

Hendricks Appraisal Company, LLC

SEVEN HUTTON AVENUE, WEST ORANGE, NEW JERSEY 07052 • 973-736-5656-7 • FAX 973-736-2364



**REAL ESTATE
APPRAISALS
& RESEARCH**

MARK E. HENDRICKS, CRE, FRICS, CTA, SCGRE
ANITA M. HENDRICKS, SCGRE
JEFFREY R. HENDRICKS, CTA, SCGRE (RETIRED)

NEW JERSEY STATE CERTIFIED
GENERAL REAL ESTATE APPRAISERS

ROBERT W. HENDRICKS, MAI, CRE, SCGRE
(1923-2000)

DELIBERATIVE MATERIALS WORK PRODUCT FOR ATTORNEY-CLIENT USE ONLY

November 27, 2023

Robert Beckelman, Esq.
Wilentz, Goldman & Spitzer, PA
90 Woodbridge Center Drive - Suite 900
Woodbridge, New Jersey 07095

**Re: Consulting Assignment
Downtown West Orange Redevelopment
Various Municipal Owned Properties
Ashland Avenue, Lakeside Avenue & Babcock Place
Block 64, Lots 3,22,25,27,28,30,31,32,33,34,34.01
Block 115, Lots 15 & 16 & Block 116.02, Lot 12
West Orange, New Jersey**

Dear Mr. Beckelman:

In accordance with your request, I have prepared this consulting assignment in connection with the above captioned properties. The purpose of this assignment is to convey my conclusions as to the highest and best use as well as an estimate of value for the properties. Please note that this document is not to be construed as a formal appraisal report as it does not conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

The properties which are the subject of this assignment are situated within the West Orange Downtown Redevelopment Plan which was originally established in March 2003. The plan has been amended several times with the most recent being the fourth (4th) amendment dated September 12, 2021. For reference purposes, I have attached copies of the original plan and fourth amendment to this document.

In connection with this assignment, I have carefully reviewed the redevelopment plan and amendment in the analysis of highest and best use for the properties. It is recognized that the redevelopment plan as amended indicates the primary intended use of the properties is to redevelop with a motion picture studio, there is little data available which can be utilized in a determination that this would be the highest and best use. Therefore, based on a review of legally permitted alternate uses as specified within the redevelopment plan, I have concluded that residential multi-family development of the parcels is the highest and best use.

It is important to note that the determination of highest and best use does not preclude nor foreclose development with a motion picture studio complex. Rather, in the absence of sufficient market data to support such a use, the most logical and probable (alternate) use as multi-family development has been concluded.

This consulting assignment has been prepared based on the following extraordinary and hypothetical assumptions*:

- *That the subject parcels are unencumbered with any adverse environmental contamination or conditions which would limit, restrict or preclude development of the properties to their highest and best use as discussed herein.*
- *That the cost of demolition of any existing improvements is reasonably similar to the estimated costs included herein.*
- *That any and all required permits or other regulatory approvals would be granted once complete and proper application has been made.*

According to the information provided to this appraiser, the following properties are included with this assignment:

Block 64, Lots 3, 22, 25, 27, 28, 30, 31, 32, 33, 34 and 34.01 - These parcels are typically located along the east side and rear of Ashland Avenue and based on a review of the tax maps and discussions with the client, the parcels contain in the aggregate, contain approximately 121,097 square feet or 2.78 acres. The parcels are very irregular in shape making any future development difficult and expensive. The properties are all located within the redevelopment plan area designated as E-LR - Edison Loft Residential. A review of the plan reveals that this zone will permit 65 units per acre up to a maximum of 130 individual residential units. It has also been noted that Block 64, Lot 25 is currently improved with a vacant one and two story masonry and steel industrial garage building containing approximately 4,101 square feet. I have estimated the cost of demolition herein based on the Core Logic/Marshall & Swift manual at \$10.00 per square foot or \$40,000.00 (rounded) herein.

Block 116.02, Lot 12 - This parcel is an unimproved, fence enclosed vacant lot located along Babcock Place. The parcel contains approximately 7,750 square feet or 0.1779 acres. As instructed, this parcel has not been recognized in the analysis contained herein and is only included for reference purposes.

Continued . . .

Block 115, Lot 15 - This parcel has frontage along Babcock Place, Lakeside Avenue, Watchung Avenue and Columbia Street. The parcel comprises an area of approximately 393,521 square feet or 9.034 acres. The site is currently improved with a one and part two story masonry and steel industrial building containing approximately 197,932 square feet and formerly occupied by Barton Press. The improvement has been vacant for a protracted period of time and is in an advanced state of physical deterioration offering no contributory value to the land. In this regard, I have estimated the cost of demolition herein based on the Core Logic/Marshall & Swift manual at \$10.00 per square foot or \$1,980,000.00.

Block 115, Lot 16 - This parcel has frontage along Lakeside Avenue and Watchung Avenue. It is currently improved with two (2) structures - a one story masonry and steel Department of Public Works facility containing approximately 45,430 square feet. The second structure is a one story masonry and frame municipal animal shelter containing 2,500 square feet. Additional site improvements include a covered fueling station (for municipal vehicles) with observed above grade fuel storage tanks, substantial macadam paving and chain link fence. The site contains approximately 134,165 square feet or 3.080 acres. As instructed, I have viewed the parcel as vacant land and in that regard, have estimated the costs of demolishing the existing on-site improvements at \$10.00 per square foot or \$480,000.00.

All of the subject parcels within Block 115 and 116.02 are located in the redevelopment plan area designated as E-MR - Edison Mixed-Use and excluding Block 116.02, Lot 12 and a portion of Block 115, Lot 15 are also located within the FSOD (Film Services Overlay District). A review of the plan reveals that in addition to a film studio, the zone will also permit multi-family residential development with a density of 60 units per acre. Based on the aggregate land area of approximately 12.114 acres, these parcels have a maximum permitted development density of approximately 726 individual units based on the provisions, regulations and requirements of the E-MR and FSOD overlay district.

In connection with the preparation of this consulting assignment, I have researched a number of comparable sales within West Orange, including the recent acquisition of several subject parcels, as well as sales located within other Essex County municipalities. I have considered current market and economic conditions as well as the location and physical features of the subject property in my analysis. As such, the sales required adjustments, both positive and negative, for differences in time-market conditions, location and physical characteristics when compared with the subject parcels. As required, I have retained complete information and my individual analysis of each sale within the work file for this assignment.

A summary of each of the land sales considered along with a brief discussion of each has been included below and on the following page.

555 Northfield Avenue, West Orange, Essex County, New Jersey

Date: February 13, 2018 Sale Price: \$3,900,000.00 Acres: 2.3431
Reflects Per Acre: \$1,664,462.00 Block: 168 Lots: 26 & 28

Comments:

Conveyed without development approvals. The purchaser had operated the former Turtle Brook Inn (as the Avenue Hotel) prior to securing development approvals. On October 17, 2019, approvals to demolished former Turtle Brook Inn and development the site with 70 residential units, a detached 11,000 square foot day care center facility and a multi-level parking garage were granted. The purchaser was responsible for the cost of demolition as well as any site remediation expense. Following adjustments for time-market conditions, location and physical disparities, an adjusted value of \$998,677.00 per acre is indicated.

374-376 Crane Street, Orange, Essex County, New Jersey

Date: January 8, 2019 Sale Price: \$4,800,000.00 Acres: 1.9048
Reflects Per Acre: \$2,519,949.00 Block: 2702 & 2703 Lots: 1, 6, 8

Comments:

The property was conveyed with development approvals for a 208 unit residential development. The approvals also included a multi-level parking garage with a 302 car capacity. The site comprises approximately 1.9048 acres. The project when completed, will have a long-term PILOT as well as RAB funding. The purchaser was responsible for all costs involved with demolition-site clearing as well as environmental remediation expenses. Following adjustments for differences in time, location and physical features, an adjusted value of \$1,385,972.00 per acre is indicated.

588-594 Washington Avenue, Belleville, Essex County, New Jersey

Date: September 9, 2020 Sale Price: \$750,000.00 Acres: 0.4039
Reflects Per Acre: \$1,856,895.00 Block: 9001 Lots: 29 & 30

Comments: The property was conveyed with approvals for a 20 unit residential development. The purchaser assumed all costs involved with demolition-site clearing and environmental remediation expenses. Following comparative adjustments for time, location and physical characteristics, an adjusted value of \$928,447.00 per acre is indicated.

Continued . . .

45-53 Washington Avenue, Belleville, Essex County, New Jersey

Date: October 4, 2022 Sale Price: \$1,100,000.00 Acres: 0.43078
Reflects Per Acre: \$2,553,508.00 Block: 7503 Lot: 15
Comments: The property was conveyed with development approvals for a seven (7) story mixed-use building consisting of 81 residential units and grade level retail space. The purchaser assumed all costs involved with demolition-site clearing and environmental remediation expenses. Following adjustments for differences in time-market conditions, location and physical features, an adjusted per acre value of \$1,404,429.00 is reflected.

Lakeside Avenue, Ashland Avenue & Babcock Place, West Orange, Essex County, N.J.

Date: February 25, 2022 Sale Price: \$12,500,000.00 Acres: 10.4681
Reflects Per Acre: \$1,194,103.00 Block: 64 Lots: 22, 28, 30, 31, 32, 33, 34, 34.01
Block: 115 Lots: 15 & 17 Block: 116.02 Lot: 12
Comments: Subject parcels acquired by the Township of West Orange for redevelopment purposes and in connection with the resolution of pending litigation, etc. Nonetheless, the sale is regarded as relevant for analysis purposes and has been given limited consideration herein. Following downward adjustment for time-economic conditions, it reflects an adjusted \$1,074,693.00 per acre.

Analysis:

The adjusted sales range from \$928,447.00 to \$1,404,429.00 per acre with a mid-range or median found at \$1,158,444.00 per acre. Based on the aggregate of all of the sales data and with greatest weight given to the recent acquisition of several subject parcels as noted above, I have accepted a value of \$1,160,000.00 per acre for the subject parcels.

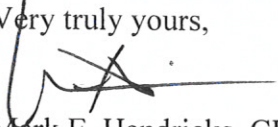
It should also be noted that those subject parcels located within Block 64 and comprising approximately 2.78 acres are extremely irregular in shape which will result in significantly greater development costs when compared with other parcels. In this regard, I have applied an additional downward adjustment of 25% to the indicated per acre value noted above in recognition of the foregoing.

Continued . . .

Block 115, Lots 15 & 16	
12.114 Acres @ \$1,160,000.00	Say \$14,055,000.00
Less demolition costs (Barton Press)	
197,932 Square Feet @ \$10.00	Say \$ 1,980,000.00
Less demolition costs (DPW Improvements)	
47,930 Square Feet @ \$10.00	Say \$ 480,000.00
Total Indicated Value	Say \$11,595,000.00
Block 64, Lots 3, 22, 25, 27, 28, 30, 31, 32, 33, 34, 34.01	
2.780 Acres @ \$1,160,000.00 X 75.00%	Say \$ 2,420,000.00
Less demolition costs (Block 64, Lot 25)	
4,101 Square Feet @ \$10.00	Say \$ 40,000.00
Total Indicated Value	Say \$ 2,380,000.00

I appreciate the opportunity to provide this consulting assignment. If you have any questions, or if I can be of further assistance, please do not hesitate to contact me.

Very truly yours,


Mark E. Hendricks, CRE, FRICS, CTA, SCGRE
Hendricks Appraisal Company, LLC
Real Estate Appraisals, Research & Consulting

***Extraordinary Assumption:** "An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. **Comment:** Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property such as market conditions or trends, or about the integrity of the data used in an analysis. (USPAP 2020-2021 Edition)."

***Hypothetical Condition:** "A condition which is presumed to be true when it is known to be false (SVP). A condition directly related to a specific property assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results., but is used for the purpose of analysis. **Comment:** Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis (USPAP, 2020-2021 ed.)."

Source - Dictionary of Real Estate Appraisal - Seventh (7th) Edition - Published by the Appraisal Institute - 2022.

CERTIFICATION

Page 7

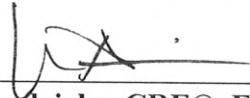
I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this document are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this document and I have no personal interest or bias with respect to the parties involved.
- Unless specifically noted herein, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this document within the three year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this document or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- this document has not been based on a requested minimum valuation, a specific valuation or the approval of a loan.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this document.

CERTIFICATION

Page 8

- I have made a personal inspection of the property that is the subject of this document. The physical inspection of the property was conducted by Mark E. Hendricks, CRE, FRICS, CTA, SCGREA.
- the appraiser certifies that he is experienced in the valuation and analysis of this type of property and is in compliance with the Competency Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).
- unless otherwise noted and acknowledged, no one provided significant professional assistance to the person(s) signing this document.



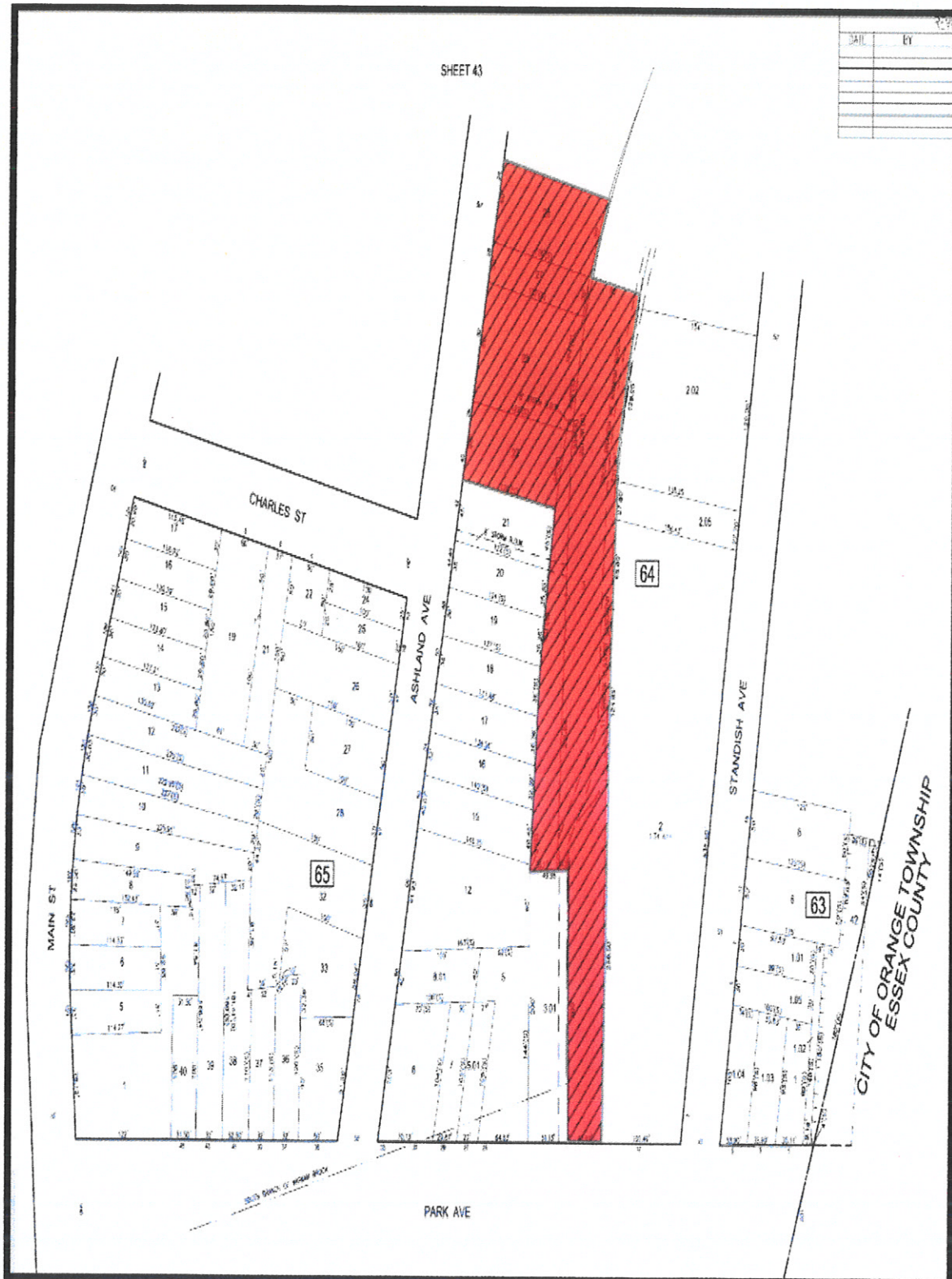
Mark E. Hendricks, CRE®, FRICS, CTA, SCGREA (#RG0923)
New Jersey State Certified General Real Estate Appraiser
Hendricks Appraisal Company, LLC
Real Estate Appraisals, Research & Consulting

