

2977-26

Township of West Orange

Essex County, New Jersey

76-80 Main Street Redevelopment Plan



May 14, 2026
Adopted XX, 2026

Prepared by:



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The original of this report was signed and
sealed in accordance with N.J.A.C. 13:41-1.3(b)

A handwritten signature in black ink, appearing to read 'Susan S. Gruel', is written over a horizontal line.

Susan S. Gruel, P.P. #1955

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1 INTRODUCTION AND PROCESS

Across New Jersey, suburban office buildings have struggled to adapt to the economic changes brought about, in part, by the COVID-19 pandemic. As work-from-home rates and tenancy costs have increased, so too have vacancies in office buildings. To combat these challenges, developers have sought to enhance existing office buildings by incorporating new residential or commercial uses that inject new life into the structure and diversify revenue streams.

Constructed in the early 1970s, the five-story office building located at 76-80 Main Street has remained a vital employment location for decades, with current tenants including medical, legal, and financial companies. However, the property's underlying zoning standards do not support the range of modern, flexible commercial uses needed to support the building's continued success. Thus, to ensure the property's continued vitality, this Redevelopment Plan (the "Plan") seeks to streamline 76-80 Main Street's zoning standards to enable the renovation of the building's ground floor.

1.1 REHABILITATION STUDY AND DESIGNATION

An area in need of rehabilitation study is the first step in a multi-step planning process outlined in the Local Redevelopment and Housing Law (the "LRHL") at N.J.S.A. 40A:12A-1 et seq. The purpose of the study is to establish a factual basis for the designation of a specified area in need of rehabilitation.

On May 4, 2021, the Township Council adopted Resolution 77-21, directing the Township Engineer to prepare a report determining whether the entire Township qualified as an area in need of rehabilitation. Subsequently, the Township Council adopted Resolution 210-21 on August 17, 2021, directing the Township Planning Board to review the Township Engineer's report and determine whether the entirety of the Township met the statutory criteria to be designated as an area in need of rehabilitation pursuant to the LRHL. At the public hearing on September 1, 2021, the Planning Board voted in favor of the designation. In accordance with the Board's recommendation, the Township Council adopted Resolution 323-21 on December 14, 2021, designating the entire Township as an area in need of rehabilitation.

Since the Area governed by this Redevelopment Plan is an Area in Need of Rehabilitation, no condemnation or long-term tax exemption powers are conferred upon the Township pertaining to this plan.

2 STATUTORY REQUIREMENTS

This Plan has been prepared pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an ... area in need of rehabilitation ... according to criteria set forth in ... section 14 ... as appropriate." Pursuant to the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation of the Area sufficient to indicate:

1. Its relationship to 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;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;

4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, C398 (C52:18A-196 et al.);
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure;
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan;
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

3 EXISTING CONDITIONS

3.1 LOCATION AND DESCRIPTION

The Township of West Orange is centrally located within Essex County and is bordered by nine municipalities: the Township of Verona, the Township of Montclair, the Township of the City of Orange, the Village of South Orange, the Township of Maplewood, the Township of Millburn, the Township of Livingston, the Borough of Roseland, and the Borough of Essex Fells.

The Rehabilitation Area (the Area) is located in the Township’s eastern section, at 76-80 Main Street (i.e., the site’s primary address). The Area has approximately 103.2 feet and 618.2 feet of frontage along Mount Pleasant Avenue and Main Street, respectively.



