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INTRODUCTION

The Municipal Land Use Law requires that all municipal Master Plans consider the relationship of the Master Plan to Plans of contiguous municipalities, county plans and the New Jersey State Development and Redevelopment Plan (SDRP). The intent is to coordinate planning and land use activities among communities and to reduce potential conflicts. This section reviews the master plans of the municipalities bordering the City of East Orange, as well as Essex County and the SDRP.

ADJACENT MUNICIPALITIES

The City of East Orange is located in southeastern Essex County, and shares its borders with six municipalities: Cities of Newark, Bloomfield, Orange City; Townships of South Orange and Montclair Township, and Glen Ridge Borough. To the south of East Orange is Newark, New Jersey's largest city and the seat of Essex County. To the north lies Bloomfield, Glen Ridge and Montclair. To the west lies Orange and South Orange. Bloomfield and Orange are historically industrial and residential in character, and Glen Ridge is mainly a suburban residential community.

Following is a comparison of the adjacent municipal master plans and/or zoning maps to the East Orange's Land Use Plan, with the exception of South Orange Township due to its minimal presence along the East Orange border. In general, it was determined that East Orange is substantially consistent with the Master Plans of adjacent municipalities, the county and the SDRP.

Newark City

Newark City forms East Orange's southern and eastern border. Much of this border is comprised of high density residential properties. The City is approximately 24.14 square miles in size. In 2000, the total resident population was 273,546 and the median age was 31 years. Newark's Land Use Element was prepared in November 2004.

Beginning at the northernmost point of the East Orange-Newark border, from just north of Rutledge Avenue to just north of Springdale Avenue, the Newark Land Use Plan designates the area Residential Medium-Density (R-MD) which permits medium-density, detached and semi-detached single- and two-family homes. On the East Orange side, the area is zoned R-2 which permits two- and three-family residences.

From just north of Springdale Avenue to Park Avenue, the area in Newark is designated Residential High-Density (R-HD). On the opposite side in East Orange, the land is zoned Industrial (IND).

From Park Avenue to the NJ Transit Line, the land use in Newark is designated R-HD. The land opposite in East Orange is zoned R-2, and R-3, which permits multi-family dwellings up to 10 units and garden apartments, and designated as a redevelopment area with plans for scattered housing rehabilitation (Greenwood).

From the NJ Transit Line to Interstate 280, the area in Newark is designated R-HD. The land opposite in East Orange is zoned IND. From Interstate 280 to Sussex Avenue, Newark designates the area Community Commercial (C-C). Similarly, East Orange zones this land C-1 Neighborhood Business – permitting essentially the same uses.

From Sussex Avenue to just north of Central Avenue, Newark designates the area Medium Industrial (I-M). On the East Orange side, the land is zoned R-2 and R-3, however from Sussex to Ninth Avenue, East Orange designated the land as an area in need for redevelopment with plans to redevelop the land for mixed-use development (Arcadian).

At the corner of Central Avenue and 16th Street, Newark designates the parcel for C-C, and East Orange zones the land opposite that parcel Commercial (C-2). In Newark, the Fairmont Cemetery extends from Central Avenue to 11th Avenue. On the East Orange side, the land is zoned Institutional (INST-1).

Between 11th Street and South Grove Street, the land in Newark and East Orange are designated and zoned for medium density residential uses. The Cemetery of the Holy Sepulcher extends from South Grove Street to the Garden State Parkway whereas the land opposite in East Orange is zoned for institutional uses.

From the GSP to Oak Street, R-HD is the designated land use in Newark. On the East Orange side, the land is zoned R-1 (single-family residences) from the Garden State Parkway to Watson Avenue, R-4 (high-rise multi-family structures) from Watson to west of South Munn Avenue, and R-1 from east of South Munn to Oak Street.

In Newark, from Oak Street to north of South Orange Avenue, the designation remains R-HD whereas in East Orange the land is zoned R-2. Continuing westward along South Orange Avenue to west of Norwood Street, the area in Newark is designated as C-C, and in East Orange the land is zoned C-1.

In Newark, from west of Norwood Avenue to north of Stirling Avenue, the land is designated R-HD. In East Orange, the land west of Norwood to west of Derby Street is zoned R-2, and the land west of Derby Street to north of Stirling Street is INST-1.

There are two instances of inconsistencies occurring from the NJ Transit Line to Interstate 280, where the area in Newark is designated high-density residential, and the land across the street in East Orange is zoned industrial; and from Sussex Avenue to just north of Central Avenue, where Newark designates the area as medium-industrial, and East Orange zones the land for medium-residential.

Bloomfield Township

Bloomfield Township lies to the north of East Orange. The Township is 5.33 square miles in size. In 2000, the total resident population was 47,683 and the median age was 37.1 years.