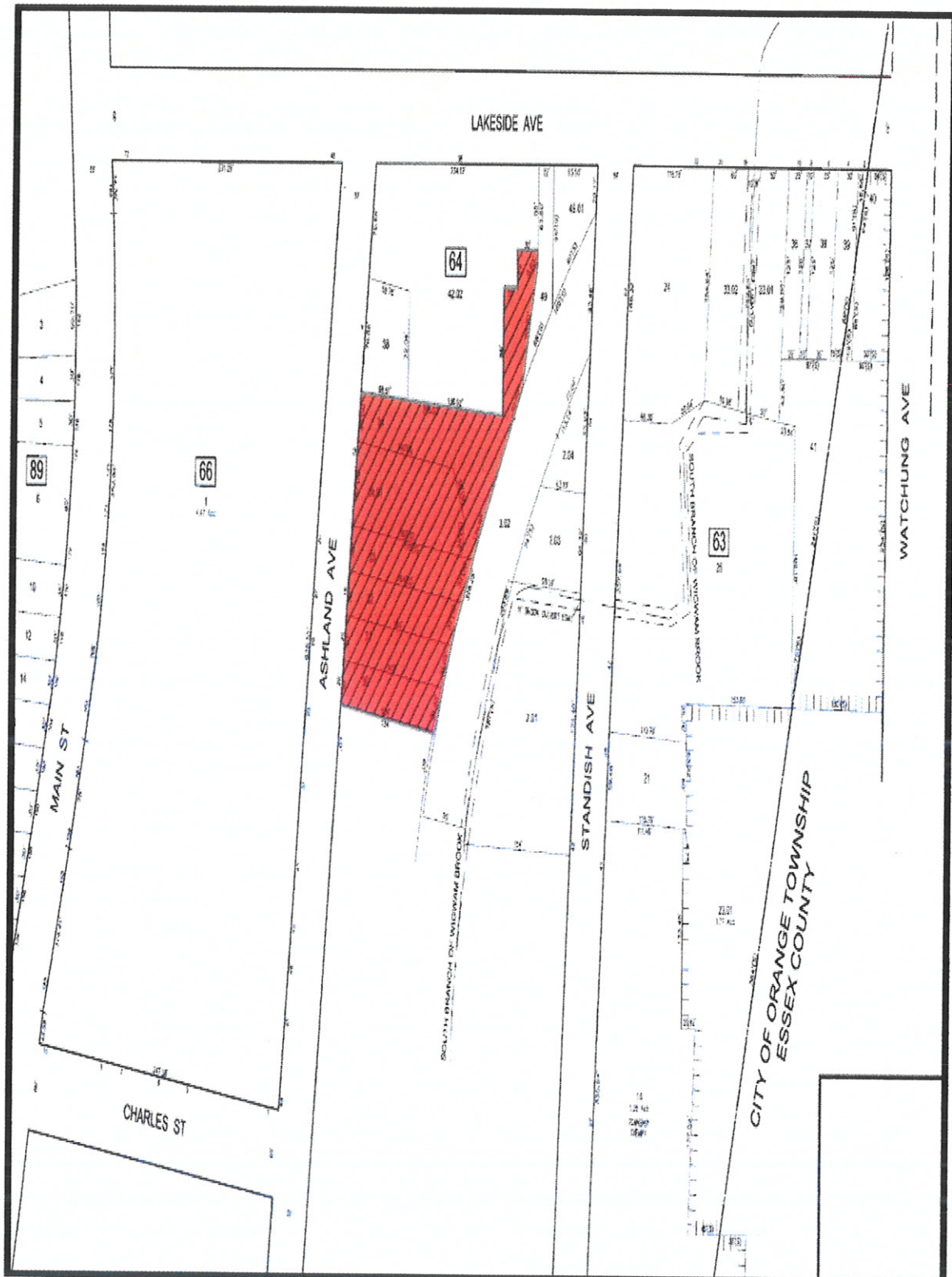
Hendricks Appraisal Company, LLC
Real Estate Appraisals, Research & Consulting
Hutton Park Professional Building



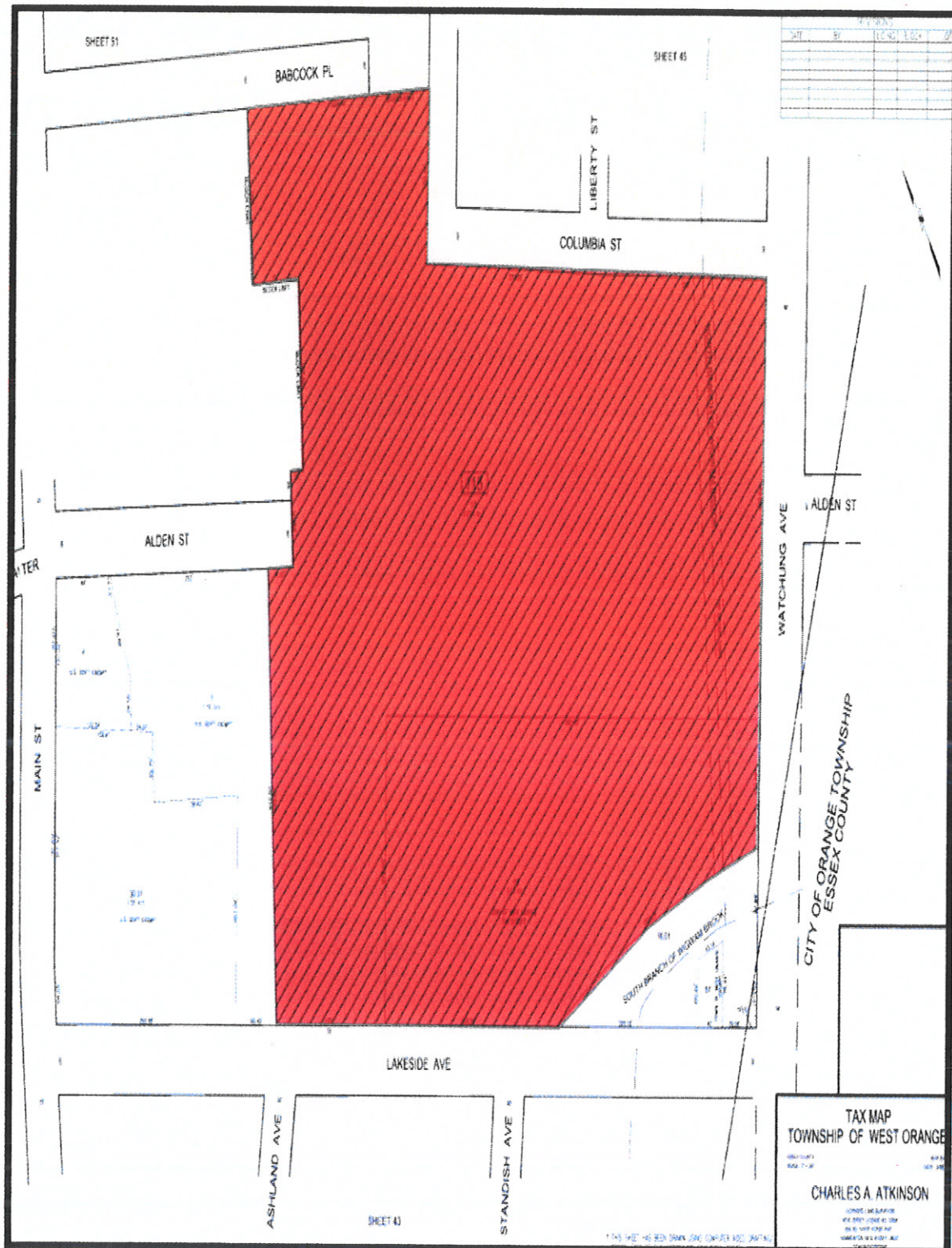
Municipal Tax Map
Block 64, Lots 3, 22, 25, 27, 28

Page 10





Page 12

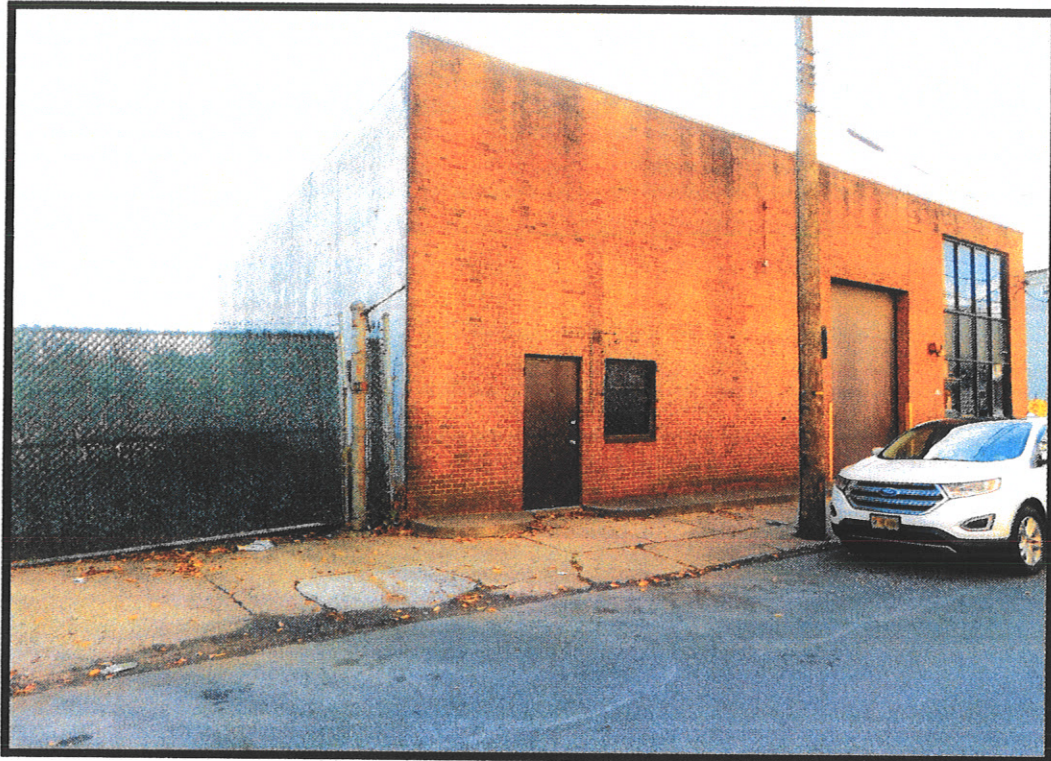


**REAL ESTATE
APPRAISALS
& RESEARCH**



Views of Block 64, Lots 3, 22 & 25





Views of Existing Improvements - Block 64, Lot 25





Views of Block 64, Lots 27-34





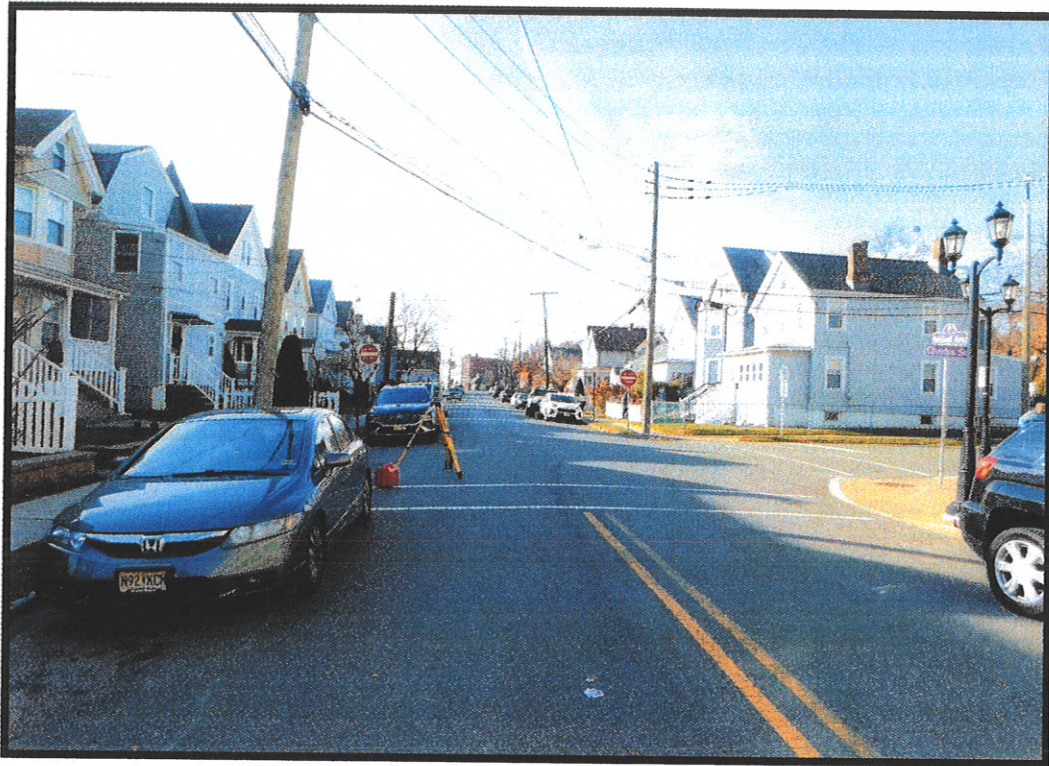
Views of Block 64, Lots 27-34





Views of Block 64, Lots 30-34





Views Along Ashland Avenue





Department of Public Works & Parking Area - Block 115, Lot 16





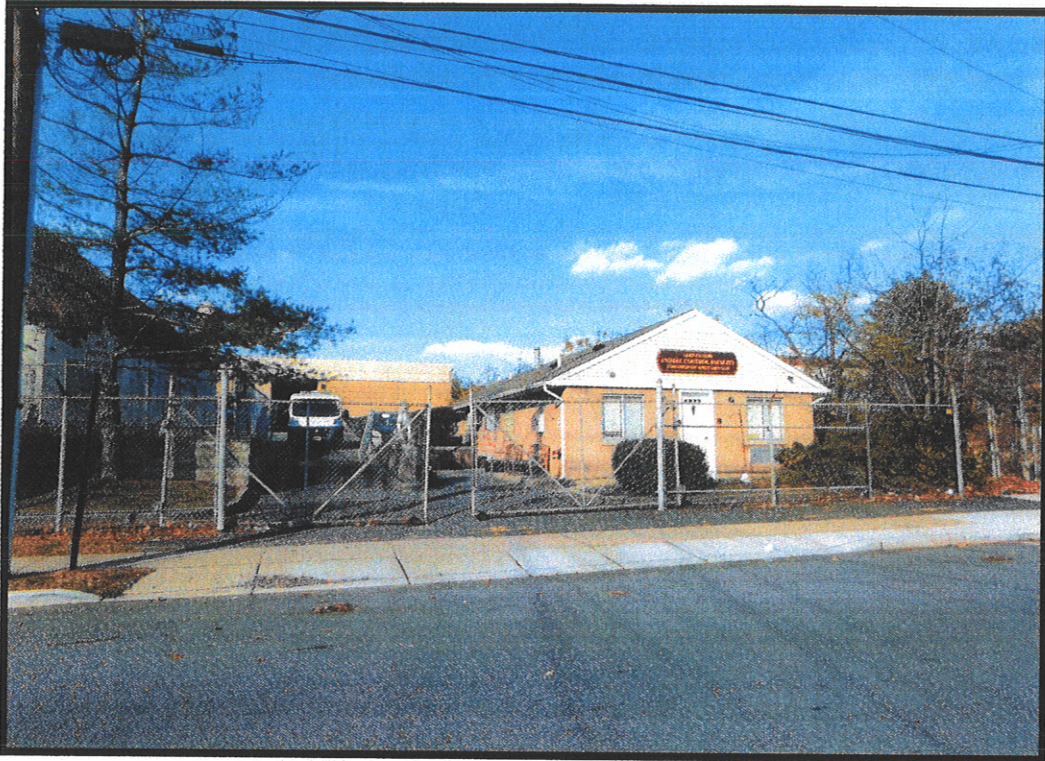
Additional Views of DPW Facility - Block 115, Lot 16





Views of DPW Property - Block 115, Lot 16



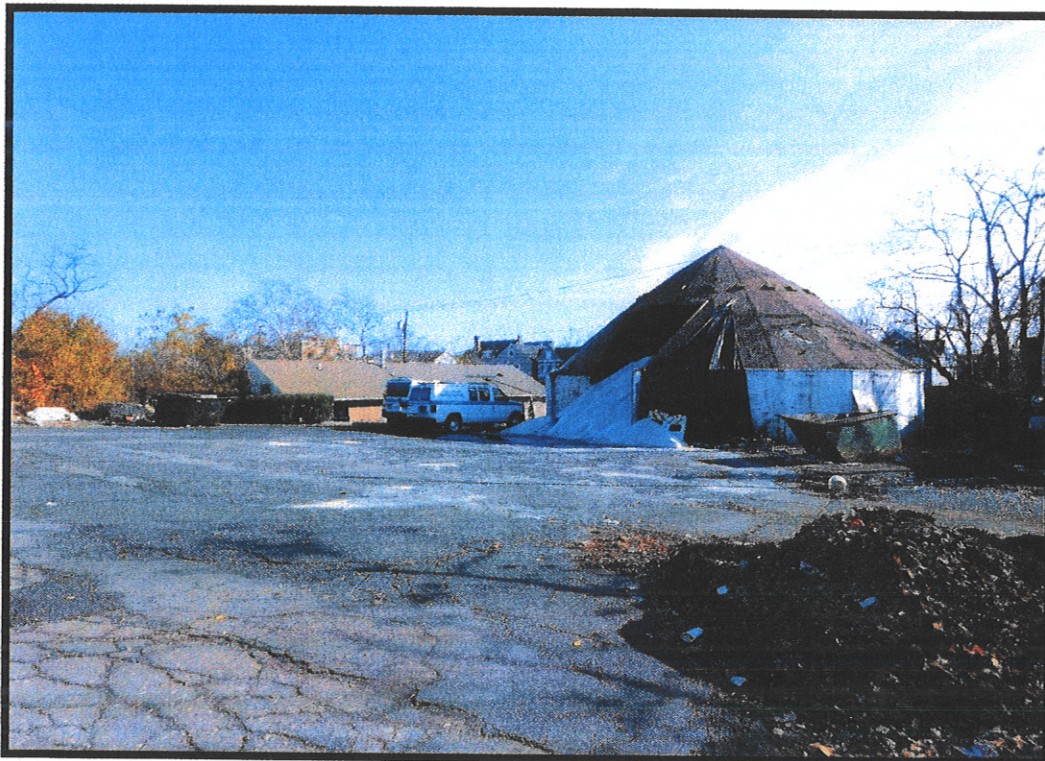


Views of Animal Shelter - DPW Property - Block 115, Lot 16





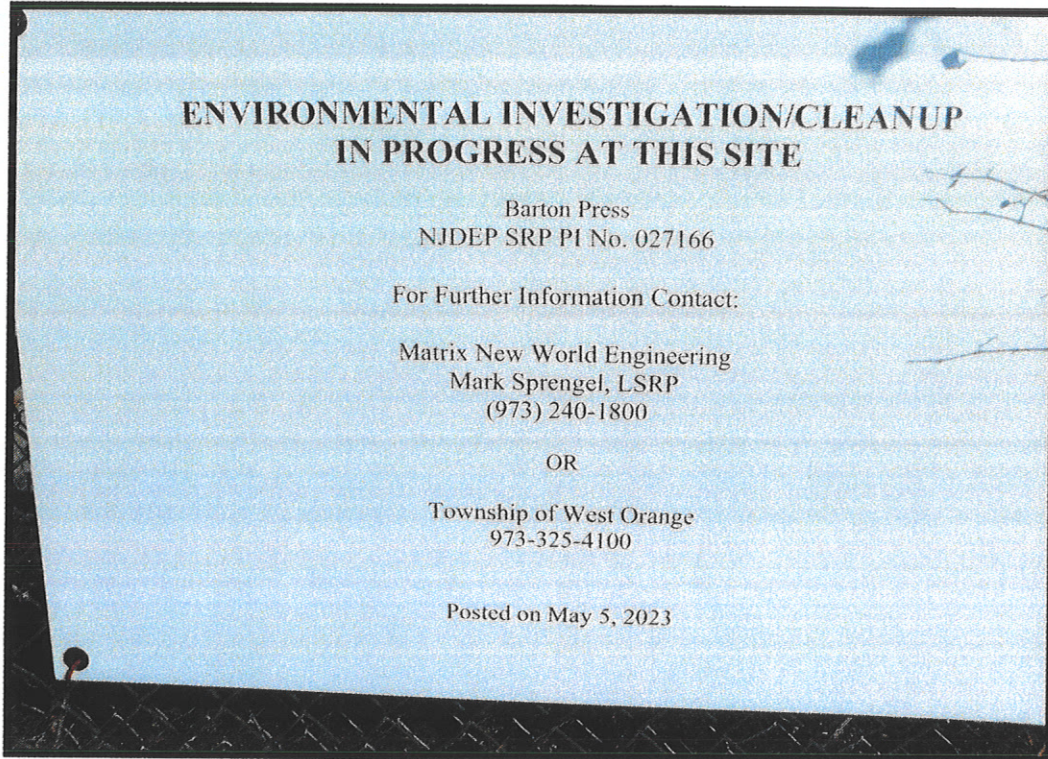
View of Covered Fuel Station & Salt Dome - DPW Property - Block 115, Lot 16