Figure 1 – Locational Map

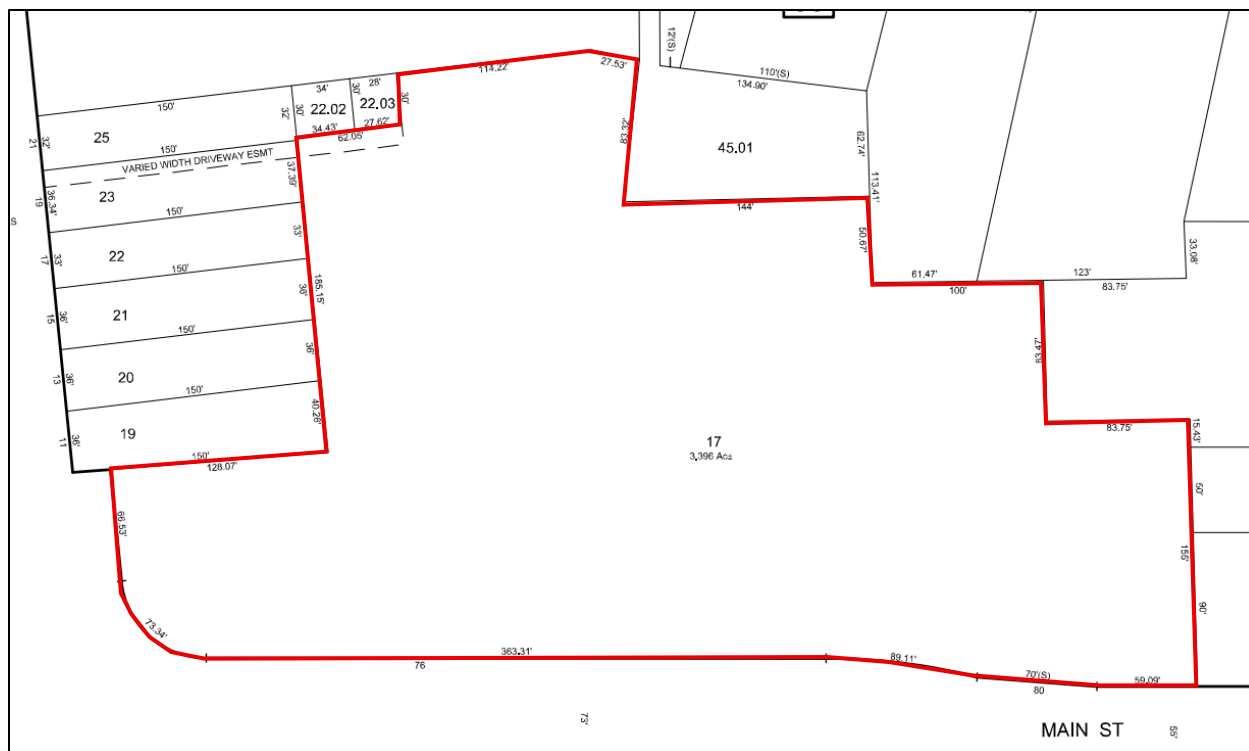


Figure 2 – Tax Map of Rehabilitation Area

The Area is made up of one (1) parcel: Block 88, Lot 17. The parcel measures approximately 147,812 square feet (± 3.39 acres) in area. The property includes a five-story office building surrounded by a surface parking lot containing 375 parking spaces (Figure 4). A two-way vehicular driveway is located at each frontage (Figure 7), and a concrete pathway provides pedestrian access off of Main Street. A refuse/recycling and utility area are located in the site's northwest corner (Figure 5). The property is surrounded by a combination of landscaping and fencing.

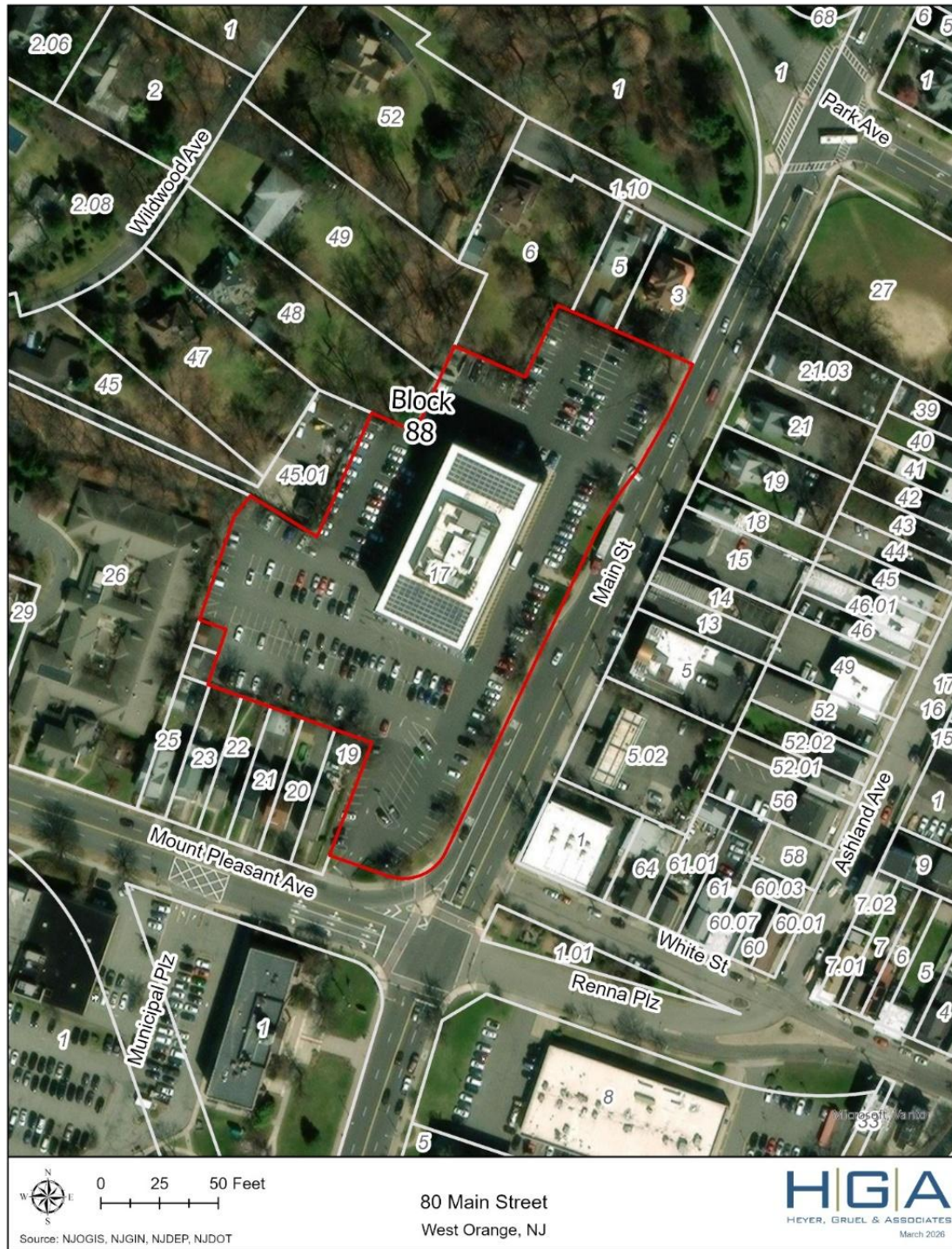


Figure 3 - Rehabilitation Area Aerial Map

Rehabilitation Area Site Photographs, taken March 10, 2026



Figure 4: The office building viewed from the southern drive aisle

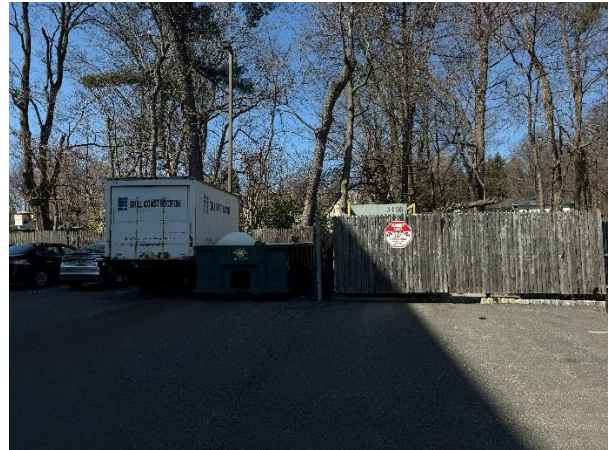


Figure 5: The property's refuse/recycling and utility area



Figure 6: The office building's primary entrance



Figure 7: The property viewed from the northern driveway

The office building's current bulk standard measurements are outlined in the following table.

