Township of West Orange
Master Plan Reexamination

Community Kickoff Meeting
March 12, 2019
Agenda

1. Welcome
2. Overview of Purpose and Process
3. Open Space and Recreation Plan Presentation
4. Background Information
5. Discussion of Master Plan Topics
6. Questions and Comments
7. Recap/Next Steps
Purpose and Process

What is a master plan?

• Per state law, policy document adopted by Planning Board

• Basis for zoning and other development regulations

• Addresses land use and housing at minimum

• Can address other topics

• Last full update: 2010
What is a master plan reexamination?

- Per state law, periodic update of master plan
- Required at least every 10 years – West Orange due by 2020
- Five mandatory components
  - Problems & objectives in last reexamination
  - Extent to which they have changed
  - Significant changes in assumptions, policies, objectives
  - Recommended changes to master plan or development regulations
  - Recommendations regarding redevelopment plans
Purpose and Process

What is proposed to be included?

• Required components of reexamination

• Updates to topical plan elements
  – Land Use (includes zoning and redevelopment recommendations)
  – Economic Development
  – Historic Preservation
  – Community Facilities, Utilities and Recycling
  – Circulation
  – Housing
  – Open Space and Recreation
  – Sustainability
Purpose and Process

Process

• Just starting out
• Gathering data and preparing mapping
• Met with Planning Board and various stakeholders
• First community meeting tonight
• Next: prepare initial concepts and recommendations
• Additional public meetings to follow
Open Space and Recreation Plan

• Presentation by Barbara Heskins Davis, PP, AICP
  – Vice President, Programs
  – The Land Conservancy of New Jersey

• Consultant to West Orange Open Space and Recreation Commission
Background Information

What Has Changed Since 2010?

• Real Estate Market
  • e.g. housing prices, demand for different options

• Retail
  • A&P, Borders, Sports Authority, Toys R Us, etc. – where are they now?

• Transportation
  • e.g. ride sharing, interest in “complete streets”

• Technology
  • e.g. rise of smartphones and social media
Background Information

Demographics:

• Modest population growth since 2010
• Minimal shifts in age and racial breakdown of population
• Based on estimates, not formal Census

<table>
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<th>Year</th>
<th>Residents</th>
<th>Change</th>
<th>Percent</th>
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<tr>
<td>2010</td>
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<td>46,588</td>
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<td>2012</td>
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Source: State of New Jersey Department of Labor and Workforce Development
**Background Information**

**Development Activity:**
- More definitive data available – e.g.

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<th>Year</th>
<th>1 &amp; 2 Family Units</th>
<th>Multifamily Units</th>
<th>Mixed-Use Units</th>
<th>Total Permitted Units</th>
<th>Residential Demolition Permits</th>
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<td><strong>551</strong></td>
<td><strong>15</strong></td>
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*Source: State of New Jersey Department of Community Affairs, Division of Codes and Standards*

* Through October
Background Information

Development Activity:

- 61 residential building permits/year in past 9 years
- Compared to annual average of 68, 2004-2008
- But over 70% for multifamily units in 2016 & 2018
- For average 17 1 & 2-family units/year

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Development Activity:

• Also various projects
• Downtown redevelopment
• Other redevelopment: Executive Drive, Essex Green, former Harvard Press site
• Also development activity in neighborhood centers, such as Pleasantdale and Saint Cloud
Other Planning and Related Efforts:

- Green Infrastructure Feasibility Study (2013)
- Complete Streets Concept Plan (2015)
- Master Plan Circulation Element Amendment (2016)
- Downtown West Orange Alliance Design Guidelines (2017)
- Survey of Older Adults (2018)
Background Information

Zoning Ordinance:
- Controls what can be built
- Uses and bulk
- Does not control timing
- Extensive update in 2012
  - Implement 2010 Reexamination recommendations
  - Fix other issues identified by zoning committee
  - More could be done
Background Information

Redevelopment Plans:

• Permitted for areas determined to be “in need of redevelopment” or “in need of rehabilitation”

• Multiple in West Orange
  • Downtown (Edison Village)
  • Organon site
  • Harvard Press site
  • Part of Executive Drive

• Allow for more specific regulations

• Can control timing and appearance of development
Master Plan Topics: Land Use

- Includes zoning and redevelopment recommendations
- Review existing land uses
- Determine if additional zoning changes warranted
  - Permitted (and prohibited) uses
  - Bulk regulations (e.g. height, yards, coverage, etc.)
  - Parking standards
- Application requirements
Master Plan Topics: Land Use

INITIAL DRAFT EXISTING LAND USE
Master Plan Topics: Economic Development

• Leverage Township’s existing assets, including:
  – Thomas Edison National Historic Park
  – Turtle Back Zoo
  – Other County facilities

• Coordinate with land use and circulation recommendations

• Downtown

• Neighborhood centers

• Other opportunities
Master Plan Topics: Historic Preservation

- Updating inventory of historic structures
- Considering designation of additional local landmarks
- Reviewing changes to historic structures
- Can advise homeowners and property owners how to undertake improvements to historic structures
Master Plan Topics: Community Facilities, Utilities and Recycling

- Updating inventory of facilities
- Determine current needs
- Coordinate with other Township efforts
Master Plan Topics: Circulation

- Significant amount of State and County roads in West Orange
- Promote public transportation
- Build upon Township’s “Complete Streets” policy and prior Master Plan amendment
Master Plan Topics: Housing

- Separate ongoing effort for compliance with affordable housing obligation and mandates
- Coordinate with those efforts
- Provide more general goals and recommendations
Master Plan Topics: Open Space and Recreation

- Separate effort by Open Space and Recreation Commission
- Coordinate with its work
- Provide more general goals and recommendations
Master Plan Topics: Sustainability

- 2010 Reexamination included West Orange’s first Master Plan Sustainability Element
- Update and amend
- Coordinate with other Township efforts
Master Plan Topics: Geographic Areas

- Neighborhoods
- Main Street/the Valley
- Other Business Districts
Questions and Comments

• Can also provide written comments tonight
• Or submit later by mail or email
• Any information that may be useful is welcome (comments, photos, maps, ideas...)

Planning Board
66 Main Street
West Orange, NJ 07052

Email: planningboard@westorange.org
Recap/Next Steps

- Next meeting likely in spring
- Another one a few months after
- Goal of completing plan update later this year
Contact Information

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