Views Along Lakeside Avenue





View of Environmental Notice and Parking Area - Block 115, Lot 15





View of Entrances - Lakeside Avenue and Watchung Avenue Block 115 Lot 15





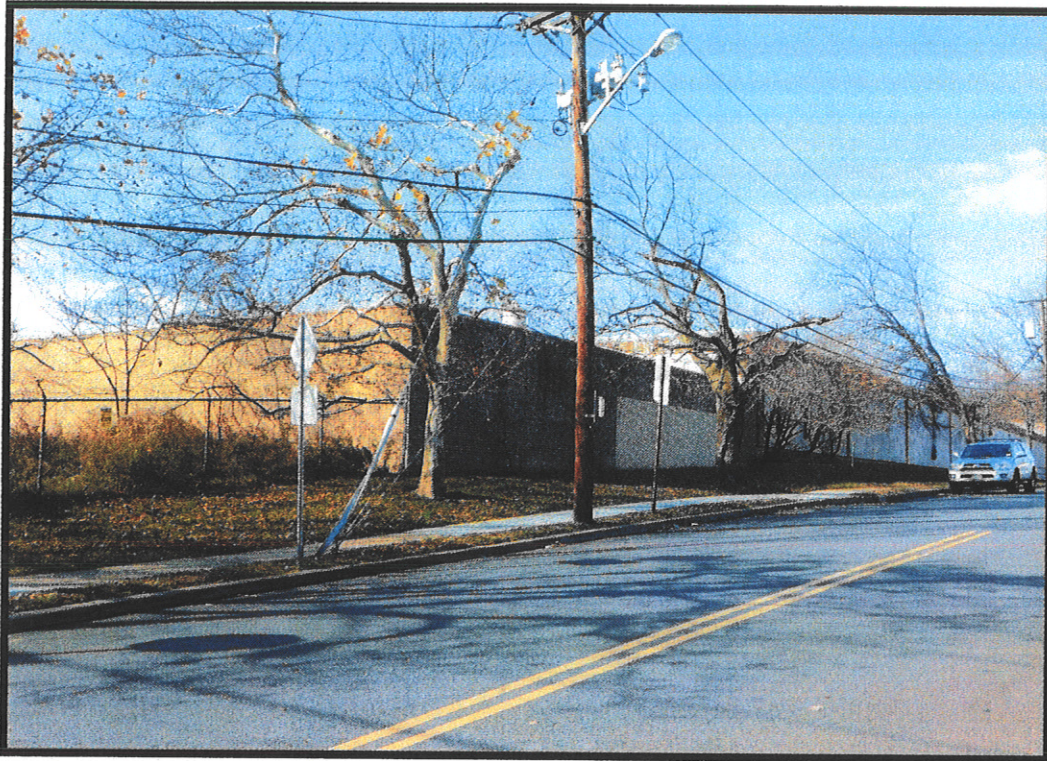
Views of Existing Improvements - Block 115, Lot 15 (Barton Press)





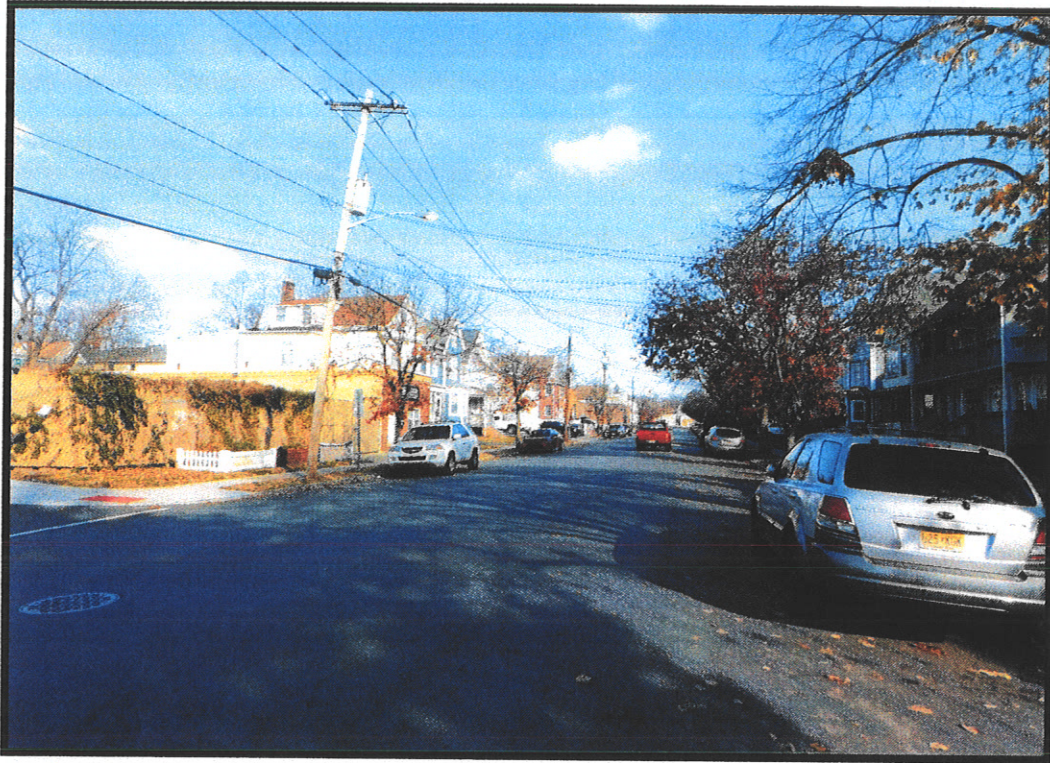
Views of Existing Improvements - Block 115, Lot 15 (Barton Press)





Views of Existing Improvements - Block 115, Lot 15 (Barton Press)





Views Along Watchung Avenue





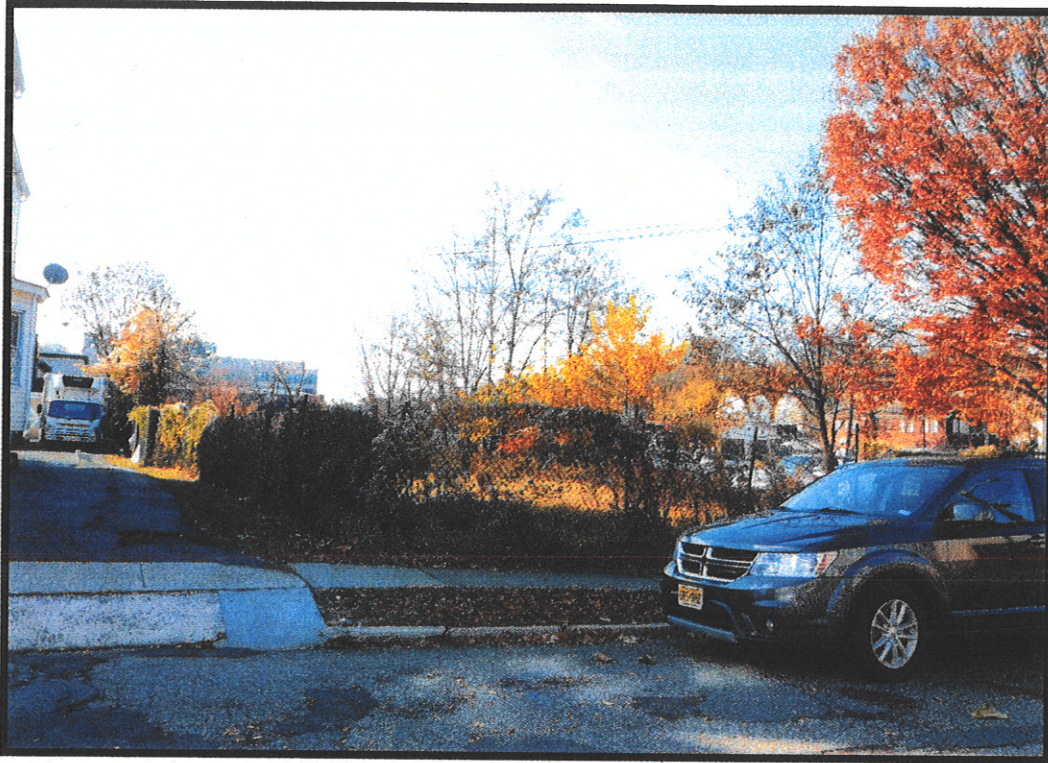
Views of Block 115, Lot 15 (Barton Press) Along Babcock Place





View of Hazard Sign on Block 115, Lot 15 & Along Babcock Place





View of Block 116.02, Lot 12 (Excluded From Analysis) & Along Babcock Place

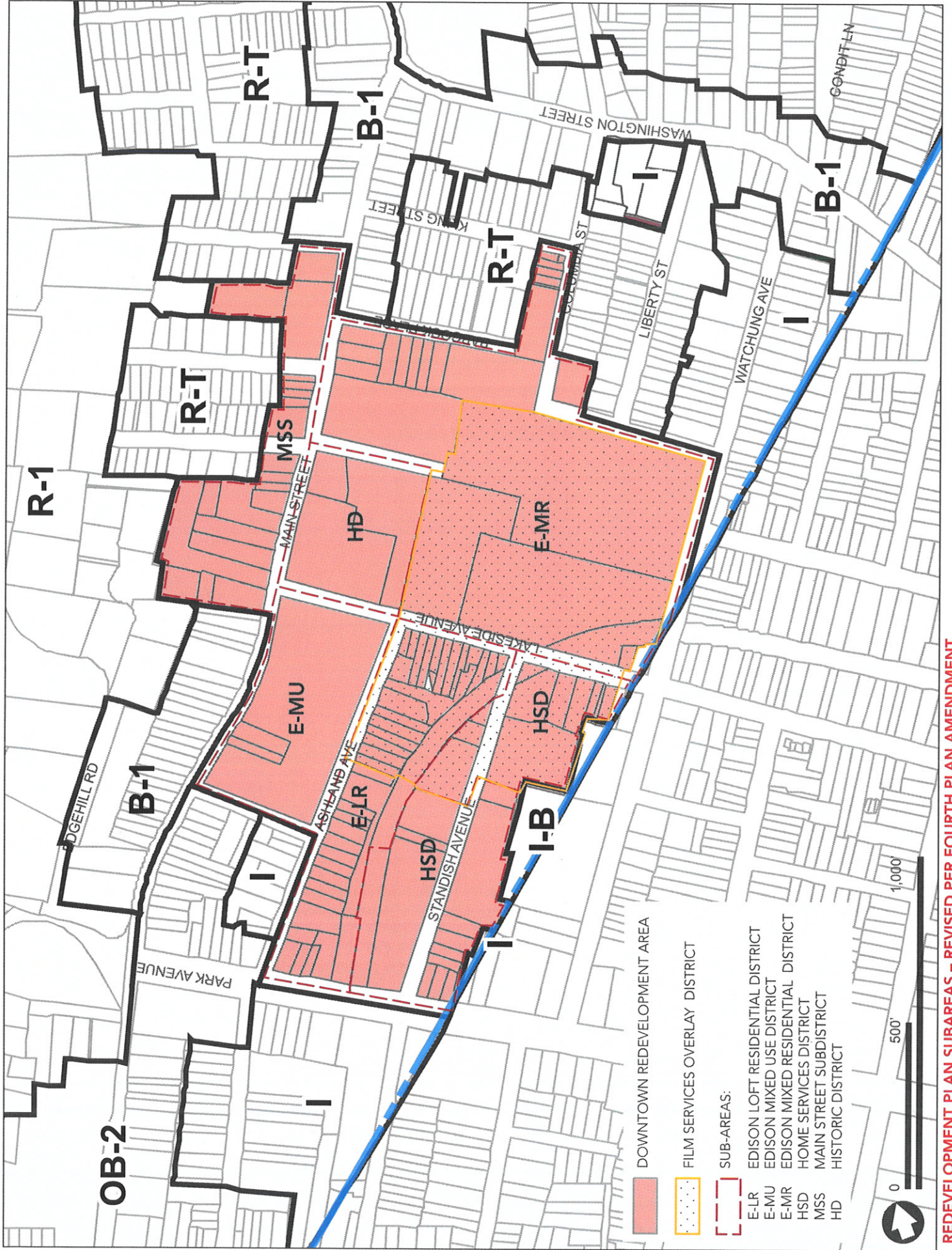


ADDENDA

* * * * *



**REAL ESTATE
APPRAISALS
& RESEARCH**



Fourth Amendment to Downtown Redevelopment Plan
Township of West Orange, New Jersey

September 12, 2021

Prepared for:
Township of West Orange

Prepared by:
Phillips Preiss Grygiel Leheny Hughes LLC
Planning and Real Estate Consultants

33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030

The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2

A handwritten signature in black ink, appearing to read 'Paul Grygiel', is written over a horizontal line.

Paul Grygiel, AICP, PP
New Jersey Professional Planner License # 5518

Table of Contents

I. INTRODUCTION	1
II. OBJECTIVES.....	1
III. ADMINISTRATIVE PROVISIONS.....	1
A. GENERAL	1
B. DEVIATIONS.....	2
C. PLAN TERMINOLOGY AND DEFINITIONS.....	3
IV. AFFECTED PROPERTIES	4
V. DISTRICT LAND USE REGULATIONS.....	4
VI. DESIGN OBJECTIVES AND REQUIREMENTS	7
VII. SIGNAGE REQUIREMENTS	8
VIII. ACQUISITION PLAN	8
IX. RELOCATION.....	8
X. AFFORDABLE HOUSING REQUIREMENTS	9
XI. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES	9
XII. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS	9
XIII. RELATIONSHIP TO OTHER PLANS.....	10
A. RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES	10
B. RELATIONSHIP TO THE ESSEX COUNTY MASTER PLAN.....	10
C. RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN.....	10

I. INTRODUCTION

The “Amendments to Downtown Redevelopment Plan” adopted August 15, 2006 (the “First Amendment”), amended the March 2003 Downtown Redevelopment Plan (the “Original Plan”). The “Second Amendment” was adopted March 6, 2007, and the “Third Amendment” was adopted in 2010.

This “Fourth Amendment” amends and restates the First, Second and Third Amendments and further modifies the Original Plan. The Original Plan together with the Second, Third and Fourth Amendments comprise and are referred to herein as the “Plan” or the “Redevelopment Plan.” To the extent not inconsistent with this Fourth Amendment, the terms of provisions of the Original Plan, First Amendment, Second Amendment and Third Amendment shall continue in effect and are incorporated herein.

II. OBJECTIVES

This Fourth Amendment amends zones of the Redevelopment Plan by creating one new overlay zone (the Film Services Overlay District (FSOD)) and modifying the regulations of the Edison Mixed Residential (E-MR) zone.

The FSOD will diversify the use mix and economic base of West Orange, while also providing for film production activities adjacent to the location of the world's first film production studio, the Black Maria, which was on the grounds of what is now the Thomas Edison National Historical Park.

The regulations of the E-MR are being modified to encourage appropriate residential development, in order to further address the Township's affordable housing obligations.

The Redevelopment Plan will continue to promote the principles of a mixed-use community with a variety of housing choices and commercial uses; to provide pedestrian-friendly streets and public rights-of-way; and further the redevelopment of this section of the Township.