The Township's most current zoning map (2005) was compared with the City's Master Plan. In Bloomfield, beginning west of Midland Avenue to Cleveland Terrace the zoning designation is Residential (R-1) which permits 5,000 square foot lots, compatible with the land opposite in East Orange. Watsessing Park straddles the two municipalities, and where Bloomfield zones the park for Public Uses (P) and East Orange zones the park for R-1.

In Bloomfield, from west of Glenwood Avenue to the Garden State Parkway (GSP), the land is zoned Residential (R-2B) which permits two-family residential, compatible with the land across the street in East Orange. The R-2B zone continues south of the GSP to Lawrence Street. In Bloomfield, from the GSP to the railroad tracks, 700 residential units including 350 units from conversion of a 7 story industrial building has been proposed. The land opposite in East Orange, from west of Glenwood Avenue to Lawrence Avenue, lies within Industrial (IND) zone.

From Lawrence Street to North Arlington Avenue is an Industrial zone in both Bloomfield and East Orange. From North Arlington Avenue to the beginning of the Newark City border lies low- to medium-residentially zoned land in both municipalities.

The land on the East Orange-Bloomfield border is generally consistent, except for one block of land where there is residentially zoned land in Bloomfield, and East Orange zones for industrial uses.

The City of Orange Township

The City of Orange Township forms the western border of East Orange. The Township is 2.21 square miles in size. In 2000, the total resident population was 32,868 and the median age was 32.5 years. The City of Orange Township is in the process of updating their Master Plan, which has not been updated since 1969. The Township's proposed zoning map (2005) was compared with the City's existing zoning.

In Orange, from Glen Park Road to Thomas Boulevard, the zone designation is Single Family Residential (A-1) with a minimum lot size of 6,600 square feet, and in East Orange the land is zoned for residential uses (R-2) which permits two- and three-family units with a minimum lot size of 4,000 square feet.

Continuing southward, in Orange, the land which abuts Thomas Boulevard is zoned for Neighborhood Commercial and Residence (C-1A), and the land across the street in East Orange is zoned R-2.

In Orange, from south of Thomas Boulevard to south of Main Street the land is zoned for Mixed Use (CDA), and in East Orange the land is zoned for residential uses up to Dodd Street, and then industrial uses until Washington Street. Continuing southward, in East Orange, the land is zoned for high-density residential from Washington Street to Park Avenue. From Park Avenue to Main Street, the land is zoned for medium- to high-density residential, included in the Residential-Office Zone (R-O).

There is a Central Commercial Zone (C-2) centered on Main Street in Orange (Dr. Martin Luther King Jr. Boulevard in East Orange) which is the Main Street shopping district. In 2004, Orange adopted a redevelopment plan for the East Main Street area, between the East Orange border

(Glenwood Avenue) and Oakwood Avenue. Orange selected a developer in 2005 to develop the 9-acre site with 360 market-rate housing and approximately 13,000 square feet of neighborhood convenience space. In East Orange, the land north of Dr. Martin Luther King Jr. Boulevard is zoned for high-density residential, and the land south of Dr. Martin Luther King Jr. Boulevard is an Urban Renewal Zone, part of the Muir's Berkeley Redevelopment Plan for the Brick Church Renewal Area.

The land on either side of Interstate 280 is zoned Light Manufacturing (CD) in Orange, and in East Orange the land is zoned for high-density residential (R-4) which permits high rise, multi-family structures until south of Hampton Terrace. The land in Orange, from south of Interstate 280 to Tremont Avenue in Orange is zoned for CDA. In East Orange, the high-density residential zone continues southward to just north of Central Avenue. The lots which abut Central Avenue in East Orange are within a commercial zone (C-3). Medium- to high-density residential zoned land extends from the C-3-zoned parcel southward to Tremont Avenue.

In East Orange, the US Veterans Hospital (located on Tremont Avenue) completes the Orange-East Orange border and is zoned for institutional uses. However, from Tremont Avenue to Heywood Avenue in Orange the land is zoned Neighborhood Commercial (C-1), and from Heywood Avenue an Apartment Zone (B-1) completes the border.

In general, the Orange-East Orange border is consistent in terms of zoning. Although, the land which abuts Interstate 280 is zoned for light manufacturing uses in Orange, and high-density residential uses in East Orange. Also, there are several instances where a mixed-use zone in Orange is across the street from residential- or commercial-only zones.

Glen Ridge Borough

Glen Ridge Borough lies to the north of East Orange from east of Midland Avenue to Orange Road. The Borough is 1.28 square miles in size. In 2000, the total resident population was 7,271 and the median age was 37.8 years. The Master Plan of the Borough of Glen Ridge was prepared in December 2003.

The Borough's Land Use Plan of the Master Plan (2003) was compared to the City's current zoning. The land in both municipalities is designated for single-family residential. In Glen Ridge, the minimum lot size is 6,200 square feet, and in East Orange the R-1 zone permits a minimum lot size of

5,000 square feet. Although, in East Orange, there is a small area located at the intersection of Glen Park Road and Ridgewood Avenue which is zoned for medium-density residential (R-2) and permits two- and three-family homes. In Glen Ridge, there is a collection of non-conforming commercial businesses, and one church along the municipal border.