Standard	Existing Condition
Lot Area	147,812 SF
Lot Width	±60'
Front Yard Setback	Main Street: 59.3' Mount Pleasant Avenue: ±100'
Side Yard Setback	78.1'
Rear Yard Setback	50.4'
Building Coverage	±10.6%
Lot Coverage	91.7%
Building Height	5 stories

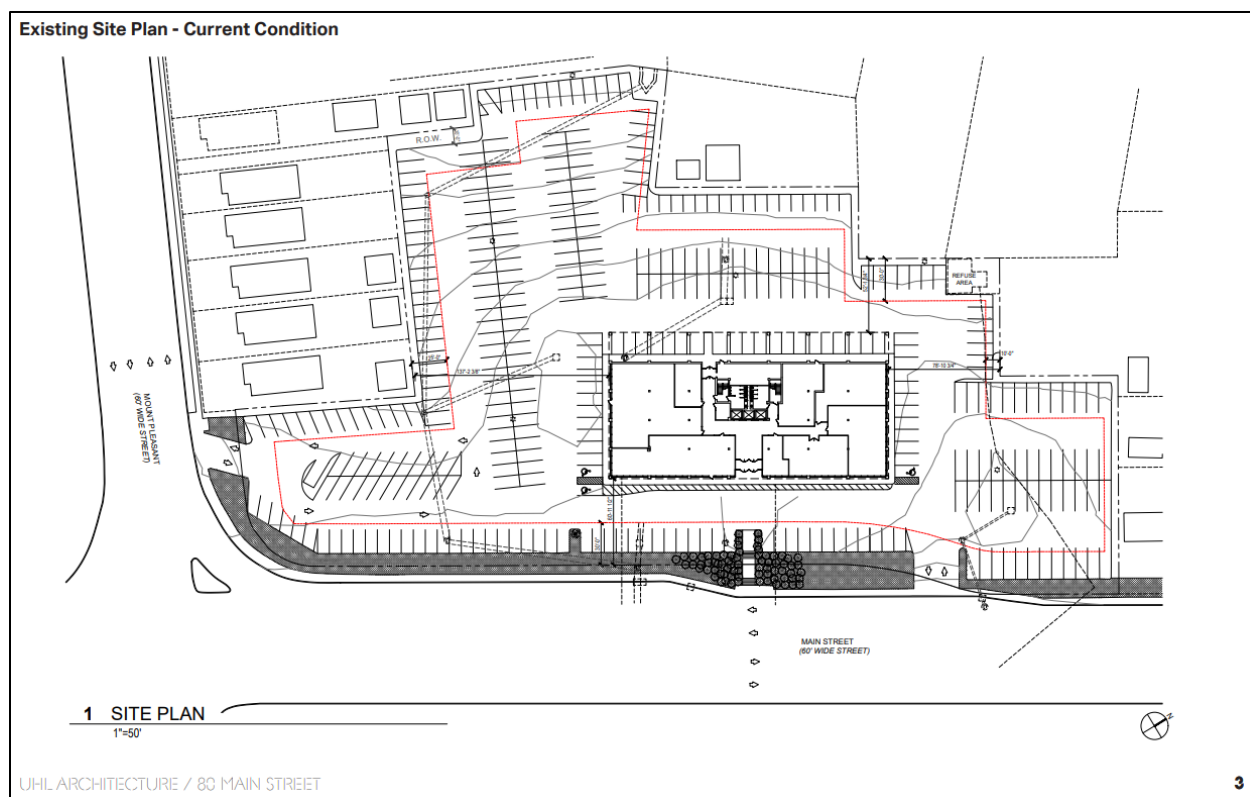


Figure 8 – Existing Site Plan of Block 88, Lot 17

3.2 LAND USE

Within a half-mile radius of the Area, prominent land use types include residential, commercial, and public uses. Residential uses include the Township’s historic Llewellyn Park residential community and an assortment of other detached dwellings. Commercial uses are mainly concentrated along Main Street, including a BP gas station, the West Orange Hand Car Wash, the Bank of America Financial Center, and various other professional, retail, and food service businesses. Public uses include the West Orange Town Hall, the West Orange Police Department, and the Thomas Edison National Historical Park. In summation, this area of West Orange contains a diverse combination of uses. The Area’s office building, in its existing and proposed state, is consistent with the existing neighborhood.

3.3 TRANSPORTATION

The Area fronts on two principal arterial county roads: Main Street (CR 659) and Mount Pleasant Avenue (CR 660). According to the U.S. Federal Highway Administration (FHWA), a principal arterial road “serves the major centers of activity in a region, provides the longest trips, and carries the highest traffic volumes over a minimum mileage. In addition, Interstate 280, a major highway, is located approximately two blocks west of the Area.

Furthermore, the Orange Station train stop, served by NJ Transit’s Morristown Line and Gladstone Branch, is located one mile southeast of the Area. Also, approximately eight NJ Transit bus stations are located within a quarter mile of the Area.

3.4 ZONING

The Area is currently within the OB-2: Office Building District. The permitted principal uses for the OB-2 District include office buildings, detached one-family dwellings, water reservoirs, well towers, filter beds,

governmental facilities (federal, state, county, or township buildings), golf courses & golf club houses, farms, nurseries, greenhouses, and hospitals. Permitted accessory uses within the district include required accessory parking and signs.

