential role in offering digital services to people that cannot access them elsewhere. One of the report's conclusions is that "a library's ability to provide these services is closely related to the quality of its infrastructure." The faulty arrangement, obsolete layout and functional obsolescence of building systems and equipment in the West Orange library hinder the facility's ability to provide these services. As noted in the HGA report "without substantial upgrades or reconfiguration, the physical constraints of the building prevent the library from offering the full range of modern tools and programs that promote digital inclusion and provide the services that modern libraries seek to offer the communities they serve." Among the physical constraints are: the main library floor has but one small meeting room and an undersized teen area; the ground floor meeting room is not well positioned to host programs due to its distance from staff and physical separation from the main public portion of the library; and the age of the structure limits the library's ability to provide additional computers, charging stations and other multi-media offerings.

5. The West Orange Public Library Strategic Plan 2016-2019 attached to the HGA Report resulted from a planning process that included patron surveys and assistance of an outside consultant. The discussion of the facility in the Plan indicated that the library space is not sufficient to provide for the new demands, which include additional programming space, meeting rooms, training classes, upgrades to electric and technology needs including charging stations, adequate seating and an overall modernization of the main floor.

6. The Board agrees with the HGA reports findings that the physical deficiencies, obsolescence, faulty arrangement of the existing physical facility and their negative impact upon the type of programming that modern libraries are called to provide result in a deleterious impact upon the general welfare of the community.
7. The HGA report was based upon visits to and observations of the site, photographs of the site, discussions with various stakeholders, review of the West Orange Public Library Strategic Plan 2016-2019, the study by the Information Policy and Access Center released October 1, 2015, the architectural assessment prepared by Arcari + Iovino Architects in October 2015, and the benchmarks provided by the Institute of Museum and Library Services. The Board finds there is substantial evidence to support the conclusion in the report that the Study Area qualifies as an area in need of redevelopment.
8. The Board hereby incorporates by reference the HGA Report dated February 6, 2019 with exhibits and the testimony of Susan Gruel at the public hearing held on March 6, 2019.

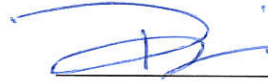
IT IS HEREBY RECOMMENDED:

- (i) That the Township Council designate the Study Area as an area in need of redevelopment under N.J.S.A. 40A:12-1, et seq.; and
- (ii) That the Township Council consider expanding the Study Area to include additional properties in the same area either now or at some point in the future.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its
Chairman and Secretary on the 12th day of March 2019.



Ron Weston, Chairman



Robin Miller, Secretary

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff		*	*			
Cardoza (Vice Chair)						*
Keigher			*			
Klein			*			
McCartney			*			
Trenk			*			
Wegner			*			
Wilkes			*			
Williams (Alt. #1)			*			
Johnson (Alt. #2)						
Weston (Chair)	*		*			

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff	✓		✓			
Cardoza (Vice Chair)						
Keigher			✓			
Klein						✓
McCartney			✓			
Trenk		✓	✓			
Wegner			✓			
Wilkes			✓			
Williams (Alt. #1)					✓	
Johnson (Alt. #2)						
Weston (Chair)			✓			



Exhibit “B”

March 12, 2019

Chairman Ron Weston
Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052

RE: Proposal for Professional Planning Services
Redevelopment Plan – West Orange Public Library Site (46 Mt. Pleasant Avenue)

Dear Mr. Weston:

We are pleased to submit this proposal to provide professional planning services associated with the preparation of a Redevelopment Plan for the West Orange Public Library Site. Our firm is well versed in the preparation of redevelopment plans throughout the State. We have extensive experience working with the Local Redevelopment and Housing Law (LRHL) and frequently sit on panels dealing with redevelopment law topics. As you know, we are in the process of working with the Township on several redevelopment projects, including the recent completion of the Area in Need of Redevelopment Study for the Library property.

The Redevelopment Plan would be prepared in accordance with the provisions of the Local Redevelopment and Housing Law (LRHL). Our office would work closely with the Township Governing Body, Planning Board, property owners, and any other parties deemed appropriate to develop conceptual plans and standards for the Area. The following elements would be included, as required by the LRHL:

- The plan relationship to definitive local objectives as to appropriate land uses, density of population and approved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the area, including conceptual site layouts.
- An identification of any properties within the redevelopment area which are proposed to be acquired in accordance with the Redevelopment Plan.
- Any significant relationship to the Redevelopment Plan to the Master Plans of contiguous municipalities, the Master Plan of the county in which the municipality is located and the State Development and Redevelopment Plan.
- The Redevelopment Plan will discuss its relationship to pertinent municipal development regulations. The Plan will either supersede applicable provisions of the development regulations of the Township or constitute an overlay zoning district within the redevelopment area.

Our fee for preparation of the Redevelopment Plan would not exceed a total of \$18,000, including attendance at one Planning Board meeting and one Council meeting. All other meetings (e.g. internal, additional public) will be billed separately per meeting at our hourly rates.

We welcome the opportunity to work with the Township on this important redevelopment project. Should you have any questions, please do not hesitate to contact us.

Sincerely yours,

HEYER, GRUEL & ASSOCIATES



Fred Heyer, PP, AICP LEED- AP ND, CNUa
Principal



Susan S. Gruel, PP
Principal

STAFFING AND RATES

The following is a breakdown of anticipated staffing involvement and hourly rates:

2019 FEE SCHEDULE - MUNICIPAL CLIENTS		
PRINCIPALS:	SUSAN S. GRUEL	\$175 PER HOUR
	FRED HEYER	
PRINCIPAL PLANNERS:		\$150 PER HOUR
SENIOR PLANNERS:		\$135 PER HOUR
ASSOCIATE PLANNERS:		\$110 PER HOUR

Note: Travel time or mileage charges are not billed.