

## Township of West Orange - 2010 Master Plan Update

### March 3, 2010 Meeting Summary

The Township of West Orange Planning Board held its second public meeting on the preparation of a Master Plan Reexamination, updates to certain existing Master Plan elements and preparation of a new Sustainability Plan (collectively referred to as the “Master Plan Update”) on March 3, 2010. The Board’s consultant for this process provided a status report of the work completed to date on the project and the anticipated next steps in the process. Listed below are summaries of the consultant’s presentation and ideas that were discussed by the Planning Board, members of the public and the consultant during the meeting. It should be emphasized that the items listed below represent preliminary discussions, and will not necessarily be included as recommendations in the actual plan.

#### Process

- The first public meeting for this process was held on January 6, 2010
- Since that time, the Master Plan Reexamination Committee has worked with its consultant on sustainability issues, potential areas of investigation with regard to land use and zoning and the current status of objectives, issues and recommendations from the 2004 Reexamination
- The consultant has also conducted additional research and analysis, including updating digital mapping data for the Township
- The next steps following this meeting will be for the consultant and the Reexamination Committee to prepare a full draft Master Plan Update
- The public will be notified when it is complete and ready for public review in advance of the hearing on the plan

#### Sustainability Plan

- The New Jersey Municipal Land Use Law was recently amended to authorize the inclusion of a “green buildings and environmental sustainability plan element” in a municipal master plan
- There are not many, if any, examples of adopted sustainability plans prepared in accordance with the revised statute, so West Orange has the ability to be a pioneer
- The plan will include background information regarding the Township’s many existing sustainability efforts, broad policy statements and specific recommendations
- It will also interrelate with other elements of the Master Plan and be implemented through updates to certain Township ordinances
- This plan will also overlap with West Orange’s efforts to receive the “Sustainable Jersey” certification

#### Land Use and Zoning

##### Introduction

- There were a number of recommendations for zoning amendments included in the 2004 Master Plan Reexamination
- Some of these were implemented, while others were not

- The current status of these are described below
- Also discussed below are other properties that the Master Plan Reexamination Committee has identified for consideration of possible zoning change recommendations
- The locations of these properties are shown on a map available on the Master Plan Update website, <http://westorange.webnode.com>

Properties Discussed in the 2004 Reexamination

*Stagg Field and the Property Adjacent to Stagg Field (Block 168, Lots 22 and 25)*

- Current zoning: R-4
- 2004 Reexamination recommendation: R-2 (properties contiguous on two sides with R-2 zones)
- Recommended zone change was not made
- Properties are still recommended to be rezoned to R-2

*Upper Section of Winding Way (Block 50.01, Lots 1 through 15 and 33 through 40)*

- Current zoning: R-3 – the recommendation to rezone this site from R-5 to R-3 to be consistent with the zoning of adjacent sites was implemented through the adoption of Ordinance 1928-04.
- 2004 Reexamination recommendation: R-3
- The recommended zone change was made

*McShane Property (Block 85.02, Lot 9.01)*

- It was recommended that this property remain zoned as R-1, as it has

*Cestone Property (Ridge Road – Block 80.03, Lots 1, 5, 10 and 21)*

- It was recommended that this property remain as zoned as R-1, as it has

*Morris Properties (Block 111, Lot 1)*

- Current zoning: OB-2
- 2004 Reexamination recommendation: OB-2
- The recommended zone change from B-2 to OB-2 was made
- The property subsequently was acquired by the Township

*Private Golf Courses*

- Current zoning:
  - Crestmont Country Club, Essex County Country Club, Essex Fells Country Club and Montclair Golf Club: R-2
  - Rock Spring Country Club: R-1
- 2004 Reexamination recommendation: New “G” zone district for all of the Township’s golf courses – rezoning recommendation was not implemented.
- The 2004 Reexamination recommendation was not implemented due to concerns about tax appeals by the property owners
- The consultant has been directed to investigate potential rezoning options for these properties

*West Essex Highlands (Block 179, Lot 32)*

- Current zoning: R-2 at east and west ends, R-3 in middle, with R-4 density permitted as described below
- 2004 Reexamination recommendation: Maintain existing zone designations, but allow R-4 density for conventional single-family homes west of ridgeline if existing ridgeline, steep slopes, wetlands and similar natural features are permanently protected. Also, strictly prohibit cluster development as a conditional use for this property.
- Development of this property has not moved forward
- The consultant has been directed to investigate potential rezoning options for this property

Other Properties

*Prism (Rooney Circle)*

- Property is currently zoned O-R, but owner has expressed interest in being rezoned for retail
- There does not appear to be a compelling reason to recommend rezoning this property

*JT's Property (Pleasant Valley Way)*

- Property is currently zoned R-2, but is developed with vacant commercial buildings and other improvements
- The consultant has been directed to investigate potential rezoning options for this property and nearby parcels

*O-R District at North End of Pleasant Valley Way*

- The consultant has been directed to investigate potential rezoning options for this zone

*Vacant Lot at Tremont/South Valley Intersection*

- Property is currently zoned B-1, but is vacant and located near commercial uses
- However, it is a small parcel adjacent to residential uses
- Possible uses for property could include: Pocket park? Commercial use? Parking for nearby businesses and residents?
- Recommending a specific use likely beyond the scope of this plan

*Biddleman Building Site*

- Property is currently zoned I
- It is owned by a house of worship, but may not be developable for that use due to contamination issues
- Possible uses for property could include: Park? Parking for nearby businesses and residents?
- Recommending a specific use likely beyond the scope of this plan
- A suggestion was made to consider recommending its inclusion in the nearby Valley Road (Harvard Press) Redevelopment Area, which would allow for a more comprehensive redevelopment

*Glen Erin Building*

- Property is currently zoned B-1, but building is vacant and available
- Recommending a specific use likely beyond the scope of this plan

*Municipal Complex Parking Lot*

- The lot serves multiple uses (Municipal Building, Police Department, Library, Senior Housing)
- Rezoning not required, but interest was expressed in reconfiguring lot to better serve adjacent uses and improve existing conditions
- Consultant will evaluate and present potential recommendations

*Crystal Lake*

- Has been cited as an underutilized resource
- The facility could be improved by including the bowling alley and/or other adjacent properties in any future plans
- One benefit would be to improve vehicular access and parking
- Not clear that there would be a need to rezone any of the properties