III. ADMINISTRATIVE PROVISIONS

A. GENERAL

The Redevelopment Plan shall supersede the applicable provisions of the Township of West Orange Land Use Regulations Ordinance (the “Zoning Ordinance”). Any zoning question that is not addressed herein shall refer to the Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board shall have the sole authority to grant deviations from the requirements of the Redevelopment Plan, as provided below. Upon final adoption of this Fourth Amendment by the Municipal Council of the Township of West Or-

DRAFT

ange, the Zoning Ordinance and Zoning Map shall be amended to rezone the properties rezoned herein to conform with the provisions of the Redevelopment Plan as amended hereby, and all underlying zoning shall be voided, except as otherwise specifically provided herein.

All development within the Downtown Redevelopment Area shall be consistent with the guidelines, standards and requirements of the Redevelopment Plan. The regulations and controls in the Redevelopment Plan may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land deposition and conveyances executed thereto.

No building or structure shall be constructed over public rights-of-way or easements, without the prior, written approval of the Municipal Engineer and site plan approval has been approved by the Planning Board.

Prior to the commencement of any new construction, reconstruction, or rehabilitation of any existing structure or property change of use; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review, so that compliance of such plans with the Redevelopment Plan can be determined. No Building Permit shall be issued for any work requiring site plan review within the Area, without prior site plan review and approval of such work by the Planning Board. Regular maintenance and minor repair shall not require Planning Board review.

The provisions of the Redevelopment Plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval of the Original Plan by the Township of West Orange Municipal Council.

This Fourth Amendment and any subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such subsequent amendments.

Site plan review shall be conducted by the Planning Board pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. As part of the site plan review, the Planning Board may require that the applicant provide additional studies, data and analyses that are not referenced in the Plan but are reasonably needed for an informed review. Such additional information may include, but is not limited to, parking and traffic studies, fiscal impact analyses, and sanitary and storm sewer investigations to determine the adequacy of the respective utilities.

Any subdivision of lots and parcels of land within the Area shall be in accordance with the requirements of the Plan and any plan amendments.

Pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-7, the Redevelopment Plan is required to include proposed locations for public electric vehicle charging infrastructure in a manner that appropriately connects with an essential public charging network.

B. DEVIATIONS

The Planning Board may grant deviations from the regulations contained within the Original Plan as amended, including by the Fourth Amendment, subject to the scope and limitations set forth below,

DRAFT

without such deviations being considered an amendment to this Redevelopment Plan requiring action by the Township pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. Such deviations may be granted wherever, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely effecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant a deviation from the regulations contained within the Redevelopment Plan related to a specific piece of property where the purposes of the Redevelopment Plan would be advanced by such deviation from the strict application or the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from the design standards associated with site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval if the literal enforcement of one or more provisions is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site.

No deviations from the regulations contained in the Redevelopment Plan shall be granted if such deviation would 1) result in permitting or expanding a use that is not a permitted use within the Area, 2) result in an increase in the maximum permitted height of greater than ten percent, or 3) result in an increase of the permitted density within the Area. An application requesting a deviation from the requirements of the Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12 a and b.

If any word, phrase, clause, section or provision of this document shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

C. PLAN TERMINOLOGY AND DEFINITIONS

Throughout this Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.”

- “Shall” means that a redeveloper is required to comply with the specific regulation, without any deviations, other than those deviations that may be permitted by the Planning Board, as hereinafter provided.
- “Should” means that a redeveloper is encouraged to comply but is not required to do so.

The definitions set forth in the Zoning Ordinance of the Township of West Orange shall apply to this Redevelopment Plan. If a term used in this Redevelopment Plan is not defined in the Zoning Ordinance,

DRAFT

nance, the definition in the Municipal Land Use Law or the Local Redevelopment and Housing Law shall apply.

As used in this Redevelopment Plan, the following term shall have the meaning indicated:

Film and video production campus: one or more parcels utilized for the creation of motion pictures, television shows and other video content and visual media. Multiple uses shall be permitted on such a campus, including stages, rehearsal spaces, offices, workshops, storage, food service and other uses related or incidental to facilitation of the primary use of the facility.

Except as otherwise provided herein, words not defined above that appear in this Redevelopment Plan shall be interpreted in accordance with “Definitions” section in the Township’s Zoning Ordinance as set forth in Section 25-4.

IV. AFFECTED PROPERTIES

The attached map shows the zoning of all properties within the Redevelopment Area as set forth in this Fourth Amendment. Table 1 lists the properties, by tax map block and lot number, which are affected by this Fourth Amendment by being placed in a different redevelopment zoning district.

TABLE 1 – PROPERTIES REZONED BY THE FOURTH AMENDMENT TO THE DOWNTOWN REDEVELOPMENT PLAN

BLOCK	LOTS	GENERAL LOCATION / COMMENT
63	24, 25, 33.01, 33.02, 36, 37, 38, 39, 41	East of Standish Avenue and south of Lakeside Avenue Added to Film Services Overlay District
64	2.01, 2.03, 2.04, 3.02, 28, 30, 31, 32, 33, 34, 34.01, 38, 42.02, 49, 49.01	East of Ashland Avenue, south of Lakeside Avenue and west of Standish Avenue Added to Film Services Overlay District
115	15 (portion), 16, 16.01, 51	North of Lakeside Avenue, west of Watchung Avenue, south of Columbia Street Added to Film Services Overlay District
116.02	1.01	Rezoned from E-C to E-MR

V. DISTRICT LAND USE REGULATIONS

Table 2 provides the land use regulations for the newly-created redevelopment zone overlay district.

DRAFT

TABLE 2 - LAND USE REGULATIONS FOR THE FILM SERVICES OVERLAY DISTRICT

FSOD Film Services Overlay District	Requirements
Permitted uses	Film and video production campus Theater Accessory uses for the above principal uses
Maximum building height	6 stories / 75 feet
Bulk standards	Minimum setback from public streets: • 10 feet from Columbia Street and Watchung Avenue • 0 feet from any other street, except that any portion of a building above 45 feet in height shall be setback a minimum of 10 feet from Ashland Avenue, as measured from the right-of-way Minimum setback from other lot lines: • 10 feet from a subdistrict boundary • 0 feet from an interior lot line Maximum building coverage: 85% of the entire area of the subdistrict Maximum impervious coverage: 100%
Parking/loading standards	A minimum of one parking space shall be provided for every 2,000 feet of gross floor area Adequate off-street loading space shall be provided

The Township may vacate one or more public streets within the Redevelopment Area for a film production campus.

Table 3 provides the amended land use regulations for the Edison Mixed Residential zone district.

TABLE 3 - AMENDED LAND USE REGULATIONS FOR THE EDISON MIXED RESIDENTIAL ZONE

E-MR Edison Mixed Residential Zone	Requirements
Permitted uses	One and two-family homes Multi-family residential including townhouses and mid-rise apartments. Retail commercial on Block 116.02, Lot 1.01. Accessory uses for the above principal uses.
Maximum residential density	See specifics below
Maximum building height	See specifics below
Maximum impervious coverage	See specifics below
Minimum building setbacks	See specifics below

DRAFT

Minimum parking	Multifamily residential: in accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C. 5:21-3.1. Nonresidential: in accordance with the requirements of the Zoning Ordinance.
Single Association Bulk Standards:	Where a residence or group of residences is governed or to be governed by a Single Association, then the Bulk Standards affecting such particular type of units shall be superseded by the Standards for a Single Association.
Bulk Standards for One and Two Family Residences:	
Minimum lot size	One Family: 7,500 square feet Two Family: 10,000 square feet
Minimum lot width	One Family: 50 feet Two Family: 75 feet
Minimum front yard	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Minimum setback from all other property lines	5 feet
Maximum residential density	As determined by minimum lot area requirements
Maximum building coverage	40% or 60% if governed by a single association subject to the Single Association Bulk Standards.
Maximum lot coverage	55% or 80% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum building height	2 ½ stories / 35 feet or 3 ½ stories / 42 feet if governed by a single association, subject to the Single Association Bulk Standards.
Bulk Standards for Townhouses and Multifamily Structures	
Minimum lot size	None
Minimum lot width	None
Minimum front yard	0 feet, except any portion of a building above 45 feet in height shall be setback a minimum of 10 feet, as measured from the right-of-way
Minimum setback from all other property lines	5 feet
Maximum residential density	60 dwelling units per acre
Maximum building coverage	50% or 60% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum lot coverage	80% Excluding there from all abutting public streets and

DRAFT

	right of ways.
Maximum building height	Townhouses: 3 stories / 40 feet Other multifamily: 6 stories / 75 feet
Single Association Bulk Standards	
Qualifications	Where a group of buildings, or cluster of units, or different units relate to a common association which association control such properties through a RCC (Restrictive Covenants and Conditions) or similar plan governing the use and enjoyment of such properties, then the following bulk standards shall supersede the standards applicable for the specific type of unit set forth herein.
Minimum lot size	One Family: None Two Family: None
Minimum lot width	One Family: None Two Family: None
Minimum front yard	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Maximum building coverage	60%
Maximum lot coverage	80%
Maximum building height	3 ½ stories / 42 feet
Streetscape	Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the Original Plan.

VI. DESIGN OBJECTIVES AND REQUIREMENTS

The General Standards and Prohibitions, New Building Design, Parking Structure Design Requirements, and Landscape, Lighting and Open Space, remain the same as in the Second and Third Amendments, except that the requirement for trees within surface parking areas shall be amended to read as follows:

“Landscaped plans shall be submitted for detailed planting within surface parking area. In surface parking areas with 30 or more parking spaces, there shall be a minimum of one tree plus ground level planting for each 10 parking stalls, which may be provided within and/or on the perimeter of the parking area. The maximum length of a single row of parking spaces

DRAFT

shall be 20 spaces, at which point a landscaped area with a minimum width of eight feet shall be provided.”

In addition, electric vehicle charging stations shall be incorporated throughout the Redevelopment Area, with all developments offering designated spaces as an amenity to employees, customers, and visitors when any one of the following occurs: (1) a new building with a new or existing off-street parking facility is developed; (2) an addition or improvement to an existing building is made that increases the size of the principal structure by more than 50 percent; or (3) the parking capacity of an existing building, site, or parking facility is increased by more than 50 percent. The required number of charging stations shall be two percent of the total number of parking spaces on a property, with any fractional spot being rounded up to the nearest whole number.

VII. SIGNAGE REQUIREMENTS

Signage requirements remain unchanged from that of the Original Plan and the previous Amendments.

VIII. ACQUISITION PLAN

The acquisition plan remains unchanged from that of the Original Plan and the previous Amendments, except that the tables and maps showing the properties to be acquired are hereby specifically amended to (1) exclude any properties that have been fully-developed pursuant to the Redevelopment Plan and obtained a certificate of completion and certificate of occupancy and (2) to add the following to the list of properties to be acquired:

- Block 63, Lot 24
- Block 63, Lot 25
- Block 63, Lot 33.01
- Block 63, Lot 33.02
- Block 63, Lot 36
- Block 63, Lot 37
- Block 63, Lot 38
- Block 63, Lot 39
- Block 63, Lot 41
- Block 64, Lot 42.02

IX. RELOCATION

Remains unchanged from that of the Original Plan and the previous Amendments.

X. AFFORDABLE HOUSING REQUIREMENTS

Pursuant to the April 6, 2020 Settlement Agreement between the Township of West Orange and Fair Share Housing Center, 44 low- and moderate-income family rental dwelling units were to be constructed within the Redevelopment Area as part of proposed residential development. It is the objective and intent of this Redevelopment Plan that the 44 units will be developed in the portions of the E- MR and E-LR Zones that are not included within the FSOD Overlay District.

In addition, once the required 44 affordable dwelling units are constructed, any additional multifamily residential development consisting of five or more dwelling units shall provide low- and moderate-income housing on-site or elsewhere in the Township. The number of affordable units to be provided shall be 20 percent of the residential units in the development. The provisions of this section shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more.

All affordable housing shall comply with the regulations of Section 25-18 of the Zoning Ordinance and other applicable requirements.

XI. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

The Redevelopment Plan sets forth definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements. The following information supplements this section of the Original Plan and the previous Amendments by stating that the Redevelopment Plan is consistent with the most recent Master Plan reexamination and plan element updates adopted in 2019.

In addition, the Redevelopment Plan provides proposed locations for public electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network. There are no existing affordable housing units within the redevelopment area, meaning no replacement units are specifically proposed as part of this Redevelopment Plan. However, the Redevelopment Plan does mandate the provision of low- and moderate-income dwelling units as a proportion of new residential development and therefore will address this objective.

XII. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

Remains unchanged from that of the Original Plan and the previous Amendments, except that the zoning districts in the Redevelopment Area will be superseded by the Redevelopment Plan Subareas map in this Fourth Amendment.

XIII. RELATIONSHIP TO OTHER PLANS

A. RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES

The Township of West Orange is bordered by nine municipalities: Essex Fells, Livingston, Maplewood, Millburn, Montclair, Orange, Roseland, South Orange and Verona. However, none of these communities directly abuts the Redevelopment Area. Further, the Redevelopment Plan provides for the redevelopment of previously developed properties in an area already served by infrastructure and transit. Therefore, the Redevelopment Plan would not have any impact on adjacent municipalities.

A comparison of the Redevelopment Plan as amended, including by this Third Amendment, to the Zoning Ordinance and Master Plan for the City of Orange shows that there is a mix of land uses on both sides of the Orange/West Orange municipal boundary to the east of the redevelopment area, including residential, industrial and commercial. Zone districts on the Orange side of the border include the CDA – Mixed Use zone, which is intended to phase out heavy industrial use and replace it with light industrial, residential and commercial uses, and the A-2 One, Two and More Residential Zone, which is intended for variety of housing types at moderate densities. The 2018 Orange Master Plan proposes changing these zone districts to the MX2 – Mixed-Use Mid-Density Residential & Commercial and R2 1 & 2 Family Residential zones, respectively. It also notes the uses along the border in both municipalities are consistent with and complement each other.

B. RELATIONSHIP TO THE ESSEX COUNTY MASTER PLAN

Although the County of Essex does not have a current Master Plan, the redevelopment of a section of West Orange well-served by existing infrastructure generally is considered consistent with the land use planning goals of the Essex County Planning Board.

C. RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

“Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been re-adopted once during the 25 years since its original adoption. A new State Strategic Plan (SSP) has been proposed as the revision to the 2001 SDRP but has not been adopted as of 2021.

DRAFT

This Redevelopment Plan is thoroughly consistent with the SDRP and the draft SSP, as it epitomizes the smart growth principles set forth in both documents. In particular, the Redevelopment Plan promotes the reuse of developed property in an area well served by infrastructure and transit and is located proximate to highways and other transportation networks. The policies advanced in this Redevelopment Plan are consistent with the policies for Metropolitan Planning Areas (PA-1), which encourage efficient use of existing resources in urbanized areas. This Redevelopment Plan therefore furthers the goals, strategies and policies of the SDRP and the proposed SSP.

**AMENDMENTS TO DOWNTOWN REDEVELOPMENT PLAN
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

July 31, 2006

Prepared by:

**Peter G. Steck, P.P., A.I.C.P.
Professional Planner
NJ License # 1776**

Signature

Date

**Stuart Portney, P.P.
Professional Planner
NJ License # 2619**

Signature

Date

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45:14A-1 et. seq. and regulations pursuant to N.J.A.C. 13:41-1.3.

I. INTRODUCTION

In response to an April 13, 2006 solicitation of development concepts for the West Orange Downtown Redevelopment Area, the Township of West Orange has become aware of alternate development possibilities and wishes to incorporate some of these alternatives into the Downtown Redevelopment Plan. This document embodies the desired amendments to the March 2003 Downtown Redevelopment Plan.

II. OBJECTIVES FOR REDEVELOPMENT PLAN AMENDMENTS

To promote the principles of a mixed-use community with a variety of housing choices and commercial uses; to provide pedestrian friendly streets and public rights-of-way; to minimize automobile use by maximizing the appeal of mass transit; to provide adequate parking for all proposed uses, while encouraging reduced automobile use and shared use parking solutions; and to support the historic and architectural integrity of the community.

III. ADMINISTRATIVE PROVISIONS

The March 2003 Downtown Redevelopment Plan ("Plan") and the current amendments to the 2003 Redevelopment Plan ("Plan Amendments") shall supersede the applicable provisions of the Township of West Orange Land Development Ordinance. Any zoning related question that is not addressed herein shall refer to the Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of the Plan and Plan Amendments, as provided below. Upon final adoption of these Plan Amendments by the Municipal Council of the Township of West Orange, the West Orange Land Development Ordinance and Zoning Map shall be amended to rezone the area covered by the Plan and Plan Amendments, and all underlying zoning will be voided.

All development within the Redevelopment Area shall be consistent with the guidelines, standards, and requirements of the Plan and Plan Amendments, as applicable.

The regulations and controls in the Plan and Plan Amendments may be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyances executed thereto.

No building or structure shall be constructed over public rights-of-way or easements, without the prior, written approval of the Municipal Engineer and site plan approval by the Planning Board. No building or structure shall be constructed in the bed of a mapped street unless such street has been vacated by an act of the Municipal Council and the site plan has been approved by the Planning Board.

Prior to the commencement of any new construction, reconstruction, or rehabilitation of any existing structure; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review, so that compliance of such plans with the Plan and Plan Amendments can be determined. No Building Permit shall be issued for any work requiring site plan review within the Area, without prior site plan review and approval of such work by the Planning Board. Regular maintenance and minor repair shall not require Planning Board review.

The provisions of the Plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval of the Plan by the Township of West Orange Municipal Council. These Plan Amendments and subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such subsequent amendments.

Site plan review shall be conducted by the Planning Board pursuant to N.J.S.A. 40:55D-1 et. seq. The Planning Board may require additional studies, analyses and requirements of the site plan applicant that are not spelled out in the Plan and Plan Amendments, including but not limited to, parking and traffic studies, fiscal impact analyses, and sanitary and storm sewer investigations to determine the adequacy of the respective utilities.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of the Plan and Plan Amendments.

