

AN ORDINANCE ADOPTING REDEVELOPMENT PLAN FOR 80 MAIN STREET

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, on December 14, 2021, the Township of West Orange (the "Township") declared the entirety of the Municipality as an Area in Need of Rehabilitation in 2021 (Resolution No. 323-21); and

WHEREAS, the Township determined to explore whether the real property located at 80 Main Street, West Orange, New Jersey, more commonly known as Block 88, Lot 17 on the Township of West Orange Tax Map, (the "Property") may be an appropriate for a redevelopment plan pursuant to N.J.S.A. 40A:12A-7(f); and;

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Township commenced the process to prepare a redevelopment plan for the Property, after reviewing and considering a package of materials and a proposed concept provided by the Property's owner to add ground floor retail uses at the Property, setting forth potential permitted uses, rules and standards that the Township deems proper and appropriate be set forth in a redevelopment plan; and

WHEREAS, on March 10, 2026, the Township Council adopted a resolution authorizing Heyer, Gruel & Associates ("HGA"), to review and evaluate the proposal and supporting materials from the Property owner and, if consistent with sound planning principles and the Township's goals and objectives, to prepare a redevelopment plan for the Property; and

WHEREAS, HGA prepared the *80 Main Street Redevelopment Plan*, dated May 14, 2026 (the “Redevelopment Plan”), attached hereto as **Exhibit A**;

WHEREAS, pursuant to *N.J.S.A. 40A:12A-7*, prior to adoption of an ordinance adopting a Redevelopment Plan, the governing body must refer the redevelopment plan to the Planning Board for review and recommendations; and

WHEREAS, upon introduction of this Ordinance, the Redevelopment Plan shall be referred to the Planning Board for review and recommendations, including a determination as to the consistency of the Redevelopment Plan with the Township Master Plan and identification of any provisions of the Redevelopment Plan that it deems to be inconsistent with the Master Plan; and

WHEREAS, the Township Council shall not adopt this Ordinance until it has received comments and/or recommendations from the Planning Board or until forty-five (45) days have lapsed since the introduction of this Ordinance referring the Redevelopment Plan to the Planning Board, whichever occurs first; and

WHEREAS, prior to second reading and final adoption of this Ordinance, the Township Council will have reviewed and considered the Redevelopment Plan and have considered the comments and/or recommendations of the Planning Board, including its determination as to whether the Redevelopment Plan is substantially consistent with the Township Master Plan; and

WHEREAS, in the event that the Planning Board finds that the Redevelopment Plan is substantially consistent with the Master Plan and has no other comments or recommendations to the Redevelopment Plan, the Council accept the Planning Board’s determinations and will proceed to adopt the Redevelopment Plan Ordinance on second reading; and

WHEREAS, in the event that the Planning Board finds that the Redevelopment Plan is inconsistent with the Master Plan and/or has other comments or recommendations to the Redevelopment Plan, the Council will either (a) accept the Planning Board's Master Plan determination and recommendations before proceeding to adopt the Redevelopment Plan or (b) by a vote of the full majority of its authorized membership, approve the Redevelopment Plan with the Master Plan inconsistencies and set forth its reasons on the record, which shall also be reflected in the minutes of the meeting on second reading, for its determination with respect to the Planning Board's recommendation, pursuant to N.J.S.A. 40A:12A-7(d) and/or (e); and

WHEREAS, the Mayor and Council wish to adopt the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of West Orange that the Redevelopment Plan in the form attached hereto as **Exhibit A** is hereby adopted; and

BE IT FURTHER ORDAINED that the Redevelopment Plan shall supersede existing zoning for the Property and the Township Zoning Ordinance District Map is hereby, and shall be, amended to specifically designate the 80 Main Street Redevelopment Area zoning as set forth in the Redevelopment Plan; and

BE IT FURTHER ORDAINED that the Section 25-7.1 of the Land Use Regulations of the Township Code is hereby, and shall be, amended to add a new Section "d" stating:

Pursuant to Section V (Administrative Provisions) of the 80 Main Street Redevelopment Plan, the Redevelopment Plan supersedes use, bulk and design standards and provisions of the Township Development regulations. See the 80 Main Street Redevelopment Plan for applicable regulations.

TOWNSHIP OF WEST ORANGE

ATTEST:

By: Susan McCartney, Mayor

**Karen J. Carnevale, RMC,
Township Clerk**

Susan Scarpa, Council President

Introduced: July 7, 2026

Adopted: September 15, 2026