



TOWNSHIP OF WEST ORANGE
66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY
Mayor

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John J. Hess, PE, PP, Consulting Engineer
Zayibeth Carballo, PE, Township Engineer
Heyer, Gruel & Associates, Consulting Planners
Matrix New World Engineering, Consulting Engineer
Geniece Gary-Adams, Director of Planning and Development/Zoning Official

September 3, 2026

Mayor and Township Council
(smccartney@westorange.org; Council@westorange.org)
Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Re: Rehabilitation Plan for 76-80 Main Street
Block 88, Lot 17

Dear Mayor McCartney, Council President Scarpa, and Council Members:

Pursuant to N.J. Redevelopment and Housing Law, N.J.S.A.40A:12A-7 (d) & (e) ,
40A:12A-13 and 40A:12A-14, the Planning Board reviewed the proposed Redevelopment Plan
for rehabilitation and for construction of certain improvements at 76-80 Main Street, Block 88,
Lot 17, which is privately owned property located at 76-80 Main Street, West Orange, New
Jersey, said premises being designated on the municipal tax map as Block 88, Lot 17.

At the regular meeting of the Planning Board held on September 2, 2026, the Board reviewed the Ordinance referred to the Planning Board by the Township on July 21, 2026 (Ordinance 2977-26), the Redevelopment Plan dated May 14, 2026, of the Township’s Planner (Heyer Gruel & Associates) and heard testimony and reviewed the report dated August 24, 2026 from the Township’s Planner, Malvika Apte, PP of Heyer Gruel & Associates.

The Planning Board’s statutory duty pursuant to the Redevelopment and Housing Law N.J.S.A.40A:12A-7 (d) & (e), 40A:12-13 and 40A:12A-14 for an application of this type is for “review and recommendation” in conjunction with the West Orange Master Plan, specifically to identify any provisions in the proposed redevelopment plan which are inconsistent with the master plan make recommendations concerning these inconsistencies and any other matters the Board deems appropriate.

The Planning Board finds purpose of the 76-80 Main Street Redevelopment Plan is threefold: (1) to streamline the property’s outdated zoning regulations, (2) promote the renovation of the interior and exterior of the structure’s ground floor to accommodate new retail tenants, and (3) maintain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. The Plan establishes a number of permitted principal ground floor uses, including artisan workshops, experiential retail, wineries, etc. In addition, the Plan enacts zoning standards pertaining to signage, parking, and landscaping, and design standards pertaining to infrastructure while providing new commercial

spaces and amenities to attract a wide range of customers and community members with diverse interests and needs.

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The Township of West Orange’s Planning Board adopted the 2019 Master Plan Update on December 4, 2019. The Board finds that the 76-80 Main Street Redevelopment Plan is consistent with the Township’s 2019 Mater Plan Update. Specifically, the 2019 Master Plan Update makes some key recommendations that are relevant to this Redevelopment Plan:

1. Modify permitted uses in commercial zones, in recognition of market changes in for retail and other uses.
2. Permit microbreweries, distilleries and wineries in appropriate locations. These types of uses have become more prevalent in recent years in New Jersey due to changes in State laws and can be economic development drivers.
3. Modify Zoning as appropriate to allow for varied non-residential uses.

The Board finds that the Redevelopment plan proposes adding a variety of commercial uses to a non-residential building in order to create vibrancy and usage of the site, in recognition of the market changes. A single-use office building with a large parking lot is not a viable option per modern land use planning standards, with this Redevelopment plan, additional uses are permitted along the ground floor to create options for the usage of the property. The Plan permits a number of different non-residential uses with varied offerings and customer bases and by creating new commercial spaces that have the capacity to support local business. The Plan aligns with additional goals of permitting redevelopment near transit and requiring onsite electric

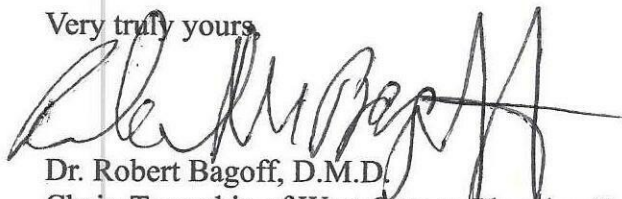
vehicle parking. The Redevelopment Area is located within a mile of the Orange Train Station and also requires a percentage of on-site parking to be reserved for electric vehicle parking.

In addition to finding the Redevelopment Plan consistent with the Township Master Plan, The Planning Board offers the following recommendations to the Redevelopment Plan:

1. “Princess cafes” are recommended as a additional permitted use in the Redevelopment Plan.
2. Urgent Care facilities should be excluded as a permitted use in the Redevelopment Plan, as they are different than a physician visit. With an Urgent Care visit, the patient is coming to the site for a specific illness or problem, and it is unlikely that such patients will utilize any of the other establishments within the site.
3. Massage parlors should be excluded as a permitted use in the Redevelopment Plan.
4. Pawn shops should be excluded as a permitted use in the Redevelopment Plan.
5. Outdoor cafes at this location should be permitted to have outside music/entertainment as an option.

In conclusion, the Board finds that the Plan is in alignment with the 2019 Master Plan goals and objectives and the 76-80 Main Street Redevelopment Plan is consistent with the Township's 2019 Master Plan Update.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Dr. Robert Bagoff', written over a horizontal line.

Dr. Robert Bagoff, D.M.D.
Chair, Township of West Orange Planning Board

CC: Diana Powell McGovern, Esq. (Via Email)
Mark Semeraro, Esq. (Via Email)
Karen Carnevale, R.M.C. (Via Email)
Malvika Apte, AICP, PP (Via Email)
Gerald Guarino, Vice Chair of West Orange Planning Board (Via Email)