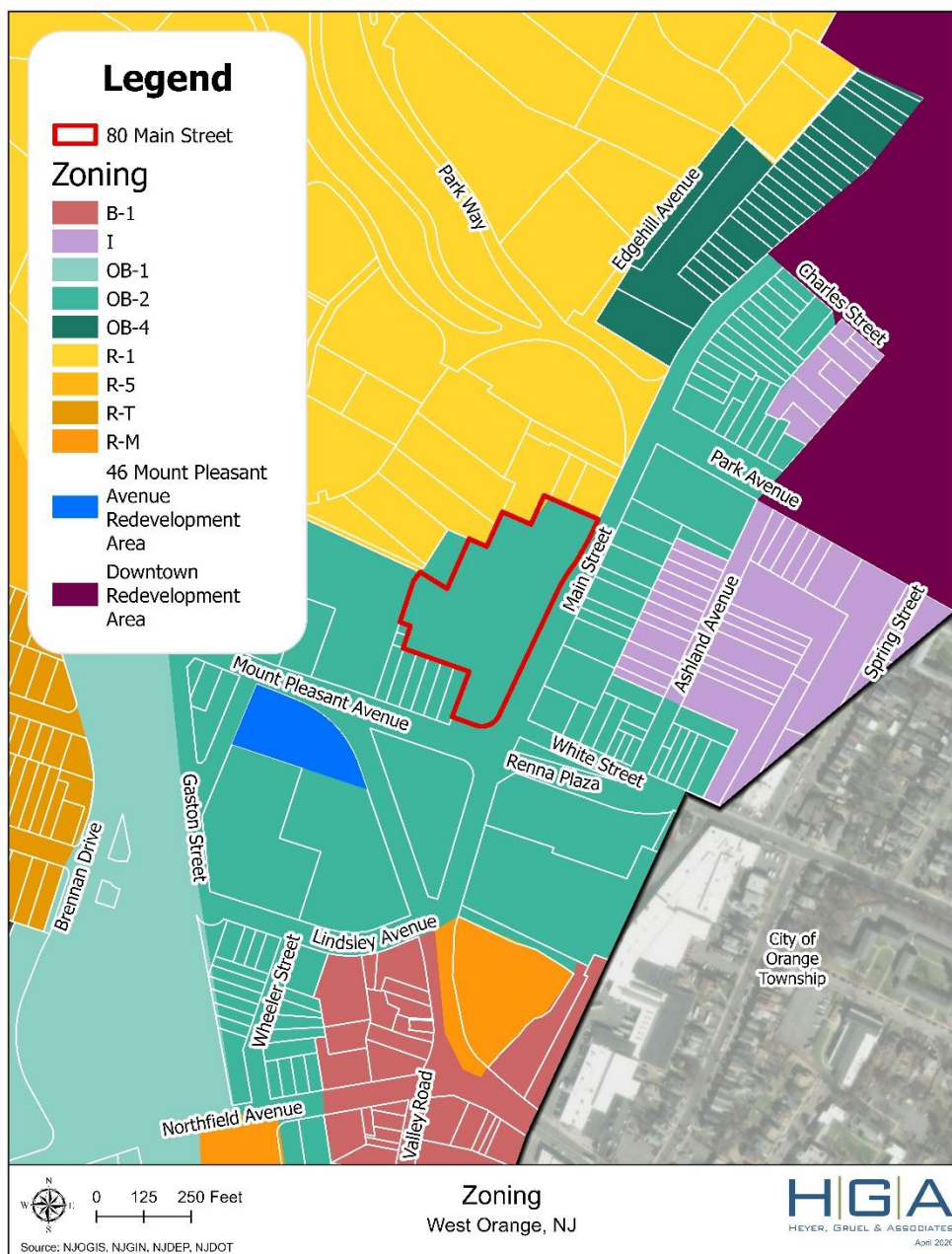


Figure 9: Map of Existing Zoning

4 PLAN PRINCIPLES, GOALS, AND OBJECTIVES

4.1 PURPOSE

The purpose of the 76-80 Main Street Redevelopment Plan is to (1) streamline the property's outdated zoning regulations, (2) promote the renovation of the interior and exterior of the structure's ground floor to accommodate new retail tenants, and (3) maintain the existing office building use.

4.2 PLAN GOALS AND OBJECTIVES

1. Encourage the renovation of the interior and exterior of the existing office building's ground floor, along with new external improvements such as restaurant seating, loading areas, and an expanded pedestrian walkway.
2. Create new retail spaces within the office building, stimulating economic development and providing new employment opportunities.
3. Modernize the property's land use standards.

5 RELATIONSHIP OF THE PLAN TO THE TOWNSHIP LAND DEVELOPMENT REGULATIONS

Per the LRHL at N.J.S.A. 40A:12A-7(C), redevelopment plans are required to specify whether they supersede existing zoning or act as an overlay to the existing zoning. This Redevelopment Plan shall supersede the existing underlying zoning within the Area. When utilizing the standards in this Redevelopment Plan, Township regulations affecting development that are in conflict are superseded by this Plan. Where design or engineering standards or definitions are not specified in this Plan, the standards set forth in the Township Ordinance shall apply.

No deviations from the Redevelopment Plan standards may be granted which would require a "d" variance pursuant to N.J.S.A. 40:55D-70d. If such a deviation is requested, it may only be addressed as an amendment to the Plan, subject to the sole discretion of the Mayor and Township Council. Requests for "d" variance relief shall not be heard by the Township's Zoning Board of Adjustment.

Any deviations from bulk and other specific standards shall require "c" variance relief, where noted in the Plan. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70(C).

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12(A) & (B).

The Planning Board may grant exceptions or waivers from design standards 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. The Board may grant exceptions or waivers if it is determined that the literal enforcement of one or more provisions of the Plan 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 Master Plan.