The Planning Board may grant deviations from the regulations contained within the Plan and Plan Amendments, where subject to the scope and limitations set forth below, without such deviations being considered and an amendment to this Redevelopment Plan requiring action by the Township pursuant to the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. wherever, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to the Plan and Plan Amendments, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant a deviation from the regulations contained within the Plan and Plan Amendments related to a specific piece of property where the purposes of the Plan and Plan Amendments would be advanced by such deviation from the strict application of the applicable Plan and Plan Amendment requirements; and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan and Plan Amendments, if the literal enforcement of one or more provisions is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan and Plan Amendments.

No deviations may from the regulations contained in the Plan and Plan Amendments shall be granted which will without an amendment to this Plan, if such deviation would result in permitting or expanding a use that is not a permitted use within the Redevelopment Area, an increase in the maximum height of greater than ten (10%) percent or an increase in the permitted density of that permitted within the Redevelopment Area. An application requesting a deviation from the requirements of the Plan and Plan Amendments shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a & b.

If any word, phrase, clause, section or provision of this document shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

IV. AFFECTED PROPERTIES

Table I lists the properties, by tax map block and lot number, which are affected by the changes herein. Table I also generally describes the nature of the rezoning. As further clarification, Tables 1-A through 1-D list all of the properties in the Downtown Redevelopment Area and identifies the intended zoning changes.

TABLE I
PROPERTIES AFFECTED
BY THE AMENDED DOWNTOWN REDEVELOPMENT PLAN

BLOCK	LOTS	GENERAL LOCATION / COMMENT
64	3 (portion), 3.02, 21, 22, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 38, 40, 41, 42, 42.01, 44, 44.01, 45, 46, 47, 48, 49, 49.01, 50 and 51	East of Ashland Avenue and south of Lakeside Avenue. Rezoned from Infill Subzone, Parking Subzone and Home Services District to E-LR District.
66	1, 5, 7	East of Main Street, West of Ashland Avenue, South of Lakeside Avenue and north of Charles Street. Rezoned from Battery Building Subzone to E-MU.
115	15, 16, 16.01, 17 and 51	East of Alden Street, south of Babcock Place and Columbia Street, west of Watchung Avenue and north of Lakeside Avenue. Rezoned from Home Services District to E-MR.
116.02	1.01, 6, 8, 10, 12, 13, 14, 16 and 18	East of Main Street, south of Babcock Place and Columbia Street, west of Watchung Avenue and north of Lakeside Avenue. Rezoned from Main Street Subzone to E-C and E-MR Zones.
116	117, 118, 119 120, 121 and 121.01	West of Columbia Street. Rezoned from Infill Subzone and Rehab Option E-MR Zone.
116	116	Kling Street. Rezoned to permit surface parking.
117	15	East of Columbia Street. Rezoned from Infill Subzone to E-MR Zone.
64	3 (portion), 3.01, 5, 5.01, 7, 8, 8.01, 12, 15, 16, 17, 18, 19, and 20	East of Ashland Avenue, north of Park Avenue. Rezoned from Infill Subzone to E-LR Zone.
64	3 (portion)	Park Avenue. Rezoned from Infill Subzone to Home Services District.

* The Downtown Redevelopment Plan was recommended by the West Orange Planning Board in December of 2002 and adopted by the West Orange Township Council in March of 2003.

TABLE 1-A
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA

Block 63

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
63	1	1 Park Avenue	Home Services District	No Change
63	1.01	7 Standish Avenue	Home Services District	No Change
63	1.02	Park Avenue	Home Services District	No Change
63	1.03	3 Park Avenue	Home Services District	No Change
63	1.04	5 Park Avenue	Home Services District	No Change
63	1.05	5 Standish Avenue	Home Services District	No Change
63	6	11 Standish Avenue	Home Services District	No Change
63	8	15 Standish Avenue	Home Services District	No Change
63	14	41-67 Standish Avenue	Home Services District	No Change
63	21	45 Standish Avenue	Home Services District	No Change
63	24	22 Lakeside Avenue	Home Services District	No Change
63	25	47 Standish Avenue	Home Services District	No Change
63	33	18-20 Lakeside Avenue	Home Services District	No Change
63	36	10 Lakeside Avenue	Home Services District	No Change
63	37	8 Lakeside Avenue	Home Services District	No Change
63	38	6 Lakeside Avenue	Home Services District	No Change
63	43	Lakeside Ave. / Standish	Home Services District	No Change

Block 64-Part

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	2	17 Park Ave. / Standish	Home Services District	No Change
64	2.01	Standish Avenue	Home Services District	No Change
64	2.02	Standish Avenue	Home Services District	No Change
64	2.03	Standish Avenue	Home Services District	No Change
64	2.04	Standish Avenue	Home Services District	No Change
64	2.05	Standish Avenue	Home Services District	No Change
64	3	Park Avenue	E-LR	From Infill Sub
64	3.01	Park Avenue	E-LR	From Infill Sub
64	3.02	Standish Avenue	E-LR	From HSD
64	5	23-25 Park Avenue	E-LR	From Infill Sub
64	5.01	27 Park Avenue	E-LR	From Infill Sub
64	7	29 Park Avenue	E-LR	From Infill Sub
64	8	31-33 Park Avenue	E-LR	From Infill Sub
64	8.01	66 Ashland Avenue	E-LR	From Infill Sub
64	12	60 Ashland Avenue	E-LR	From Infill Sub
64	15	56 Ashland Avenue	E-LR	From Infill Sub
64	16	54 Ashland Avenue	E-LR	From Infill Sub
64	17	52 Ashland Avenue	E-LR	From Infill Sub
64	18	50 Ashland Avenue	E-LR	From Infill Sub
64	19	48 Ashland Avenue	E-LR	From Infill Sub
64	20	44-46 Ashland Avenue	E-LR	From Infill Sub

**TABLE 1-B
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 64 - Continued

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	21	42 Ashland Avenue	E-LR	From PSZ
64	22	40 Ashland Avenue	E-LR	From PSZ
64	23	38 Ashland Avenue	E-LR	From PSZ
64	25	30-32 Ashland Avenue	E-LR	From PSZ
64	27	28 Ashland Avenue	E-LR	From PSZ
64	28	26 Ashland Avenue	E-LR	From PSZ
64	29	24 Ashland Avenue	E-LR	From PSZ
64	30	22 Ashland Avenue	E-LR	From PSZ
64	31	20 Ashland Avenue	E-LR	From PSZ
64	32	18 Ashland Avenue	E-LR	From PSZ
64	33	16 Ashland Avenue	E-LR	From PSZ
64	34	8-10 Ashland Avenue	E-LR	From PSZ
64	34.01	12-14 Ashland Avenue	E-LR	From PSZ
64	38	4-6 Ashland Avenue	E-LR	From PSZ
64	40	44 Lakeside Avenue	E-LR	From PSZ
64	41	42 Lakeside Avenue	E-LR	From PSZ
64	42	40 Lakeside Avenue	E-LR	From PSZ
64	42.01	38 Lakeside Avenue	E-LR	From PSZ
64	44	36 Lakeside Avenue	E-LR	From PSZ
64	44.01	Lakeside Avenue - rear	E-LR	From PSZ
64	45	34 Lakeside Avenue	E-LR	From PSZ*
64	46	32 Lakeside Avenue	E-LR	From HSD*
64	47	30 Lakeside Avenue	E-LR	From HSD
64	48	28 Lakeside Avenue	E-LR	From HSD
64	49	26 Lakeside Avenue	E-LR	From HSD
64	49.01	24 Lakeside Avenue	E-LR	From HSD
64	50	Lakeside Avenue	E-LR	From HSD
64	51	Rear of Lakeside	E-LR	From PSZ

* Zoning Map in existing Redevelopment Plan does not indicate precise boundary between the Parking Subzone and the Home Services District

Block 66

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
66	1	144, 189 Main Street	E-MU	From BBS
66	5	159 Main Street	E-MU	From BBS
66	7	161 Main Street	E-MU	From BBS

**TABLE 1-C
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 89

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
89	1	184-186 Main Street	Main Street Subzone	No Change
89	1.01	Main Street	Main Street Subzone	No Change
89	1.03	188-190 Main Street	Main Street Subzone	No Change
89	1.04	Main Street - rear	Main Street Subzone	No Change
89	59.01	Main Street - rear	Main Street Subzone	No Change

Block 114

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
114	78	244-252 Main Street	Main Street Subzone	No Change
114	80	230-242 Main Street	Main Street Subzone	No Change
114	93.01	Main Street - rear	Main Street Subzone	No Change
114	110	228 Main Street	Main Street Subzone	No Change
114	111	226 Main Street	Main Street Subzone	No Change
114	112	224 Main Street	Main Street Subzone	No Change
114	113	222 Main Street	Main Street Subzone	No Change
114	114	216-220 Main Street	Main Street Subzone	No Change
114	230	214 Main Street	Main Street Subzone	No Change
114	231	212 Main Street	Main Street Subzone	No Change
114	232	210 Main Street	Main Street Subzone	No Change
114	233	206-208 Main Street	Main Street Subzone	No Change
114	234	202-204 Main Street	Main Street Subzone	No Change
114	234.01	Main Street - rear	Main Street Subzone	No Change
114	235	198-200 Main Street	Main Street Subzone	No Change
114	236	192-196 Main Street	Main Street Subzone	No Change

Block 115

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
115	1	Alden Street / Lakeside	Historic District	No Change
115	4	207-215 Main Street	Historic District	No Change
115	15	Bab.Pl/ Col. / Watchung	E-MR	From HSD
115	16	Lakeside Ave./ Watchung	E-MR	From HSD
115	16.01	Lakeside Ave./ Watchung	E-MR	From HSD
115	17	Lakeside Avenue	E-MR	From HSD
115	30.1	193-203 Main Street	Historic District	No Change
115	51	Lakeside Avenue	E-MR	From HSD

**TABLE 1-D
ZONING FOR THE DOWNTOWN REDEVELOPMENT AREA**

Block 116

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116	116	Kling Street	E-MR	From Infill Sub
116	117	Columbia St. / Kling St.	E-MR	From Infill Sub
116	118	33 Columbia Street	E-MR	From Rehab Opt
116	119	35 Columbia Street	E-MR	From Rehab Opt
116	120	37 Columbia Street	E-MR	From Rehab Opt
116	121.01	Columbia Street	E-MR	From Infill Sub
116	121	Columbia Street	E-MR	From Infill Sub

Block 116.02

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116.02	1.01	217-225 Main Street	E-C	From MSS
116.02	6	227-229 Main Street	E-C	From MSS
116.02	8	231-233 Main Street	E-C	From MSS
116.02	10	235-237 Main Street	E-C	From MSS
116.02	12	28-30 Babcock Place	E-MR	From MSS
116.02	13	26 Babcock Place	E-MR	From MSS
116.02	14	24 Babcock Place	E-MR	From MSS
116.02	16	22 Babcock Place	E-MR	From MSS
116.02	18	18-20 Babcock Place	E-MR	From MSS

Block 117

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
117	15	Columbia Street	E-MR	From Infill Sub

KEY TO TABLES 1-A thru 1-D

E-C	EDISON COMMERCIAL
E-LR	EDISON LOFT RESIDENTIAL
E-MU	EDISON MIXED USE
E-MR	EDISON MIXED RESIDENTIAL
HSD	HOME SERVICES DISTRICT
MSS	MAIN STREET SUBDISTRICT

V. DISTRICT LAND USE REGULATIONS

The 2003 Redevelopment Plan is to be amended by replacing and superseding all of the Battery Building Subzone, the Parking Subzone and the Infill Subzone by new zoning designations as shown on Plate I and by new land use regulations for these zones as described in Tables II-A through II-D. Plate I constitutes the amended Downtown Redevelopment Plan Zoning Map.

PLATE I
ZONING MAP: DOWNTOWN REDEVELOPMENT PLAN ZONES
AND AMENDMENT TO WEST ORANGE ZONING MAP

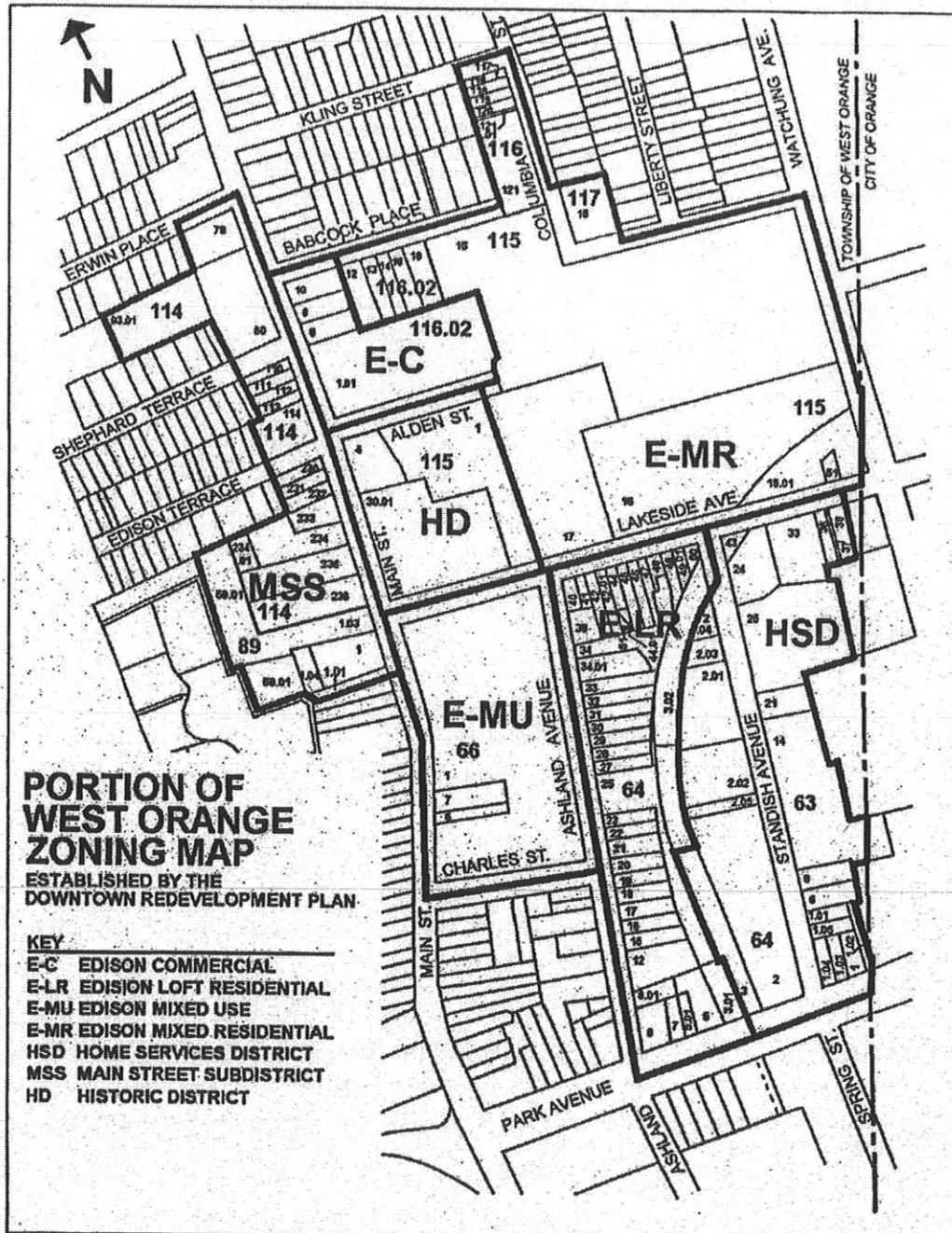


TABLE II-A
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES

E-MU Edison Mixed Use Zone	Requirements
Permitted uses	Public libraries Public and private parking lots, parking decks and parking garages Multi-family residential Loft residential where at least 50% of the net floor area is used for residential purposes with the remainder used as an artist's studio or for home occupations not involving the servicing of customers on the premises. Non-residential limited to principal uses permitted in the B-1 Retail Business Zone Wireless telephone transmission antennas and related equipment not to exceed 1 carrier per 12,000 square feet of roof area. Accessory uses for the above principal uses
Maximum residential density	70 dwelling units per acre of tract area: Maximum of 250 units in existing buildings adapted to residential use. Maximum of 45 units in new construction utilizing existing structures as a foundation.
Maximum nonresidential	55,000 square feet of gross floor area excluding there from public/municipal spaces.
Minimum nonresidential	15,000 square feet of gross floor area
Public library	Minimum of 25,000 square feet of gross floor area Maximum of 50,000 square feet of gross floor area
Maximum building height	Equivalent to existing building height plus an additional height sufficient to accommodate new construction for roof-top dwelling units consisting of one level or one level with a mezzanine, but in no case more than 20 feet above existing building height. New roof-top dwelling units shall be set back a minimum of 10 feet from the exterior walls of the existing building. The maximum height limit shall not apply to rooftop appurtenances provided such appurtenances do not exceed a height of 15 feet above roof surfaces.
Maximum building coverage	70% excluding parking decks
Maximum improvement coverage	90% of lot area with open paved pedestrian plazas and planting areas excluded from improvement coverage.

Minimum parking:		
	Residential	In accordance with RSIS standards, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon a presentation of substantial evidence by redeveloper that a lesser standard is justified through definitive shared parking arrangements or other proofs acceptable to the Planning Board.
	Nonresidential (except libraries)	In accordance with parking standards in the zoning ordinance as of the date of adoption of these Plan Amendments, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon the presentation by redeveloper of substantial evidence that such lesser standard is justified, taking into account, among other things parking, capacity and demand analyses and definitive shared parking arrangements.
	Public libraries	In accordance with parking standards in the zoning ordinance as of the date of adoption of these Plan Amendments, provided that a lesser standard shall be permitted by the Planning Board, on or before site plan approval, upon the presentation by redeveloper of substantial evidence that such lesser standard is justified, taking into account, among other things parking, capacity and demand analyses and definitive shared parking arrangements.
Minimum building setbacks		0' Feet from the public right of way
Additional Design Standards:		
Streetscape:		Street benches (to the extent that there is ample room along the right of way), and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.
Parking Structure Design Standards:		The parking deck structure shall be architecturally compatible with, and emulate the style, materials, color, massing and details of the Edison Storage Battery Building. Cars parked within the parking structure/deck and on open top levels shall be screened from the street level line of site, as much as possible with architectural elements and/or landscaping. Vehicles on the first floor of the parking deck shall be fully screened through the use of architectural elements and landscaping.
Utility Service and Transmission Lines:		All utility distribution lines and utility service connections from such lines to the project area's individual uses shall be located underground except where the developer demonstrates to the satisfaction of the Planning Board, by substantial evidence, that locating utilities under ground is either physically impracticable or economically infeasible, in which case above ground connections and distributions shall be allowed.

