

**ORDINANCE OF THE TOWNSHIP OF WEST ORANGE, IN
THE COUNTY OF ESSEX, NEW JERSEY, ADOPTING A
REDEVELOPMENT PLAN FOR BLOCK 155, LOTS 40.02,
40.03, 41.02, 42.02 AND BLOCK 155.21, LOT 40 PURSUANT
TO THE LOCAL REDEVELOPMENT AND HOUSING
LAW, N.J.S.A. 40A:12A-1, *et seq.* (ESSEX GREEN –
EXECUTIVE DRIVE REDEVELOPMENT AREA)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land located in the municipality constitute areas in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, on January 9, 2018, the Municipal Council of the Township of West Orange (the “**Township Council**”) adopted Resolution 17-18 designating certain property identified as Block 155, Lots 40.02 (100 Executive Drive), 40.03 (Rooney Circle), 41.02 (10 Rooney Circle), 42.02 (200 Executive Drive), and Block 155.21, Lot 40 (Prospect Avenue) (collectively, the “**Redevelopment Area**”) on the tax map of the Township, as a non-condemnation area in need of redevelopment, which designation would authorize the Township Council to use all those powers permitted by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; and

WHEREAS, the Redevelopment Law empowers the Township to adopt a redevelopment plan pursuant to which redevelopment projects are to be undertaken or carried out within the Redevelopment Area; and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan has been prepared by Heyer, Gruel & Associates for the Redevelopment Area entitled the “Essex Green-Executive Drive Redevelopment Plan” dated May 1, 2019 (the “**Redevelopment Plan**”), attached hereto as Exhibit A; and

WHEREAS, the Township of West Orange Planning Board (the “**Planning Board**”) reviewed the proposed Redevelopment Plan at its duly noticed and constituted public meeting on May 1, 2019; and

WHEREAS, following such review the Planning Board rendered its report and recommendations to the Township Council and recommended the adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Township Council hereby finds it appropriate for the Redevelopment Plan to be adopted for the Redevelopment Area, the Redevelopment Plan being, among other things, substantially consistent with the Master Plan for the Township; and

WHEREAS, the Township Council now desires to adopt the Redevelopment Plan and to direct that the applicable provisions of the Township’s Zoning Ordinance and Map be amended

and supplemented to reflect the provisions of the Redevelopment Plan, as and to the extent set forth therein,

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of West Orange as follows:

1. **Generally.** The aforementioned recitals are incorporated herein as though fully set forth at length.

2. **Adoption.** The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A, is hereby approved and adopted.

3. **Amendment of Zoning Ordinance and Map.** The sections of the Township's Zoning Ordinance and Map are hereby amended and supplemented to incorporate and reflect the Redevelopment Plan.

4. **Severability.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.

5. **Public Review.** A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.

6. **Effective Date.** This Ordinance shall take effect as provided by law.

Karen J. Carnevale, R.M.C., Municipal Clerk

Robert D. Parisi, Mayor

Jerry Guarino, Council President

Introduced: May 29, 2019

Adopted: June 11, 2019

EXHIBIT A
Redevelopment Plan