All development must be approved by the Planning Board except as otherwise specified and shall be submitted through the normal site plan and subdivision procedures as identified in applicable Township Ordinances and by N.J.S.A. 40:55D-1, et seq.

6 LAND USE PLAN

The Land Use Plan defines one (1) district with specific use, bulk, and design standards: the “76-80 Main Street District”. This district encompasses Lot 17 within Block 88.

6.1 76-80 MAIN STREET DISTRICT

6.1.1 Purpose

The purpose of the 76-80 Main Street District is to ensure the vitality of the property’s office building through an interior and exterior ground-floor renovation that creates new retail space. The district’s development will encompass the adaptive reuse of the existing structure’s ground-floor and exterior renovations.

6.1.2 Permitted Principal Uses

The following uses shall be permitted principal uses. Mixed uses and multiple principal uses on one lot shall be permitted. Definitions for the permitted uses may be found in Appendix A. Uses followed by an asterisk (*) are permitted for ground floor use only. Any use not listed below shall be prohibited.

Art Gallery or Studio	Artisan Workshop*	Bank/Fiduciary (with or without drive-thru)
Commercial Recreation*	Experiential Retail*	Fitness Center/Health Club*
Massage, Bodywork, or Somatic Therapy Establishment*	Microbrewery*	Offices, General, Medical, and Professional
Personal Service Store or Studio*	Pet Grooming*	Restaurant (with or without liquor license and bar use)*
Retail Store*	Urgent Care*	Video Arcade or Amusement Arcade*
Winery*		

6.1.3 Permitted Accessory Uses

The following uses shall be permitted accessory uses. Any use that is incidental and accessory to the principal permitted use is permitted, including, but not limited to, the following:

Electric vehicle supply equipment	Fencing	Outdoor cafe
Signage	Surface parking and loading	

6.1.4 Bulk Standards

The following table outlines the 76-80 Main Street District’s required bulk standards. On corner lots, each lot line abutting a street shall be considered a front yard. The primary front yard is that which the primary entrance of the structure faces: in this instance, the yard fronting on Main Street. The other front yard will be considered the secondary front yard. Each lot line intersecting with either of the frontages shall be

considered a side yard. Any lot line that does not form a front yard or side yard shall be considered the rear yard.

76-80 Main Street District Standard	Required
Minimum Lot Area	145,000 SF
Minimum Lot Width	60'
Minimum Front Yard Setback	Main Street: 59' Mount Pleasant Avenue: 100'
Minimum Side Yard Setback	78'
Minimum Rear Yard Setback	50'
Maximum Building Coverage	30%
Maximum Lot Coverage	95%
Maximum Building Height	5 stories / 60'

6.1.5 Additional Standards for Outdoor Cafés

1. The outdoor café licensing requirements found at §5-10 of West Orange's Code are hereby incorporated.
2. Adequate access for emergency response personnel must be allowed to the main entrance of the serving establishment from the outdoor serving area as defined by Township fire regulations.
3. Adequate sidewalk access (at least four feet) must be maintained for easy passage of pedestrians on any public sidewalk or right-of-way.
4. Outdoor or patio type furniture must be used; upholstered furniture is prohibited.
5. Cleanliness of the outdoor serving area is the responsibility of the serving establishment.
6. A sketch showing the proposed location of tables, chairs and umbrellas shall be prepared and submitted to the Director of Planning and Development for approval prior to the use of the sidewalk area.
7. The use of the described locations shall be authorized by a sidewalk cafe permit issued by the Director of Planning upon compliance by the applicant with the requirements of this subsection and the payment of an annual fee to be prescribed by Resolution at the approval of the Township Council.
8. Any permit issued by the Director of Planning shall designate the hours of operation of any sidewalk cafe but in no event may a sidewalk cafe remain open after 11:00 p.m. on Sunday through Thursday or after 12:00 midnight on Friday, Saturday and legal holidays.
9. Nothing herein shall be deemed to be a waiver of the provisions of any health and/or licensing ordinance regulating the operation of a sidewalk cafe.

6.2 SIGNAGE STANDARDS

Unless otherwise specified herein, all projects within the Area shall comply with OB-2 signage and general regulations per §25-15. Deviation from the signage standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C). Notwithstanding the provision of §25-15.7 of the Township Land Use Code, site plan approval shall not be required for changes to individual tenant signage upon a change of tenancy where the proposed new signage is otherwise consistent with the design standards under §25-15 of the Township Code.

6.2.1 Façade Signage

1. Each ground-floor tenant may have one façade sign per façade, limited to a maximum area of 40 square feet.

6.2.2 Freestanding and Monument Signage

1. One freestanding/monument sign with (or without) tenant panels shall be permitted.
2. The maximum width of a monument sign shall be 8 feet.

6.2.3 Awnings & Awning Signage

1. No portion of an awning or canopy or its sign may extend below 6.5 feet when extended or retracted, and may not extend more than eight feet from the building line when open. An awning or canopy sign may not exceed eight inches in height, but may run the entire length of the allowable edge.

6.3 PARKING REQUIREMENTS

The following parking requirements shall apply to the Area. Deviation from the parking standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C).

6.3.1 Minimum Required Number of Parking Spaces

1. Minimum Required Parking Spaces: For office uses, 3 parking spaces per 1,000 SF of gross floor area are required. For ground-floor commercial uses, 4 parking spaces per 1,000 SF of gross floor area are required.
 - a. Redevelopers must supply electric vehicle parking as required by §25-12.6.
 - b. The parking requirement for a building or development with a mix of nonresidential uses shall be the total of the requirements of the component uses.

6.3.2 Off-Street Loading Requirements

Unless otherwise specified herein, all projects within the Area shall comply with the loading regulations at §25-12 of West Orange's Land Use Ordinance.

6.4 LANDSCAPING AND ENVIRONMENTAL REQUIREMENTS

The following landscaping and environmental requirements shall apply to the Area. Deviation from the landscaping and environmental standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C).