TABLE II-B
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES - Continued

E-MR Edison Mixed Residential Zone	Requirements
Permitted Uses Note: At the common boundary between the E-MR and E-C Zones, the requirements of any one zone may be extended by 50 feet into the adjacent zone.	One and two-family homes regulated under the provisions of the Infill Subzone Multi-family residential including townhouses. Surface parking as a principal use on Lot 116 in Block 116 associated with professional office development on Lot 115 in Block 116.01 Accessory uses for the above principal uses
Maximum residential density	17 dwelling units per acre of tract including acreage dedicated for new roadway purposes. Units may include single-family detached homes, duplex homes, townhouses and mid-rise apartments.
Maximum building height	See Specifics below
Townhouse numbers	Townhouses may not exceed more than 10 units in a single connected cluster or 20 units maximum if counting vertically stack units.
Maximum building coverage	See Specifics below
Maximum impervious coverage	See Specifics below
Minimum building setbacks	See Specifics below
Minimum parking	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C.5:21-3.1
Single Association Bulk Standards:	Where a residence or group of residences are governed by a Single Association, then the Bulk Standards affecting such particular type of units shall be superseded by the Standards for a Single Association.
Bulk Standards for One and Two-Family Residences	
Minimum Lot Size	One Family: 7,500 square feet. Two Family: 10,000 square feet
Minimum Lot Width	One Family: 50 feet Two Family: 75 feet
Minimum Front Yard:	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Maximum building coverage:	40% or 60% if governed by a single association subject to the Single Association Bulk Standards.
Maximum lot coverage:	55% or 80% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum Building Height:	2 ½ stories / 35' or 3 ½ stories / 42' if governed by a single association, subject to the Single Association Bulk Standards.
Bulk Standards for Townhouses and Multi-Family Structures	
Minimum Lot Size	None.
Minimum Lot Width	None.
Minimum Front Yard:	A minimum 25 foot landscaped setback shall be maintained around the perimeter of the project or 10 feet from the existing public right of way where no front yard

	parking is provided.
Maximum building coverage:	50% or 60% if governed by a single association, subject to the Single Association Bulk Standards.
Maximum lot coverage:	80% Excluding there from all abutting public streets and right of ways.
Maximum Building Height:	2½ stories / 35' or 3 ½ stories / 42' if governed by a single association, subject to the Single Association Bulk Standards.
Minimum Open Space:	25% being shared open spaces within the Zone or 20% being shared open spaces within the Zone if governed by single association, subject to the Single Association Override.
Single Association Bulk Standards	
Qualifications:	Where a group of buildings, or cluster of units, or different units relate to a common association which association control such properties through a RCC (Restrictive Covenants and Conditions) or similar plan governing the use and enjoyment of such properties, then the following bulk standards shall supersede the standards applicable for the specific type of unit set forth herein.
Minimum Lot Size	One Family: None Two Family: None
Minimum Lot Width	One Family: None Two Family: None
Minimum Front Yard:	Prevailing average as determined by averaging adjacent houses on block front. Where no building average exists the minimum setback shall be 25 feet or 10 feet from the public right of way where no front yard parking is provided.
Maximum building coverage:	60%
Maximum lot coverage:	80% Excluding there from existing streets and Right of Ways.
Maximum Building Height:	3 ½ stories / 42'
Minimum Open Space	20%
Streetscape:	Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.

TABLE II-C
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES – Continued

E-LR Edison Loft Residential Zone	Requirements
Permitted Uses Note: At the common boundary between the E-MR and E-C Zones, the requirements of any one zone may be extended by 50 feet into the adjacent zone.	One and two-family homes regulated under the provisions of the Infill Subzone Multi-family residential including townhouses. Public and private parking lots, parking decks and parking garages. Loft residential where at least 50% of the net floor area is used for residential purposes with the remainder used as an artist's studio or for home occupations not involving the servicing of customers on the premises. Offices for professional (not medical) and neighborhood commercial/retail uses on the ground floor only. Accessory uses for the above principal uses
Maximum residential density	65 dwelling units per acre of tract Maximum of 130 dwelling units
Maximum building height	Four stories and 55 feet
Maximum building coverage	60% of tract area.
Maximum impervious coverage	90% of tract area.
Minimum building setbacks	0' Feet from the public Right of Way
Minimum distance between buildings:	35 Ft.
Minimum parking	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C.5:21-3.1
Open Space:	All areas not dedicated to building or parking shall be appropriately landscaped. A minimum area of (10%) of the project area shall be designed to provide for passive recreational use.
Streetscape	Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.

TABLE II-D
LAND USE REGULATIONS FOR DOWNTOWN REDEVELOPMENT ZONES – Continued

E-C Edison Commercial Zone	Requirements
Permitted Uses	Non-residential limited to principal uses permitted in the B-1 Retail Business Zone Accessory uses for the above principal uses Ground level residential will be specifically prohibited.
Maximum residential density	35 dwelling units per acre of tract Maximum of 130 dwelling units
Maximum building height	Four stories and 55 feet
Maximum building coverage	50% of tract area
Maximum impervious coverage	Existing to apply (99%)
Minimum building setbacks	No minimum building setbacks

Minimum parking		
	Residential	In accordance with RSIS requirements including de minimis exceptions authorized in N.J.A.C.5:21-3.1
	Nonresidential	One space for each 300 square feet of gross floor area.
Streetscape:		Street benches to the extent that there is ample room along the right of way, and period lighting consistent with the historic character of the area shall be incorporated into the streetscape design in a manner as prescribed by the existing plan.

VI. DESIGN OBJECTIVES AND REQUIREMENTS

A. General Standards and Prohibitions

All utility distribution lines and utility service connections from such lines to the project area's individual uses, unless otherwise permitted, shall be located underground. Utility equipment and devices which are external to the structure shall be appropriately screened. Developers are required to arrange for connections to public and private utilities.

Chain link fencing shall be prohibited throughout the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.

All trash dumpsters shall be adequately screened, enclosed on all sides and secured.

Billboards and signboards for commercial advertising are prohibited.

No use or reuse shall be permitted, which produces toxic or noxious fumes, hazardous discharges, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features that are detrimental to the public health, safety or general welfare, or that are damaging to the physical environment.

B. New Building Design

All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.

All buildings shall be appropriately designed in a manner befitting the contextual relationships with the immediately surrounding community. Design elements shall incorporate adequate architectural relief by incorporating a complimentary arrangement of varying materials, and horizontal and vertical articulation through the use of setbacks and fenestrations.

Windows shall be architecturally consistent with the particular product being constructed and shall generally serve to enhance architectural character and attractiveness of the buildings.

Facade treatments, materials, colors and architectural treatments shall be compatible with the buildings' architectural style. Major facade components shall be incorporated with careful attention to proportions, slopes, dimensions and scale. Siding materials such as brick, thin cut veneer stone, stone, wood, cement stucco and cementitious siding, faux stone or other aesthetically acceptable facade treatments shall be used.

Roofing materials shall match in composition, size, shape, color and texture those of surrounding buildings. Roofing materials shall complement the architecture and design of the building.

Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Area.

In all cases, creative placement and screening of all parts and components of satellite dishes, cellular equipment and television and radio antennas is strongly encouraged.

In all cases, due consideration shall be given to the screening of rooftop mechanical equipment. Where feasible, rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring residential zones and from street level. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture and the architecture of the building.

C. Parking Structure Design Requirements

All parking levels shall be screened so as not to give the apparent perception of garage space from all street-level vantage points.

Parking may be masked through the use of an artificial building façade articulated in a manner providing visual interest and utilizing an architectural treatment consistent with the architecture utilized for the principal use and building.

The design of parking levels within any building that are the subject of street level visibility, shall be compatible and complimentary to the surrounding structures and as best as possible be designed to minimize the appearance of a parking garage. The material used on the facade of the parking levels of a building shall be compatible with that used on the rest of the building such that the parking structure portion of the building shall have a similar appearance to the rest of the building's base façade.

Interior garage lighting shall utilize fixtures that will not readily expose the lighting source from view, thereby maintaining a soft illumination of the interior garage space. Individual fixture sources shall not be visible from the exterior. An internal lighting plan prepared by a lighting professional shall be included with any garage application for review and approval.

D. Landscape, Lighting and Open Space

Landscaping shall be required for any part of any parcel not used for buildings, off-street parking, sidewalk area or other similar purposes. All proposed site plans shall include plans for landscaping indicating the location, size and quantity of the various species to be used.

Parking lots shall provide planting areas along any street line and/or property lines except in those instances where a building intervenes or where the proposed planting may interfere with sight triangles. The landscaping in said planting areas shall consist of evergreen material, flowering trees and shrubs and shade trees that are planted on a center that is consistent with the mature spread of the species planted in order to provide screening and buffer areas for the parking.

Within surface parking areas, a minimum of one tree shall be planted for every 10 parking spaces. These trees should be interspersed throughout the parking area, but may be located in the planting areas around the perimeter of the parking area if space limitations dictate.

Landscaping shall be maintained with shrubs not higher than four (4) feet, except where a taller buffer or visual screen is required, and with the branches of shade trees no lower than eight (8) feet at anticipated maturity. The landscaping shall be designed such that it is dispersed around the parking area in an aesthetically pleasing manner.

All street frontage within the Zone shall be landscaped with appropriate street trees planted at an interval of 25'-40' depending on species and shall be no less than 2 ½ inch caliper in size properly staked and burlapped consisting of the following recommended tree species: Hedge Maple (25' spacing); Trident Maple (25' spacing); October Glory Red Maple (40' spacing); Red Sunset Maple (40' spacing); Legacy Sugar Maple (40' spacing); Commemoration Sugar Maple (40' spacing); Green Mountain Sugar Maple (40' spacing); Gingko (30' spacing); Aristocrat Pears (25' spacing); Sargent Cherry (25' spacing); Okame Cherry (25' spacing);

Littleleaf Linden (40' spacing); or equivalent species to those recommended by the Township or as recommended by the Township Landscape Architectural Consultant. Alternate landscaping shall be provided where existing conditions render the above standards impracticable.

All plant material used must be able to withstand the urban environment and shall be planted consistent with standards as established by the American Association of Nurserymen. A planting schedule, including botanical name, common name, quantity and size, shall be provided by the developer as part of the Site Plan Application. Any landscaping that dies within one (1) year of planting shall be replaced.

Lighting fixtures shall be appropriately located and have a comprehensive decorative design theme. The lighting fixtures shall be of pedestrian scale no more than fifteen (15) feet in height and of uniform design throughout the Redevelopment Area.

Lighting within each site and along all street rights-of-way shall be sufficient to illuminate all areas and provide for a safe, evenly illuminated environment. However, care should be taken to shield or direct all lighting sources in such a way as to avoid glare and spillage of light into adjacent residential properties.

On-site lighting fixtures shall be in scale with the size of the project. Bollard type lighting and/or pedestrian scale lighting of no more than fifteen (15) feet in height is encouraged.

All fencing is subject to review and approval by the Planning Board.

Decorative paving materials are encouraged - but not required - where appropriate, especially at major focal points along the streetscape and along the curb line in the tree planting and lighting strip.

Open space areas should be designed to be consistent with the character of the Area, whether redeveloped for non-residential or residential use. Playground equipment and street furniture, such as benches, waste containers, bicycle racks, and bollards shall be selected to enhance the Area, and shall be subject to review and approval by the Planning Board.

VII. SIGNAGE REQUIREMENTS

A. Residential Signage - No signage is permitted except as provided below.

1. Each residential building shall display the street address of the building on the front façade or front door of the building such that it is visible from the adjoining street right-of-way, sidewalk and carriage way.
2. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.
3. Mid-rise residential buildings may also have one sign not to exceed twelve (12) square feet, attached flush to the building wall, identifying the name of the building or other identification details, if any. All signage must be designed to be compatible with the architectural style and color scheme of the building.
4. Loft residential buildings may also have one sign not to exceed twelve (12) square feet, attached flush to the building wall, identifying the name of the building or other identification details, if any. All signage must be designed to be compatible with the architectural style and color scheme of the building.
5. Home occupations may display a single sign not more than six (6) inches tall by twelve (12) inches long which may be attached flush to the front wall or door of the building, or to the mailbox.

B. Commercial Signage - All signage must be designed to be compatible with the architectural style and color scheme of the building to which it is attached. All signage that is to be illuminated shall utilize

exterior lighting, unless said lighting is reviewed by the Planning Board and expressly approved by resolution of the Planning Board

1. **Wall Signs** - Each ground floor commercial use shall be permitted one sign, which shall be flush mounted to the front building façade and located within a sign band that is integrated into the overall architectural design of the façade of the building. The sign band shall not exceed 30 inches in height nor extend more than 80% of the width of the store front that it is intended to serve. The top of the sign band shall not be located above the first floor level of the building, and not more than 15 feet above the adjoining sidewalk elevation. Any lettering, sign or logo placed within the sign band may not be taller than 24 inches.
2. **Blade Signs** - Each ground floor commercial use may also have one blade sign located on the first floor of the building fronting on Main Street. Second floor commercial uses may also provide a blade sign at the entrance doorway located at the sidewalk level. Blade signs shall not exceed a maximum of 2.5 feet in width by 2.0 feet in height. They shall be placed such that the lowest portion of the sign is not less than 8 feet above the sidewalk and the highest portion of the sign is not more than 12 feet above the sidewalk.
3. **Window Signs** - Not more than 50% of the total glazed area of any store front or individual window may contain window signage, consisting of decorative style lettering.
4. **Directory Signs** - Buildings having multiple tenants may have a directory sign flush mounted to the building and located near the entrance to the building serving the tenants. The directory sign may be no larger than 2 feet wide by 3 feet tall.
5. **Awnings** - Awnings are permitted for ground floor commercial tenants only. Awning shall extend a minimum of 5 feet and a maximum of 10 feet from the building façade, be made of canvas or equivalent material, and be retractable. They shall be of a uniform color palette, but may be different styles of fabric. They may contain, on the valance only, the users name and/or street number, not more than 4 inches in height. The valance shall be between 6 inches to 8 inches in height. The awnings shall be of the rectangular style, angled down towards the street, with no side panels. The lowest structural elements projecting over the sidewalks shall be between 8 feet and 9 feet from the sidewalk level; the valance shall not be lower than 7.5 feet. The highest structural elements of the awning, i.e. those elements adjacent to the building, shall be no higher than 15 feet above the sidewalk level. No portion of any awning may cover any portion of any second story window, including the window sill or other decorative or structural elements of the window.

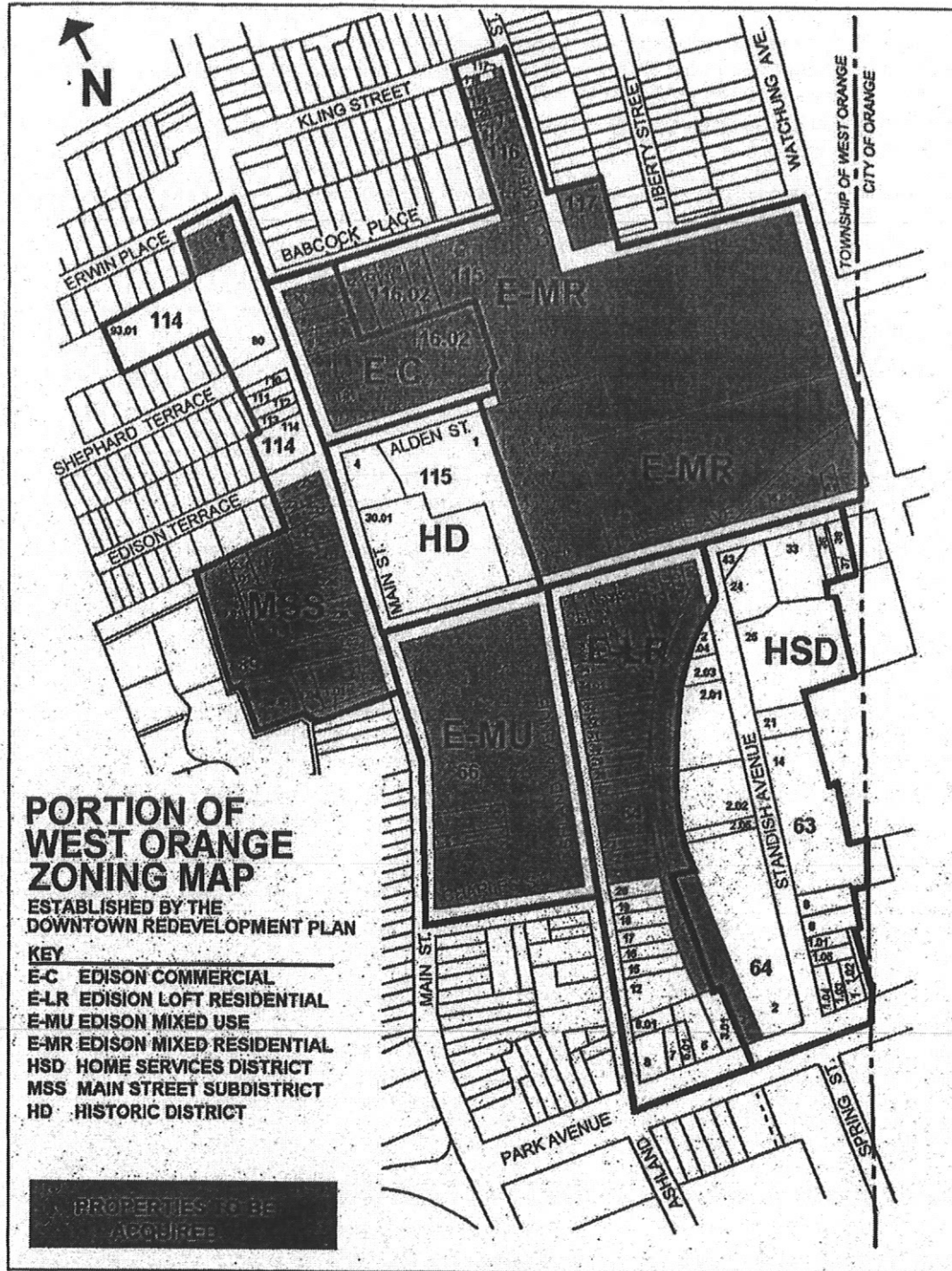
VIII. ACQUISITION PLAN

The Downtown Redevelopment Area is comprised of a mix of uses including residential and commercial uses as well as vacant land, underutilized properties and incompatible industrial land uses. It is important that the Redevelopment Area be redeveloped in a comprehensive manner that accommodates and preserves the conforming and desirable land uses. At the same time it is important that incompatible land uses, vacant land, underutilized property, dilapidated buildings, unsafe conditions and other impediments to proper development be removed in an orderly, planned and phased manner.

