

**THE CITY OF  
EAST ORANGE, NEW JERSEY  
ORDINANCE NO. 34 OF 2020**

**ORDINANCE AMENDING THE 2015 EAST ORANGE TRANSIT VILLAGE DISTRICT  
REDEVELOPMENT PLAN TO PERMIT GROUND FLOOR OFFICE SPACE USES  
ALONG MARTIN LUTHER KING JR. BOULEVARD IN BOTH THE CENTRAL  
BUSINESS DISTRICT AND THE ARTS AND CULTURAL DISTRICT**

**WHEREAS**, on June 22, 2015, the East Orange City Council (the "Council") adopted Resolution I-155 referring to the East Orange Planning Board (the "Board") for review, the East Orange Transit Village District Redevelopment Plan (the "TVD Redevelopment Plan") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

**WHEREAS**, on November 16, 2015, the Board, after due notice and hearing as required pursuant to the Redevelopment Law adopted Resolution PB 650-15 finding that the TVD Redevelopment Plan is consistent with the City's Master Plan and recommending adoption of the TVD Redevelopment Plan; and

**WHEREAS**, on December 28, 2015, the Council adopted Ordinance 57 of 2015 adopting the TVD Redevelopment Plan; and

**WHEREAS**, the TVD includes the entirety of the Martin Luther King Boulevard (a/k/a Main Street) business corridor from the City of Orange Township to the west to East Orange City Hall to the east;

**WHEREAS**, the TVD Plan is divided into nine separate subdistricts, with the Main Street business corridor divided between the Central Business District ("CBD") covering the westerly half and the Arts and Cultural District ("ACD") covering the easterly half; and

**WHEREAS**, both the CBD and the ACD prohibit office uses in ground floor space fronting on Martin Luther King, Jr. Boulevard; and

**WHEREAS**, the Mayor and Council, concerned that the ongoing Covid-19 pandemic and the resulting temporary closure of many small businesses would result in numerous vacancies in the City's business districts; and

**WHEREAS**, in order to promote the viability of the City's Main Street business corridor, the Mayor and Council deem it in the interests of the City of East Orange and its residents to amend the TVD Redevelopment Plan to enhance the viability of its Main Street business corridor by permitting office uses within ground floor space on Martin Luther King, Jr. Boulevard; and

amendment thereto, the Planning Board shall have the opportunity to review the proposed plan or amendment and submit a report to the City Council identifying any inconsistencies between the proposed amendments and the Master Plan, and providing the City Council with its comments on any other matters the Board may deem appropriate; and

**WHEREAS**, on July 27, 2020, the City Council adopted Resolution 1-213, which authorized and directed the East Orange Planning Board to evaluate whether the City should adopt a proposed ordinance which would amend the TVD plan to permit ground floor office uses along Main Street in both the CBD and the ACD; and

**WHEREAS**, at a public meeting held on August 5, 2020, conducted remotely due to an effort to prevent the spread of COVID-19, the East Orange Planning Board reviewed the proposed ordinance amending the TVD Plan to ground floor office uses; and

**WHEREAS**, the Planning Board found the proposed amendments would in fact advance the purposes of the TVD Redevelopment Plan and the City's Master Plan by expanding the leasing opportunities for landlords and property owners within the TVD; and,

**WHEREAS**, as the Planning Board's Resolution PB 650-15 memorialized its recommendation that the City Council adopt the proposed ordinance amending the TVD plan, as described herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST ORANGE AS FOLLOWS:**

**Section 1.** The preceding recitals are incorporated as though fully set forth herein at length.

**Section 2.** This ordinance shall amend sections 5.2-3(e) and 5.3-3(e) of the Transit Village Redevelopment Plan, by permitting ground floor office uses along Main Street in both the CBD and the ACD

**Section 3.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed, and the invalidity thereof shall not affect the remaining parts of this Ordinance.

**Section 4.** A copy of this Ordinance shall be available for public inspection at the offices of the Municipal Clerk.

**Section 5.** This Ordinance shall take effect upon final passage and upon expiration of twenty (20) days following publication unless otherwise provided by resolution of the City Council.

**By Order of the East Orange City Council**

CYNTHIA S. BROWN  
City Clerk

CHRISTOPHER D. JAMES  
City Council Chairman

Copies of the above Ordinance are posted on the Bulletin Boards in the Council Chambers, City Hall Lobby and the City Clerk's Office. Additional copies are available upon request in the City Clerk's Office during regular business hours.