1. Green roofs shall be permitted and installed in accordance with §25-8.11 of West Orange's Land Use Ordinance.
2. Along any side or rear property line which is contiguous to a residential use, a 5-foot-wide buffer strip shall be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting residential district or use in a residential zone. When a required buffer area is impractical due to size constraints, decorative fencing shall be provided in lieu of a landscaped buffer.
3. Landscaping shall be required for any part of the property not used for buildings, off-street parking, sidewalk area or other similar purposes.
 - a. All plant material used shall be planted consistent with standards as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer as part of any Site Plan Application. Any landscaping that dies within one (1) year of planting shall be replaced.
4. All developments shall comply with the Township of West Orange Zoning Ordinance at §25-29, "Stormwater Control," in addition to the NJDEP's current regulations and best practices for stormwater management.
5. All applicants for major site plan and/or subdivision approval shall complete a Sustainability Checklist form as a completeness item as outlined in §25-51.16.

6.5 DESIGN STANDARDS

The following are site plan design standards. The standard for relief for any deviations from these standards shall be consistent with the MLUL requirements at N.J.S.A 40:55D-51 as a design waiver. The design standards are intended to reinforce the physical, visual, and spatial characteristics of the Area.

6.5.1 Fencing and Screening Requirements

1. Walls and fences which are not more than 50% solid are permitted anywhere on the property provided they are not higher than four feet.
2. Solid fences or walls not exceeding six feet in height shall be permitted in the side and rear yards.
3. A fence or wall to be used for screening may not exceed six feet in height.
4. The finished side of the fence must face away from the applicant's property.
5. The use of barbed wire, razor wire, and electrical wire fence is prohibited.
6. Utility boxes and other ground level utility structures shall be screened on at least three sides by either fencing and/or landscaping that will conceal the box throughout all seasons of the year, while permitting access by the utility company.
7. Roof equipment including but not limited to elevator towers, air conditioning units, satellite dishes, and similar equipment shall be screened with either a solid or decorative shield. Such equipment should be located in the center of the roof when possible. No roof equipment shall exceed 15 feet in height.

6.5.2 Lighting Requirements

1. Site lighting shall be designed to (1) provide adequate illumination in appropriate locations for site users and the general public for purposes of traffic and pedestrian safety, security, property and building identification, and aesthetic improvement; (2) prevent excessive illumination and glare; and (3) provide proper orientation and shielding of fixtures to prevent undue illumination of adjacent properties.
2. All new lighting fixtures shall be directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located.
3. The level of illumination at ground level shall not exceed 0.1 footcandles at the property line.
4. The duration of operation of all lighting and maximum lumen power permitted shall be as determined satisfactory by the Planning Board with due regard to whether any limitations imposed will deprive the applicant of a reasonable use of his property and whether the application will be detrimental to the public health and general welfare or to the property and personal rights of the abutting owners. Provisions shall be made for the reduction in the intensity of illumination to the minimum needed for security purposes when the facility is not in operation.
5. All new wiring for light fixtures shall be laid underground and not strung between poles or buildings.
6. All areas of the site as depicted on the site plan shall be identified as to the minimum and maximum levels of illumination. The fixture spacing, type mounting height, wattage, photometric pattern shall be shown and calculated for each type of fixture used. A plot of the minimum and maximum design illumination shall show the location of each fixture by a symbol and the limits of the isolux/isocandela trace. The lighting for off-street parking shall be designed to direct light downward towards the parking areas.
7. The following illumination standards shall be required:

Illumination Standards	
Standard Type	Required Illumination Levels
Building Entrances/Exits	1.0 FC min. to 6 FC max.
Parking Areas	1.5 FC min. to 5 FC max.
Pedestrian Walkways	0.6 FC min. to 3 FC max.

6.5.3 Circulation and Off-street Parking Requirements

1. For any street-fronting property line, a sidewalk shall be provided within the road right-of-way. The sidewalk standards found in Chapter 20 of West Orange's Code shall apply.
2. All off-street parking areas shall be surfaced with an asphalt, bituminous, or cement binder pavement which shall be graded and drained to dispose of all surface water as provided by the Township Engineer. There shall be a five-foot-wide sidewalk at least five inches above the parking area level between any building and a parking area or drive used by the public.
3. The entire perimeter of all newly paved parking areas and the edges of all newly paved entrance and exit drives shall be enclosed with a concrete or granite block curb at least six inches above the paving surface. New curbing shall not be less than five feet from any fence or screening nor less than five feet from any structure.
4. Concrete wheel stops shall be provided for newly paved parking areas.
5. All parking spaces within a parking area shall be clearly marked showing the parking arrangement and traffic direction within the parking area, and such marking shall be continuously maintained.
6. Any parking area shall be screened on any side which adjoins a residential use by a fence, wall, berm, evergreen or hedge maintained in good condition as required.
7. All parking areas shall be so designed that vehicles are not required to back directly onto a public right-of-way.
8. Such parking area shall be used solely for the parking of passenger automobiles and no repair work or service of any kind shall be conducted in the parking lot.
9. All driveways for two-way traffic shall be a minimum of 24 feet wide and in no case shall a driveway be less than 14 feet wide. All parking areas shall be designed with service aisles to meet the following standards:

Parking Angle	Aisle Width
30°	11 feet (one-way)
45°	13 feet (one-way)
60°	18 feet (one-way)
90°	24 feet (two-way)

10. Each entrance or exit from such parking area shall be at least 10 feet from any residential use.
11. All required parking for the Area shall be provided on the same lot as the principal building or use that they serve.
12. Off-street parking facilities may be placed in any required yard provided that the parking area is screened pursuant to the requirements in 6.2.1 of this Redevelopment Plan. Off-street parking facilities may be placed in any required front yard provided that there is a minimum of 10 feet distance between the parking area and the lot line.
13. The existing dimensions of the site's parking spaces shall be grandfathered in. Should the parking lot be restriped, minimum dimensions of 9 feet by 18 feet and 8.5 feet by 18 feet shall be required for ground-floor and office uses, respectively. Minimum parking space dimensions

shall be measured perpendicular to the axis of the length with adequate provisions for ingress and egress to all parking spaces.

