



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. 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: August 8, 2019

RE: **Preliminary Investigation and Report**
Proposed Area in Need of Rehabilitation
Block 116, Lots 44, 47, 48, 50, 51, 53, 53.01 and 55; and Block 116.01
Lots 81.03, 86, 87, 88, 89, 91, 93, 95, 96, 97, 98, 99, 100, 101 and
101.01

At the Planning Board hearing on August 7, 2019, the Planning Board voted to recommend to Township Council that the above referenced property qualify as an Area in Need of Rehabilitation Pursuant to N.J.S.A. 40A:12A-1 et. seq.

Attached please find executed copy of the Planning Board Resolution adopted August 7, 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.



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**RESOLUTION
TOWNSHIP OF WEST ORANGE PLANNING BOARD**

*Resolution of the West Orange Planning Board Recommending to
the Township Council that it Designate Certain Properties as an
Area in Need of Rehabilitation pursuant to N.J.S.A.*

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 therein constitute an area in need of rehabilitation; and

WHEREAS, on May 14, 2019, the Township Council for the Township of West Orange (the “Council”) adopted Resolution No. 134-19 determining that the following properties should be considered for designation as an area in need of rehabilitation: Block 116, Lots 44, 47, 48, 50, 51, 53, 53.01 and 55; and Block 116.01, Lots 81.03, 86, 87, 88, 89, 91, 93, 95, 96, 97, 98, 99, 100, 101 and 101.01 on the Township of West Orange Tax Map inclusive of any and all streets, “paper” streets, private drives and rights of way (the “Study Area”); and

WHEREAS, Leonard Lepore, P.E. the engineer for the Township, submitted a report (the “Rehabilitation Report”), a copy of which is attached hereto stating that the Study Area meets the criteria set forth in subsections (2) and (6) of Section 14 of the Redevelopment Law, N.J.S.A. 40A:12A-14(a), as (i) more than half the housing stock in the delineated area is at least 50 years old, and (ii) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance; and that a program of rehabilitation is expected to prevent further deterioration and to promote the overall development of the Township in accordance with the requirements of Section 14 of the Redevelopment Law; and

WHEREAS, N.J.S.A. 40A:12A-14(a) provides that prior to adoption of a resolution designating the Study Area as an area in need of rehabilitation, the Township must first submit a

copy of the proposed resolution designating the Study Area to the Township Planning Board for its review and comment; and

WHEREAS, the Township Council has provided to the Planning Board a copy of its proposed resolution along with a copy of the Rehabilitation Report prepared by Leonard Lepore, P.E.;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board has reviewed the resolution and Rehabilitation Report forwarded from the Township Council and determines that designation of the Study Area as an area in need of rehabilitation is warranted; and

I hereby certify that the above is a true and correct copy of a Resolution adopted by the West Orange Planning Board on August 7, 2019.



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 (1 st Alt.)			*			
Johnson (2 nd Alt)						*
Weston (Chairman)	*		*			

Vote on the Memorializing Resolution

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



TOWNSHIP OF WEST ORANGE

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07052

DEPARTMENT OF PUBLIC WORKS

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Mayor

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LEONARD R. LEPORE

Director/Municipal Engineer

May 7, 2019

Mayor and Township Council
Municipal Building
66 Main Street
West Orange, New Jersey 07052

RE: **AREA IN NEED OF REHABILITATION**
MAIN STREET, EAST SIDE
BABCOCK PLACE TO WASHINGTON STREET
BLOCKS 116 AND 116.01

Mayor Parisi, Council President Guarino and Council Members:

Pursuant to the Local Redevelopment and Housing Law, NJSA 40A:12A-14, the area along the easterly side of Main Street between Babcock Place and Washington Street in Blocks 116 and 116.01 is an area in need of rehabilitation due to the age of the water and sewer infrastructure and the housing stock there. Specifically NJSA 40A-12A-14(a) states the governing body may designate all or part of the Municipality as being in need of rehabilitation if it determines by Resolution that there exists in that area conditions such that a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance, and /or more than half of the housing stock in the delineated area is at least 50 years old. The sanitary sewer system in this section of Main Street is over a century old dating back to the turn of the nineteenth and twentieth centuries. The water main here was installed in 1892. The existing housing stock in this area was constructed during the period 1871 to 1932.