At this time, it is anticipated that any property to be acquired within the Redevelopment Area will be purchased and assembled by private development interests. However, if acquisition in this manner proves to be unsuccessful, municipal acquisition by eminent domain will be pursued in order to create properly planned and developable parcels of land.

As such, the properties within the Redevelopment Area shown below on Plate II (Acquisition Map) and further set forth on Table III-A - III-C are proposed as To Be Acquired

PLATE II
ACQUISITION MAP: PROPERTIES TO BE ACQUIRED



**TABLE III-A
PROPERTIES TO BE ACQUIRED**

Block 64

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
64	3	Park Avenue	E-LR	To Be Acquired
64	3.02	Standish Avenue	E-LR	To Be Acquired
64	21	42 Ashland Avenue	E-LR	To Be Acquired
64	22	40 Ashland Avenue	E-LR	To Be Acquired
64	23	38 Ashland Avenue	E-LR	To Be Acquired
64	25	30-32 Ashland Avenue	E-LR	To Be Acquired
64	27	28 Ashland Avenue	E-LR	To Be Acquired
64	28	26 Ashland Avenue	E-LR	To Be Acquired
64	29	24 Ashland Avenue	E-LR	To Be Acquired
64	30	22 Ashland Avenue	E-LR	To Be Acquired
64	31	20 Ashland Avenue	E-LR	To Be Acquired
64	32	18 Ashland Avenue	E-LR	To Be Acquired
64	33	16 Ashland Avenue	E-LR	To Be Acquired
64	34	8-10 Ashland Avenue	E-LR	To Be Acquired
64	34.01	12-14 Ashland Avenue	E-LR	To Be Acquired
64	38	4-6 Ashland Avenue	E-LR	To Be Acquired
64	40	44 Lakeside Avenue	E-LR	To Be Acquired
64	41	42 Lakeside Avenue	E-LR	To Be Acquired
64	42	40 Lakeside Avenue	E-LR	To Be Acquired
64	42.01	38 Lakeside Avenue	E-LR	To Be Acquired
64	44	36 Lakeside Avenue	E-LR	To Be Acquired
64	44.01	Lakeside Avenue - rear	E-LR	To Be Acquired
64	45	34 Lakeside Avenue	E-LR	To Be Acquired
64	46	32 Lakeside Avenue	E-LR	To Be Acquired
64	47	30 Lakeside Avenue	E-LR	To Be Acquired
64	48	28 Lakeside Avenue	E-LR	To Be Acquired
64	49	26 Lakeside Avenue	E-LR	To Be Acquired
64	49.01	24 Lakeside Avenue	E-LR	To Be Acquired
64	50	Lakeside Avenue	E-LR	To Be Acquired
64	51	Rear of Lakeside	E-LR	To Be Acquired

Block 66

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
66	1	144, 189 Main Street	E-MU	To Be Acquired
66	5	159 Main Street	E-MU	To Be Acquired
66	7	161 Main Street	E-MU	To Be Acquired

**TABLE III-B
PROPERTIES TO BE ACQUIRED**

Block 89

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
89	1	184-186 Main Street	Main Street Subzone	To Be Acquired
89	1.01	Main Street	Main Street Subzone	To Be Acquired
89	1.03	188-190 Main Street	Main Street Subzone	To Be Acquired
89	1.04	Main Street - rear	Main Street Subzone	To Be Acquired
89	59.01	Main Street - rear	Main Street Subzone	To Be Acquired

Block 114

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
114	78	244-252 Main Street	Main Street Subzone	To Be Acquired
114	230	214 Main Street	Main Street Subzone	To Be Acquired
114	231	212 Main Street	Main Street Subzone	To Be Acquired
114	232	210 Main Street	Main Street Subzone	To Be Acquired
114	233	206-208 Main Street	Main Street Subzone	To Be Acquired
114	234	202-204 Main Street	Main Street Subzone	To Be Acquired
114	234.01	Main Street - rear	Main Street Subzone	To Be Acquired
114	235	198-200 Main Street	Main Street Subzone	To Be Acquired
114	236	192-196 Main Street	Main Street Subzone	To Be Acquired

Block 115

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
115	15	Bab.Pl./ Col./ Watchung	E-MR	To Be Acquired
115	16	Lakeside Ave./ Watchung	E-MR	To Be Acquired
115	16.01	Lakeside Ave./ Watchung	E-MR	To Be Acquired
115	17	Lakeside Avenue	E-MR	To Be Acquired
115	51	Lakeside Avenue	E-MR	To Be Acquired

Block 116

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116	116	Kling Street	E-MR	To Be Acquired
116	118	33 Columbia Street	E-MR	To Be Acquired
116	119	35 Columbia Street	E-MR	To Be Acquired
116	120	37 Columbia Street	E-MR	To Be Acquired
116	121.01	Columbia Street	E-MR	To Be Acquired
116	121	Columbia Street	E-MR	To Be Acquired

**TABLE III-C
PROPERTIES TO BE ACQUIRED**

Block 116.02

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
116.02	1.01	217-225 Main Street	E-C	To Be Acquired
116.02	6	227-229 Main Street	E-C	To Be Acquired
116.02	8	231-233 Main Street	E-C	To Be Acquired
116.02	10	235-237 Main Street	E-C	To Be Acquired
116.02	12	28-30 Babcock Place	E-MR	To Be Acquired
116.02	13	26 Babcock Place	E-MR	To Be Acquired
116.02	14	24 Babcock Place	E-MR	To Be Acquired
116.02	16	22 Babcock Place	E-MR	To Be Acquired
116.02	18	18-20 Babcock Place	E-MR	To Be Acquired

Block 117

BLOCK	LOT	STREET ADDRESS	ZONE	COMMENT
117	15	Columbia Street	E-MR	To Be Acquired

IX. RELOCATION

The required amount of occupant relocation necessary to implement the amendments to the 2003 Redevelopment Plan is expected to be minimal. Should occupant relocation be necessary, the Township of West Orange will provide all displaced tenants and landowners with the appropriate relocation assistance pursuant to all applicable state and federal laws. The process of relocating affected persons and businesses will receive the careful attention of local officials. All persons and businesses to be relocated will be interviewed to determine their housing, occupancy and relocation needs.

X. AFFORDABLE HOUSING REQUIREMENTS

Any development within the Downtown Redevelopment Area shall satisfy the need for housing low and moderate income households generated by that development by building the required number of affordable housing units on-site in accordance with and as determined by the current or amended:

- Third Round Substantive Rules of the New Jersey Council on Affordable Housing (COAH) [N.J.A.C. 5:94-1.1 et seq.];
- Township of West Orange Housing Element and Fair Share Plan adopted by the Planning Board on November 2, 2005 and approved for petition to COAH by Township Council on November 22, 2005.
- Township of West Orange Growth Share Ordinance adopted by Township Council on July 19, 2005.

Maximum Sales/Rental Prices: Sales prices, rental prices and bedroom mix shall all be in accordance with COAH rules and regulations.

Affordable Distribution: The affordable units shall be dispersed throughout the Redevelopment Area and shall from the exterior generally be indistinguishable from the market-rate units. Without regard to available buyer upgrades, it is also preferable, but not required unless COAH regulations so mandate, if the interiors of the affordable units are generally indistinguishable from the market-rate units.

Affordability Restrictions: All affordable dwelling units constructed within the Redevelopment Area shall be deed restricted to remain affordable in accordance with COAH requirements. If there are applicable local, state and/or federal funds used as a capital subsidy for the affordable units, then these programs may require more restrictive affordability controls, which shall prevail.

XI. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

The local land use objectives for the Township of West Orange are stated in the 1989 Master Plan (amended in 1992) and are reviewed in the latest 2004 Reexamination Report. Two of the objectives of the 1989 Master Plan are to "Encourage development and rehabilitation of the Main Street Central Business District" and to "Encourage the economic development of the community." As stated in the Reexamination Report with respect to the Main Street - Valley Road Corridor:

The improvement and revitalization of commercial and residential areas within the Main Street - Valley road Corridor should continue to be the focus of municipal efforts and design review standards to encourage a unified building appearance, conservation of historic structure, streetscape, and parking improvements. Municipal support for commercial and residential rehabilitation should be continued as part of the long term public commitment to maintain and improve this area. [Page 6]

Under the heading of Economic Development, the latest Reexamination Report noted the following:

The Main Street/Valley Road Corridor is an existing overlay zone that includes numerous linked neighborhood commercial centers. Economic development and redevelopment should continue to be a focus in this area. [Page 25]

With respect to historic preservation, the latest Reexamination Report documents that:

The Edison National Historic Site, the nearby Llewellyn Park Historic District (containing Edison's home known as Glenmont) and the Edison Storage Battery Building are listed on the National Register of Historic Places and the New Jersey Register of Historic Places. Additionally, the Edison Storage Battery Building has also been recognized as historic by the West Orange Preservation Commission. [Page 28]

Concerning community facilities, the latest Reexamination Report observed that:

The West Orange Library Board prepared a report recommending replacement of the existing 25,000 square foot facility which was considered no longer sufficient to accommodate the collections, services and extended use by the community. The Reexamination Report noted that "Plans for a new library facility have been incorporated into the West Orange Downtown Redevelopment Plan adopted by the Township." [Page 35]

With respect to redevelopment plans, the latest Reexamination Report observed the following:

The Township adopted the Downtown Redevelopment Plan in early 2003 and has begun implementation of the plan. As the plan progresses, the Township should consider other areas to study for possible redevelopment activities. One area that should be considered is the Lower Valley section. This area provides a gateway to the Township and should be enhanced to provide a welcoming entrance to the eastern section. Connection to the Highland Avenue Train station can increase opportunities for redevelopment in the area. [Page 48]

The 1989 Land Use Plan element of the Master Plan recommended an I-Industrial designation for much of the area for which an amendment to the Downtown Redevelopment Plan is proposed. In addition to the Industrial designation, the Land Use Plan recommended a B-1 Retail designation for the properties along Main Street north of Alden Street (Lots 1.01, 6, 8 and 10 in Block 116.02) and an R-M Multifamily

designation for the properties fronting on Babcock Place (Lots 12, 13, 14, 16 and 18 in Block 116.02 and part of Lot 15 in Block 115). Main Street and Park Avenue were designated as minor arterial roadways, the Edison National Historic Site was shown on the Land Use Plan as well as the West Orange Public Works garage. Also, a portion of the area closest to the City of Orange was indicated as lying within a flood hazard area.

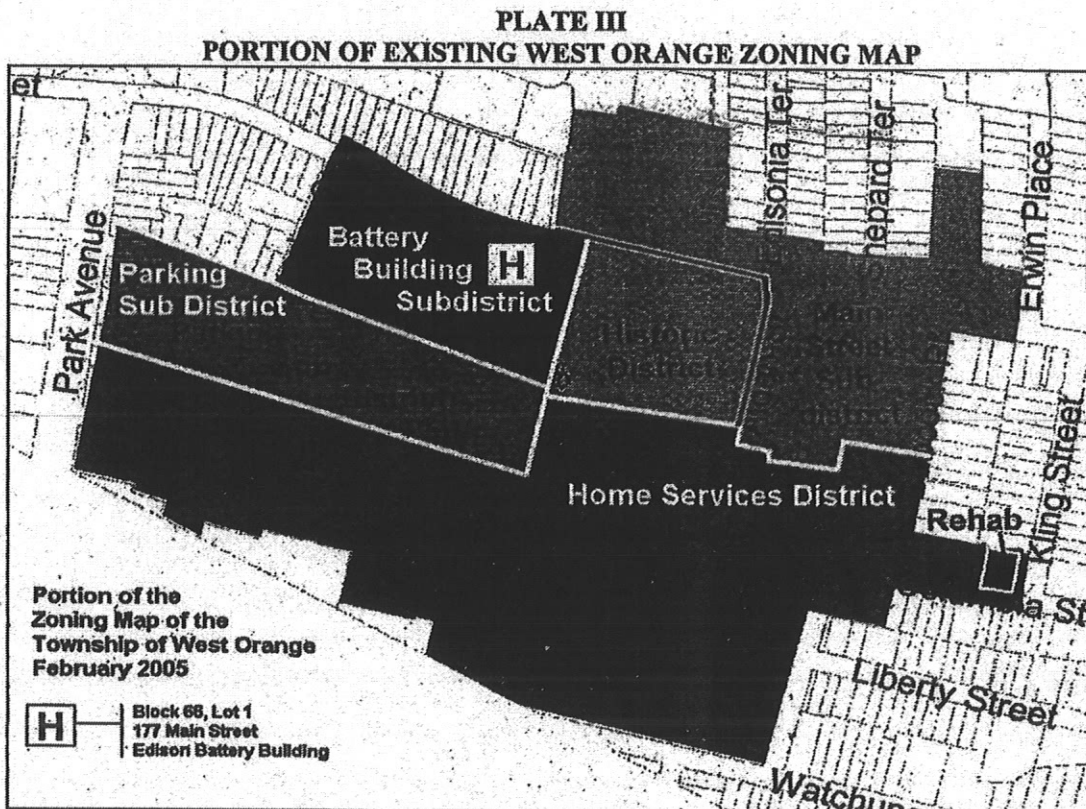
The proposed amendments to the Downtown Redevelopment Plan are generally consistent with and supportive of the objectives voiced in the 1989 Master Plan and reviewed in the latest Reexamination Report. It is noted that the three dominant multi-story Edison Storage Battery Buildings on Lot 1 in Block 66 are to be retained and adapted for retail and residential reuse. Although retention of certain main buildings is planned, modifications are anticipated such as the construction of additional dwelling units above the existing buildings and construction of adjacent new structures and buildings such as a parking garage, retail space and a public library in place of existing paved parking areas and buildings.

The proposed amendments to the Downtown Redevelopment Plan preserve the existing arterial road function of Main Street with its bus service and relies on sanitary sewer, electric, gas and water services which are considered adequate to accommodate the anticipated development. Implementation of the plan amendments will necessitate relocation of the West Orange Public Works offices and maintenance yard.

XII. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

The existing 2003 Redevelopment Plan indicates that provisions of the West Orange Land Use Ordinance are to be superseded by the Downtown Redevelopment Plan standards, as shown on a portion of the West Orange Zoning map in Plate III.

The standards in these Plan Amendments are intended to supersede the standards in the West Orange Land Use Ordinance.



XIII. RELATIONSHIP TO OTHER PLANS

A comparison of the proposed amendments to the 2003 Redevelopment Plan to the Zoning Ordinance and Master Plan for the City of Orange shows that the residential uses in the proposed West Orange E-MR Zone are across Watchung Avenue from residential uses in the A-2 One, Two and More Residential Zone in the City of Orange. The policies advanced in the amendments to the 2003 Redevelopment Plan are consistent with the policies for Metropolitan Planning Areas (PA-1) in the March 1, 2001 State Development and Redevelopment Plan which encourages efficient use of existing resources in urbanized areas.

The plan is also consistent with New Jersey's Office of "Smart Growth" planning principles. "Smart Growth" means: planning, designing, and building livable communities in ways that make more efficient use of land and infrastructure improvements and in ways that protect the environment and valuable natural resources. The twin aspects of "Smart Growth" are revitalizing cities and towns to encourage redevelopment an infill development, while also discouraging sprawl in suburban and rural areas through more compact development.

The County of Essex has an older master plan, which has not been updated in many years.

CONTINGENT ASSUMPTIONS AND LIMITING CONDITIONS

Unless specifically stated, this appraisal, review, analysis, litigation support or consulting assignment has been prepared subject to the following Contingent Assumptions and Limiting Conditions:

1. The legal description is assumed to be correct. Any sketch accompanying this report is included for illustrative purposes only and shall not be construed as a survey. No responsibility is implied or assumed for matters which are legal in character. No opinion is being rendered, or conveyed as to the title to the property and any reference to such is based on current public record. Title is assumed to be valid and marketable, and that there are no unknown judgments, liens or other litigation which would cloud title to the property or otherwise affect the Market Value.
2. In a Market Value appraisal assignment, the property being appraised is valued as a whole, in fee simple ownership, unencumbered with easements, liens mortgages, or restrictions. It is also valued under the specific assumption that it is under responsible ownership and competent management.
3. The distribution of the total estimate of value between land and improvements shall not be employed in connection with any other use to which the property may be utilized and will render the estimate invalid if so applied. This report is based on the specific assumption that it shall be utilized in its entirety and shall not be segmented or taken out of context.
4. All estimates, information, market data, property information, and other computations supplied by others has been recognized and deemed to be reasonable and correct, but are not guaranteed and have not been independently verified or authenticated.
5. A Market Value appraisal is a subjective analysis based on our interpretation of facts and other data compiled in connection with the assignment. As such, the valuation estimate represents our opinion as to the Market Value of the property as of the date specified. We make no representation as to events which may occur subsequent to the effective valuation date. We have not considered any potential changes in the federal, state or local laws, regulations, codes or requirements in connection with this assignment.
6. Unless specifically noted, this report has not considered nor recognized any costs which may be incurred due to potentially adverse environmental conditions which may be present. The foregoing includes but is not limited to sampling, testing, monitoring or remediation. Unless specifically noted, we have not been provided with any information relating to the possible existence of adverse environmental problems or conditions with this property. In the event a subsequent investigation reveals the existence of such conditions, the appraisers reserve the right to revise or rescind any valuation estimates reported herein.