6.5.4 Recycling and Refuse Storage

Unless specified otherwise herein, all projects within the Area shall comply with the recycling regulations at §25-8.14 of West Orange's Land Use Ordinance.

1. A recycling and refuse storage area shall be provided on the property.
2. For purposes of this redevelopment plan, the standards found within §25-8.14 shall also apply to the property's required refuse storage area, where applicable.

7 ELECTRIC VEHICLE INFRASTRUCTURE

The LRHL (N.J.S.A. 40A:12A-7(A)(8)) requires that redevelopment plans state the proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network. As previously stated, it is a requirement of this redevelopment plan that redevelopers supply electric vehicle parking in accordance with the West Orange Land Use Ordinance's EV standards.

8 CONFORMANCE WITH TOWNSHIP OBJECTIVES

The LRHL (N.J.S.A. 40A:12A-7(A)(1)) requires that redevelopment plans be reviewed for consistency with local policies and objectives, which includes a review of the Township's Master Planning documents.

8.1 2019 MASTER PLAN UPDATE

The 2019 Master Plan Update, West Orange's most recent Master Plan document, was approved in December 2019. The Plan includes a Reexamination Report and Plan Element Updates. Below are the Township's planning goals and objectives from the 2019 Master Plan Update that are most relevant to the 76-80 Main Street Rehabilitation Area:

1. Consider changes to permitted uses, including modifying permitted uses in commercial zones.
2. Modify zone district designations to address inconsistencies between existing land uses and zoning, and to promote economic development in certain locations.
3. Continue to maintain a balance of land uses, including varied nonresidential uses and a range of appropriate housing types and sizes.
4. Promote development in locations near transit and services.
5. Increase focus on walkability and complete streets throughout the Township.

9 RELATIONSHIP TO OTHER PLANS

9.1 2025 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The LRHL requires a review of the relationship between the Redevelopment Plan and the State Development and Redevelopment Plan (SDRP) (N.J.S.A. 40A:12A-7(a)(5)).

In December 2025, the State Planning Commission adopted the newest iteration of the SDRP. The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well

as local and regional planning efforts. Ten statewide goals are articulated in the Plan, along with dozens of corresponding implementation policies. The goals are as follows:

- **Economic Development:** Promote economic growth that benefits all residents of New Jersey.
- **Housing:** Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.
- **Infrastructure:** Economic opportunity through nation leading infrastructure.
- **Revitalization and Recentering:** Revitalize and recenter the State's underutilized developed areas.
- **Climate Change:** Effectively address the adverse impacts of global climate change.
- **Natural and Water Resources:** Protect, maintain, and restore the State's natural and water resources and ecosystems.
- **Pollution and Environmental Clean-Up:** Protect the environment, prevent and clean up pollution.
- **Historic and Scenic Resources:** Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.
- **Equity:** Implement equitable planning practices to promote thriving communities for all New Jerseyans.
- **Comprehensive Planning:** Foster sound and integrated planning and implementation at all levels Statewide.

The 76-80 Main Street Redevelopment Plan meets the following goals of the 2025 SDRP:

1. Continue to promote the retention and expansion of existing businesses, and the creation of new businesses in Centers.
2. Foster economic development opportunities to enable infrastructure improvements.
3. Coordinate and direct economic development activities to promote revitalization of urban, suburban, and rural communities and foster infill opportunities and the redevelopment of existing underutilized areas.
4. Provide financial and technical assistance for the redevelopment and adaptive reuse of obsolete or underutilized public and private facilities for appropriate economic development purposes, which can include housing.
5. Broaden the range of uses in office districts by introducing restaurants, daycare facilities, personal and professional services, retail, and residential uses previously lacking.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. The Area is in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for rehabilitation and redevelopment efforts. The goals for PA-1 include the following:

- Provide for much of the State's future growth in compact development and redevelopment.
- Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods.
- Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems.
- Prevent displacement and gentrification.
- Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms.
- Rebalance urbanization with natural systems.
- Promote increased biodiversity and habitat restoration.

- Stabilize and enhance older inner ring suburbs.
- Redesign and revitalize auto oriented areas.
- Protect and enhance the character of existing stable communities.

The 76-80 Main Street Redevelopment Plan meets the goals for Planning Area 1.

9.2 ESSEX COUNTY PLANS

The LRHL requires a review of any significant relationship between the Redevelopment Plan and County Plans (N.J.S.A. 40A:12A-7.a(5)(b)). The most current version of the Essex County Master Plan is the Land Use/Housing Element, adopted in August 1980. The Area aligns with the relevant goals of the Essex County Plans.

9.3 RELATIONSHIP TO MASTER PLANS OF CONTIGUOUS MUNICIPALITIES

The LRHL requires a review of any significant relationship between the Redevelopment Plan and the Master Plans of adjacent municipalities (N.J.S.A. 40A:12A-7.a(5)(a)). West Orange shares its borders with the Township of Verona, the Township of Montclair, the Township of the City of Orange, the Village of South Orange, the Township of Maplewood, the Township of Millburn, the Township of Livingston, the Borough of Roseland, and the Borough of Essex Fells.

The boundaries of the Area do not abut any of the nearby municipalities but, the Area is located approximately two blocks to the west of the City of Orange Township. This Redevelopment Plan proposes interior and exterior renovations to the existing office building's ground floor. The proposed permitted and accessory uses will complement the surrounding commercial district. The Plan, therefore, will have no associated impact on the nearby municipalities.