The sanitary sewer mains are made of vitrified clay, a very brittle material, and the pipe joints are oakum sealed with lead. Additionally, the manholes along Main Street are brick with mortar joints. Over time the joints between pipes and the joints between the brick courses in the manholes deteriorate, allowing for the infiltration of groundwater into the sanitary sewer system. During wet weather periods this extraneous flow causes sewage flow rates to rise considerably resulting in sewage backups into basements or surcharging of manholes causing discharges into the street. Even during dry weather periods and peak daily flow times such as early mornings, the sewer mains are nearly full. There is little capacity for additional flow in dry weather periods let alone wet weather periods. To accommodate future dry weather flows and to reduce flows from infiltration, the sanitary sewer mains and sanitary

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sewer manholes in this section of Main Street need to be replaced with larger pipes with water tight joints and new manholes of precast concrete.

The water main here along Main Street is only eight inches in diameter, and it supplies the network of water mains on streets that intersect Main Street with potable water for both domestic and firefighting purposes. In other sections of West Orange the local water purveyor, New Jersey American Water Company, has upgraded its distribution system along main roadways to 12 inch and 16 inch diameter water mains which then supply the intersecting streets and adjoining neighborhoods with potable water. This has assured adequate domestic water supply but more importantly the larger mains provide improved flows for firefighting. Main Street and surrounding neighborhoods are some of the most densely populated areas in the Township with most construction of wood frame. To provide higher water flow rates for firefighting, the eight inch water main in Main Street needs to be enlarged.

Additionally I reviewed the age of the existing housing stock along Main Street in these two blocks with the records on file in the office of the Tax Assessor, Kevin Dillon. In Block 116, there are a total of 45 housing units including 34 in the Llewellyn Hotel. These units were constructed during the period 1882 to 1932. In Block 116.01 there are a total of 23 housing units with construction during the period 1871 to 1923.

Along Main Street and in particular between Babcock Place and Washington Street, the age of the sewer and water infrastructure and the existing housing stock is well in excess of 50 years. Furthermore, the age of the sanitary sewer system results in high levels of infiltration during wet weather periods leading to sewer surcharging and overflows. Additionally, the size of the water main in Main Street limits fire flow rates in this section of West Orange. Both the sewer and water system along Main Street need to be improved. A rehabilitation program will promote the improvement of the water and sewer system and the existing housing stock which will improve the public welfare for those along Main Street and surrounding neighborhood.

Very truly yours,



Leonard R. Lepore, Municipal Engineer
Director of Public Works

LRL/az

Exhibit A

The Study Area consists of the following properties identified by block and lot and address in accordance with the City Tax Records and as shown on the attached tax map, along with the adjacent streets, "paper" streets, private drives and right of ways.

Block 116, Lot 44	239-245 Main Street
Block 116, Lot 47	247 Main Street
Block 116, Lot 48	249 Main Street
Block 116, Lot 50	251 Main Street
Block 116, Lot 51	253-255 Main Street
Block 116, Lot 53	259 Main Street
Block 116, Lot 53.01	257 Main Street
Block 116, Lot 55	Kling Street
Block 116.01, Lot 81.03	Kling Street
Block 116.01, Lot 86	261 Main Street
Block 116.01, Lot 87	263 Main Street
Block 116.01, Lot 88	265-267 Main Street
Block 116.01, Lot 89	269-271 Main Street
Block 116.01, Lot 91	273 Main Street
Block 116.01, Lot 93	955 Main Street
Block 116.01, Lot 95	277 Main Street
Block 116.01, Lot 96	279-281 Main Street
Block 116.01, Lot 97	283 Main Street
Block 116.01, Lot 98	285 Main Street
Block 116.01, Lot 99	92 Washington Street
Block 116.01, Lot 100	88 Washington Street
Block 116.01, Lot 101	86 Washington Street

Block 116.01, Lot 101.01

84 Washington Street