CONTINGENT ASSUMPTIONS AND LIMITING CONDITIONS

Unless specifically stated, this appraisal, review, analysis or consulting assignment has been prepared subject to the following Contingent Assumptions and Limiting Conditions:

7. In addition to the principal appraiser, certain research and investigative data contained in this appraisal report or utilized in its development may have been performed by an appraisal associate or staff member of the Hendricks Appraisal Company, LLC. This individual has also participated in all aspects of the assignment, including the valuation and analysis upon which this document is based. This individual shall have been recognized and noted in the accompanying report. Their qualifications have been retained in our files and are available for inspection upon written request.
8. Neither all nor any part of the contents of this report shall be disclosed or conveyed to the public or private entities through advertising media, public relations, newsprint media, on-line media (including email, etc), or any and all other means of public dissemination without the prior written consent of the individual appraiser and the principals of the Hendricks Appraisal Company, LLC.
9. The appraiser is not required or obligated to give testimony or to be in attendance in court or any judicial or quasi-judicial hearing or conference with reference to the subject property without prior written contractual agreement or arrangement thereto.
10. Unless specifically noted, the appraisal has not considered conditions relating to surface or subsurface waters; including but not limited to the water table, flood plain, flood hazard, wetlands or transitional-buffers areas. In addition, any riparian rights, riparian lands and drainage, which currently or in the future may be the subject of a claim by the State of New Jersey or the United States of America.
11. No opinion is conveyed or expressed as to the value of any subsurface oil, gas or mineral rights and the appraisers have assumed that no agreement for the extraction or exploration of such resources on the property exist.
12. Unless otherwise stated in this report or document, we have not been requested nor have we conducted any investigation into the possible existence of toxic or potentially hazardous material used in the construction, operation, maintenance or expansion of any improvements on or beneath the property. In addition, we have not performed an investigation or research into the possible existence of environmentally adverse materials, contaminants or other agents which may have been stored on, in, or within the immediate vicinity of the property. The appraisers have noted that they are not qualified to render an opinion regarding such matters and advise the client to secure the services of a licensed and qualified environmental expert and or firm to provide this type of information. Any valuation contained in this report is based on the specific assumption that the property is unencumbered with adverse environmental problems or conditions.

CONTINGENT ASSUMPTIONS AND LIMITING CONDITIONS

Unless specifically stated, this appraisal, review, analysis or consulting assignment has been prepared subject to the following Contingent Assumptions and Limiting Conditions:

13. On January 26, 1992 the Americans with Disabilities Act (ADA) became effective. Unless specifically noted, we have made not conducted a compliance survey or analysis of the improvements to determine if they are in conformance with the requirements of the ADA. The appraisers are not qualified to render an opinion as to such matters and recommend that the client retain the services of a licensed and qualified architect or engineer to perform a compliance survey and cost to cure estimate. The client is advised that should deficiencies be found as it relates to ADA compliance issues, that the Market value estimate reported herein may be negatively affected. Nonetheless, in the absence of any information to the contrary, this report is based on the assumption that the property is in complete and full compliance with the requirements of the ADA.
14. This report may incorporate several assumptions, conditions or estimates relating to overall property performance, as well as local, state and national business and or economic climates which are deemed reasonable and appropriate as of the date of valuation. However, the client is advised that material changes in the local, state, or national economies as well as the property itself may result in one or more of these assumptions, conditions or estimates not being realized. In addition, unanticipated events may occur which will affect the property being appraised. The foregoing may also result in a material change in the valuation estimate contained herein or in the type of appraisal methodology employed in the report.
15. Any forecasted income referred to in the appraisal may be based on lease or rental information provided by the owner, client or third parties. The appraiser may not have been supplied with the formal lease agreements, documented rental information or other income-expense information for the property and assumes no responsibility for the completeness of any information provided. The estimates of income and expense are not, and should not be construed as predictions for the future performance of the property. They represent the appraiser's best interpretation and estimates relating to current and historical market perceptions on income and expense. The appraiser makes no warranty or representation that any projections or forecasts of future income or expense for the property will actually materialize.
16. The real estate market is in a constant state of change, and the appraiser can only reflect what the investment community perceives as of the date of valuation, for the property, its location, and for the future in terms of income, expense, supply and demand.

CONTINGENT ASSUMPTIONS AND LIMITING CONDITIONS

Unless specifically stated, this appraisal, review, analysis or consulting assignment has been prepared subject to the following Contingent Assumptions and Limiting Conditions:

17. Unless otherwise noted, the improvements on the land described elsewhere in this report appear to be structurally sound and viable. However, this report-document assumes no responsibility for the condition of the improvements or any of its components.
18. The appraisers assume no responsibility for matters or considerations involving the expertise of individuals within other disciplines or fields. The foregoing includes reports, documents or information provided to the appraisers by others which may have been relied upon in connection with the development of this document. The foregoing includes but is not limited to matters relating to environmental conditions or problems; municipal zoning regulations or requirements which may impact or effect the property; potential changes in zoning or building codes; engineering considerations including soil and sub-soil conditions or testing; development considerations and approvals; civil, electrical, mechanical, structural or any other engineering matters. The appraisers are not qualified to render opinions as to the validity of such expert reports, documents or information supplied.
19. The appraisers have not considered any personal property or items which may be located on the property in the valuation estimate. The foregoing also includes, but is not limited to consideration involving the cost of removing or relocating these non-realty items. Unless specifically noted, the valuation estimate contained herein is limited to the real property only.
20. Other limiting conditions and assumptions may have been noted and reflected elsewhere in this report. The aforementioned assumptions and limiting conditions are to be considered and recognized by the client in addition to those specified within the body of the report.
21. The client is advised that this opinion of value is effective only as of the date specified in this report, analysis, review or consulting assignment. In addition, changes since that date in economic and market factors, or changes within the property itself can and will significantly affect overall property values.
22. This report has been prepared at the request of the client and for the specific purpose noted elsewhere in this document. It is not to be utilized or relied upon by any other individual or entity. Any unauthorized individual or entity utilizing this report, its conclusions or information, without written consent of the client and the appraiser do so at their own risk.
23. Possession of this report or document, or copy thereof, does not convey a license or right of duplication. Any reproduction of this report or document without the written consent of the Hendricks Appraisal Company, LLC is prohibited.

CONTINGENT ASSUMPTIONS AND LIMITING CONDITIONS

Unless specifically stated, this appraisal, review, analysis or consulting assignment has been prepared subject to the following Contingent Assumptions and Limiting Conditions:

24. Unless otherwise noted or described, this report or document has been prepared under the assumption that the property is not situated within a designated flood zone where mandatory flood insurance is required. In addition, unless specifically noted, we have not been provided with any information relative to potential wetlands which may or may not be present. The appraisers are not qualified to identify property which may be encumbered with wetlands. The client is advised that the presence of wetlands or the location of the property within a designated flood zone may affect the value of the property. This report or document assumes that the property is not encumbered with wetlands and is not situated within a designated flood plain.
25. This report or document is based on the specific assumption that the property is being used or developed in compliance with all applicable municipal, county, state and or federal building, health, safety, use and zoning codes. Furthermore, it assumes any noted deviations, restrictions or limitations have also been complied with.
26. This report or document also assumes that all required licenses, permits, certificates and-or agreements issued by any municipal, county, state or federal agency have been obtained and or renewed as may be required. In the event the appraisers have not been provided with evidence of such licenses, permits, certificates and-or agreements, the client is advised to obtain such prior to any reliance on this report or document.
27. If the subject of this assignment involves proposed construction, and this report or document is based on plans and specifications provided, we have assumed that the author(s) of such plans and specifications is competent, licensed and qualified and that the proposed improvements will be completed in a reasonable period of time, employing good quality workmanship and materials. The appraisers have not considered and assume no responsibility for subsequent changes, substitutions or revisions to the plans and specifications as well as any consequential impact that may have on the value estimate.
28. We do not disclose any personal information gathered in the preparation of the appraisal report to any third parties. Information obtained from the client during the appraisal process shall be retained in our files for a minimum of five (5) years from completion of the assignment. Unless required by law, information provided to us and specified as confidential by the client shall not be shared or published except within the context of the appraisal report.

CONTINGENT ASSUMPTIONS AND LIMITING CONDITIONS

Unless specifically stated, this appraisal, review, analysis or consulting assignment has been prepared subject to the following Contingent Assumptions and Limiting Conditions:

29. As of the effective date of this document, the United States continues to be impacted by a dramatic and life changing event due to the Covid-19 (Coronavirus) Pandemic. In March 2020, a quarantine was enacted which imposed stringent mask wearing requirements and limitations on virtually all social and economic related activity at the local, county, state and federal levels. A majority of these mandates were recently eased and lifted with some being retained. Nonetheless, the federal government continues to maintain close observations and monitoring of individual state testing and vaccination statistics and has noted the possibility that in the event of a resurgence of the Covid-19 (Coronavirus) Pandemic that any, and possibly all of the previously lifted quarantine restrictions could be reinstated.

On May 5, 2023, the World Health Organization (WHO) declared that the Covid-19 pandemic was no longer a global health emergency. However, it remains a declared global pandemic with over 765,000,000 individual cases reported and in excess of 6,000,000 fatalities.

The Covid-19 Pandemic overall impact brought about by this event on local, state and national economies along with real estate markets cannot be estimated nor projected until such time as the government declares an official end to the pandemic. Furthermore, most economists agree that the long-term effects of the pandemic, if any, will not be readily apparent for many months and perhaps longer, after it's official end. At that point, a comprehensive analysis of all available data can be made to determine what impact, if any it has had.

This appraisal, review, analysis or consulting assignment has not recognized nor considered any potential direct or indirect impact or effect the Covid-19 Pandemic may or may not have on the conclusions contained herein.

QUALIFICATIONS

MARK E. HENDRICKS, CRE®, FRICS, CTA, SCGRE

Education: Mount Saint Mary's University – B.A. - 1981

Experience: Actively engaged in real estate valuation, counseling and advisory studies within the State of New Jersey since 1981. Appraisal, counseling and advisory assignments included the following: residential properties, subdivisions, multi-family condominium and townhouse development; commercial properties, retail centers, mixed-use properties, automobile dealerships, neighborhood shopping centers, regional shopping malls; office buildings, corporate campuses, corporate offices, leasing analysis and consulting; apartment properties of all types; industrial properties, warehouse, manufacturing, flex, distribution and terminals; vacant sites including residential, commercial, industrial, waterfront, quarry properties, green acres-open space, conservation and recreational lands; other assignments of a specialized nature include: corporate office-headquarters, power generation facilities; hospitals, schools, golf courses, telecom facilities, easements, partial interests, breweries and insurance loss analysis. These assignments were conducted for both public and private entities and individuals.

Mr. Hendricks is qualified as an expert witness before the Tax Court of New Jersey, the Superior Court of New Jersey, the United States Bankruptcy Court, Numerous County Boards of Taxation, along with local planning and zoning boards. He is also an approved State of New Jersey, Department of Environmental Protection, Green Acres Division, real estate appraiser.

- Professional Territory - Northern New Jersey - Bergen, Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union Counties.
- He has served as a Commissioner in Condemnation for the Superior Court of New Jersey.
- Mr. Hendricks served as the municipal Tax Assessor for the Township of Nutley in 2004.
- He is has also been an active owner, investor, and manager in several multi-family, commercial and office properties.

Employment: 1981-1997 – Vice President
Robert W. Hendricks & Company, Inc.

1997-2019 - Principal & CEO
2020 - Present - President
The Hendricks Appraisal Company, LLC
Seven Hutton Avenue - Suite A
West Orange, New Jersey 07052
(973) 736-5656 – (973) 736-2364 (Facsimile)
email - mhendrickscre@gmail.com & mehnhaol@aol.com

QUALIFICATIONS

MARK E. HENDRICKS, CRE®, FRICS, CTA, SCGREA

Affiliations:

Member - The Counselors of Real Estate – CRE®
Fellow Royal Institute of Chartered Surveyors - FRICS
Affiliate Member - Appraisal Institute
Member IAAO – International Association of Assessing Officers
Member IREM - Institute of Real Estate Management
New Jersey State Certified General Real Estate Appraiser (SCGREA - 42RG0923)
New Jersey State Certified Tax Assessor – CTA (#1591)

General Information:

Mr. Hendricks has conducted acquisition appraisals for various large scale eminent domain projects including: the New Jersey Performing Arts Center (NJPAC); Prudential Center Arena; Society Hill Development at University Heights; Essex County Correctional Facility; Honorable Joseph G. Minish Passaic River Waterfront Promenade; Science Park School Project. In addition to acquisition appraisals, he has served as the review appraiser in connection with other large scale developments including: the Riverfront Stadium facility; New Jersey Transit Light Rail Program; Newark Airport Monorail; various public school development and expansion projects. Other major redevelopment projects predominantly located within the City of Newark include the Home Depot; Victory Gardens development; South Ward Industrial Park; Hartz Mountain Industrial-Waverly Yards; Multiplex Cinema; Newark Entertainment Complex; Bergen Street Redevelopment project; and the Center City (Paterson) development.

Mr. Hendricks has been retained as the real estate appraisal expert and tax consultant for numerous municipalities including: Township of Belleville, Township of Bloomfield, Borough of Chatham, Township of Cedar Grove, Borough of Caldwell, City of Clifton, Township of East Hanover, City of East Orange, Township of Fairfield, Borough of Glen Ridge, Township of Little Falls, Township of Maplewood, Township of Montclair, City of Newark, Borough of New Providence, Borough of North Caldwell, Township of Nutley, City of Orange Township, Borough of Roseland, City of Summit, Township of Union, Township of Verona, Township of West Caldwell, Township of West Orange.

In addition to his appraisal, consulting and advisory experience, he has been retained by several communities to review and monitor the Class IV components (apartment-commercial-industrial) of municipal revaluation and reassessment programs. These include the Township of Belleville, Borough of Caldwell, City of East Orange, Borough of Glen Ridge, Township of Little Falls, Township of Montclair, Township of Nutley (2), the Borough of North Caldwell, Township of Fairfield, City of Paterson, Borough of Roseland, Township of Verona, Township of Cedar Grove, the Township of West Caldwell, and the Township of West Orange.

PARTIAL LISTING OF CLIENTS SERVED & MAJOR ASSIGNMENTS

<u>Government:</u>	<u>Financial:</u>
U.S. Department of Commerce	Bank of America
U.S. Department of Justice	Blue Foundry Bank
U.S. Department of Veterans Affairs	Citibank
U.S. Post Office	TD Bank
U.S. Small Business Administration	PNC Bank
U.S. Department of the Interior	Regal Bank
Internal Revenue Service	Glen Rock Savings Bank
	Valley Bank
N.J. Office of the Attorney General	
N.J. Economic Development Authority	<u>Attorneys:</u>
N.J. Department of Environmental Protection	
N.J. Schools Development Authority	DeCotiis, Fitzpatrick, Cole & Gibbons, LLP
N.J. Housing & Mortgage Finance Agency	Lum, Drasco & Positan, LLC
	Connell Foley, LLP
Essex County Board of Chosen Freeholders	McManimon, Scotland & Bauman, LLC
Essex County Parks Commission	McElroy, Deutsch & Mulvaney
Essex County Office of the County Counsel	Scarinci & Hollenbeck, LLC
Essex County Improvement Authority	Riker, Danzig, Scherer, Hyland & Perretti, LLP
	O'Toole Scrivo
Borough of Alpine	DeFrancesco, Bateman, Kunzman, Davis Lehrer & Flaum
Township of Belleville	
Township of Bloomfield	<u>Major Assignments:</u>
Township of Cedar Grove	
Borough of Caldwell	New Jersey Performing Arts Center Site
Borough of Chatham	Prudential Center (NJ Devils Arena) Site
City of Clifton	Essex County Administration & Courts Complex
Township of East Hanover	Newark Riverfront Stadium
City of East Orange	N.J. Light Rail Project - Newark
Borough of Florham Park	Anheuser-Busch Brewery
Township of Fairfield	New Jersey Institute of Technology - Various Properties
City of Garfield	Prudential Offices - Newark & Roseland
Borough of Glen Ridge	PSE&G Corporate Headquarters
Township of Little Falls	Gateway Office Complex
Township of Maplewood	East Orange General Hospital
Township of Montclair	Kessler Institute - West Orange Complex
City of Newark	The Mall at Short Hills
Borough of New Providence	Livingston Mall
Borough of North Caldwell	Essex Fells Country Club
Township of Nutley	Essex County Country Club
City of Orange Township	Crestmont Country Club
City of Paterson	Montclair Golf Club
Borough of Roseland	Ridgewood Country Club
City of Summit	Rock Spring Country Club
Township of South Orange Village	White Beeches Country Club
Township of Union	Victory Gardens Redevelopment Site
Township of Verona	Society Hill Newark Site
Township of Washington	Home Depot - Newark Site
Township of West Caldwell	Home Depot - Paterson Site
Township of West Orange	Multiplex Cinema - Newark Site
	Essex County Correctional Facility - Newark Site