10 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

The mechanisms by which a redevelopment plan is implemented are statutorily imposed by the Local Redevelopment and Housing Law. All relevant provisions of the LRHL shall apply to the implementation of this Plan.

10.1 PROPERTY ACQUISITION AND RELOCATION

Acquisition of privately-owned property and displacement or relocation of any residents within the Area will not be necessary to effectuate the Redevelopment Plan and is not permitted under a Rehabilitation designation.

10.2 APPROVAL OF A DESIGNATED DEVELOPER

In order to redevelop a property within the Area, an entity must first be designated as a Redeveloper by the Redevelopment Entity. It is anticipated that the current owner of the property will seek to be designated to undertake the redevelopment and the Township does not intend to engage in any solicitation process for potential redevelopers for the Area. Tenants are not required to be designated as redevelopers.

In order to be considered for approval and designation as a redeveloper for the Area, redevelopers will be required to submit to the Redevelopment Entity for review and approval (1) an estimated time schedule, (2) conceptual site plans including visual plans and elevations at a minimum, and (3) an explanation illustrating how the project is in compliance with the Redevelopment Plan.

10.3 APPOINTMENT OF A DESIGNATED REDEVELOPER

Upon the Redevelopment Entity's satisfactory review of the above, it shall then proceed to negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. The estimates referred to in the previous section shall be finalized by the designated Redeveloper at the time of execution of such agreement.

Prior to the commencement of construction of any improvements on Area land, final plans and specifications must be submitted to the Planning Board for site plan approval as required pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.) by the Redeveloper for approval to ensure conformance with the approved preliminary submission.

10.4 CONDITIONS IN REDEVELOPMENT AGREEMENT

1. The Redevelopment Agreement shall incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development, and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. A Designated Redeveloper shall be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
3. The deed of conveyance shall include a restriction that the Designated Redeveloper and his successors or assignees shall devote land to the use(s) specified in the Designated Redeveloper's final plan and shall not devote such land to any other uses.
4. No Designated Redeveloper shall be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Township of West Orange has been obtained.
5. The consent of the Township of West Orange shall be required prior to the disposition of all or any of the Designated Redeveloper's interest in the Area. Such consent shall be effective upon the completion by the Designated Redeveloper of all on and off-site improvements as may have been approved and required.
6. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Township of West Orange or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
7. The Township of West Orange reserves the right to terminate any Redeveloper Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement.

10.5 DURATION OF REDEVELOPMENT PLAN

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity (unless the Redevelopment Entity has been dissolved in which event the municipal governing body assumes the responsibility). The Redevelopment Plan will remain in effect for 30 years. After that period, the Zoning Ordinance will regulate the development of the Area.

10.6 AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Entity will notice the owner of such land whose interests therein may be materially affected by such amendment.

APPENDIX A

Definitions shall be consistent with those found in §25-4 "Definitions," unless specified otherwise herein:

- **Art Gallery or Studio** - Any establishment primarily displaying and/or selling pieces of artwork, including paintings, photography, sculpture, pottery and similar items.
- **Artisan Workshop** - Shops of special trade including the individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, baked or prepared food and drink, and similar items by one or more artisans. Retail sales on the premises of products made on the premises are required. Artisanal workshops shall not exhibit any exterior noise, smell, glare or dust from their operations.
- **Bank / Fiduciary** - Provision of banking services to consumers or clients. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and automatic teller machines (ATMs).
- **Experiential Retail** - Type of retail use where customers come into a physical retail space and are offered additional experiences as part of the traditional retail process, including but not limited to testing/interacting with products, involvement in designing/creating the purchased product, and activities that promote spending time in the retail space. Experiential Retail amenities may include test kitchens, live music, virtual reality, cafés and lounges, video display walls, and interactive experiences (axe throwing, escape rooms, painting, etc.).
- **Fitness Center / Health Club** - Facilities for conducting recreational activities such as aerobic exercises, running and jogging, and which may contain exercise equipment, sports courts and swimming facilities. This use also includes establishments for group fitness instruction such as yoga, Pilates, karate and dance studios, boxing gyms, etc. This use may include accessory saunas, showers, massage rooms and lockers, snack bars providing nonalcoholic drinks and prepackaged snacks not prepared on the premises, and sale of sports equipment and clothing.
- **Office, General and Professional** - A room, suite of rooms, or building in which is used for conducting the affairs of a business, profession, service, industry or government, and generally furnished with desks, tables, files and communication equipment, including offices of general, business, executive, legal, accounting, architect, planning, engineer, real estate, contractor and employment agencies, but excluding medical offices.
- **Office, Medical** - A room, suite of rooms, or building in which provides diagnostic, therapeutic, or preventive medical, osteopathic, chiropractic, dental, psychological and similar or related treatment by a practitioner or group of practitioners licensed to perform such services to ambulatory patients on an outpatient basis only, and without facilities for inpatient care, major surgical procedures. A medical office may also contain associated in-house ancillary services such as in-house diagnostic testing facilities, physical therapy, medical counseling services, and similar services.
- **Pet Grooming** - Establishments that provide bathing and trimming services for animals on a commercial basis.
- **Site Plan Approval** - Shall not be required for (1) façade changes or improvements to individual retail tenant spaces that are otherwise consistent with the design requirements of this Redevelopment Plan, (2) a change in use or modification of an existing use that does not change the size of an existing building or (3) propose any modifications to the height, width, or location of existing site improvements such as sidewalks, driveways, parking areas, fences and walls in any manner that is inconsistent with an existing site plan approval or this Redevelopment Plan.
- **Urgent Care** - A health care facility outside of a hospital emergency department, which provides diagnosis and treatment for illnesses and injuries on a walk-in basis with no appointment needed. The facility may offer health care services such as vaccine administration, lab testing, IV therapy, X-rays, and physicals. Persons visiting the facility receive services and depart from the facility on the same day.