In the case of split lots, there are two lots, a church and a car rental business, which straddle the East Orange-Glen Ridge border.

Montclair Township

Montclair Township lies to the north of East Orange. The land area in Montclair that touches the City border is bounded by Thomas Boulevard, Brooklawn Road and Cross Place/Willow Street. The Township is 6.31 square miles in size. In 2000, the total resident population was 38,977 and the median age was 37.5 years. The last Master Plan Reexamination Report of the Township of Montclair was prepared in 1999. The Township is in the process of preparing its 2006 Master Plan Reexamination Report.

The Township's zoning map was compared to the City's zoning map for consistency. The land in both municipalities is zoned for residential uses. In Montclair the minimum lot size for single-family detached dwellings is 20,000 square feet. In East Orange the R-2 Zone permits single-family detached dwellings, and multi-family and townhouse development. The permitted minimum lot size for single-family detached dwellings in the R-2 Zone is 5,000 square feet.

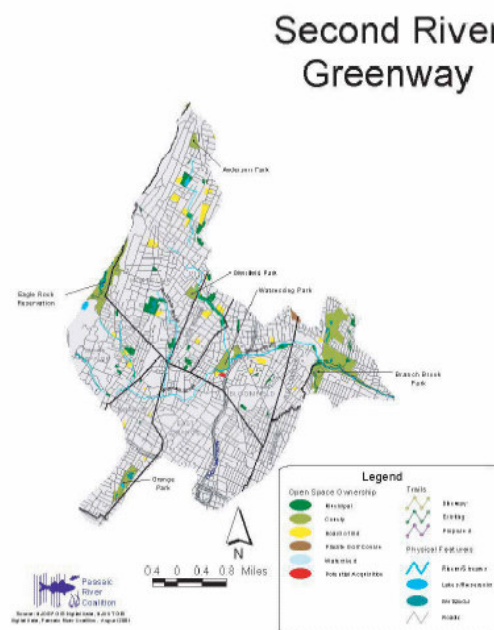
CONSISTENCY WITH ESSEX COUNTY PLANS

The County Master Plan was last updated in 1989. It does not make any major recommendations to the City of East Orange. A review of the County's Cross Acceptance Report which describes land use, housing, transportation, economic development, among other topics for all municipalities including East Orange was prepared in 2004. It is further described under Consistency with the SDRP.

The Essex County Park, Recreation and Open Space Master Plan, prepared in 2002, identified the Watsessing Park as a priority urban park in need of substantial rehabilitation and improvement. The Watsessing Park straddles the municipal borders of East Orange and Bloomfield. The Park is heavily used and is therefore considered a priority of the Action Plan to avoid further decline. Among the

recommendations for Watsessing Park included the refurbishing and renovation of existing park facilities, the regrading of existing athletic fields, landscaping, and upgrading the Bloomfield Avenue entrance.

The Second River was identified as a priority stream and river greenway in the Action Plan of the Essex County Open Space Master Plan. The Second River is a small river which flows through the suburban section of Essex County and empties into the Passaic River. The Second River consists of smaller feeder streams including the Wigwam Brook which flows through West Orange, Orange, and East Orange before joining the Second River in Watsessing Park. The river already links municipal and county open space, and in some cases, the potential to link such land exists. Therefore, efforts should be made to maintain and improve this stream corridor to protect water quality, and to create new public open space via brownfield redevelopment.



CONSISTENCY WITH THE SDRP

In 2004, the State released the Preliminary State Development and Redevelopment Plan, and the Preliminary State Plan Policy Map for the third round of Cross Acceptance. The Map features Planning Areas, Centers and Environs, and parkland which are intended to help implement the goals and policies of the State Plan, and guide future growth and development in New Jersey.

The State is divided into Planning Areas that are guided by differing planning goals including desirable population densities, maintenance of infrastructure, infill development and the like. The Metropolitan Planning Area (PA1) is intended to provide much of the State's future redevelopment, and revitalize cities and towns. The Suburban Planning Area (PA2) is intended to provide for much of the State's redevelopment, and preserve the character of existing residential communities. The Fringe Planning Area (PA3) is intended to accommodate growth in the Centers, protect the Environs as open land, and to provide a buffer between more developed PA1 and PA2 and less developed PA3, PA4 and PA5. The Rural Planning Area (PA4) and Rural/Environmentally Sensitive Planning Area (PA4B) are intended to maintain farmland as contiguous areas, to accommodate growth in the Centers, to promote agriculture as a viable industry, and to confine sewer and water service to Centers. Environmentally Sensitive Planning Area (PA5) is intended to protect environmental resources through the preservation of large tracts of land, accommodate growth in Centers, protect existing communities, and confine water and sewer service in Centers.

East Orange is located entirely within the Planning Area 1 (PA1), the Metropolitan Planning Area. There are no proposed Planning Area boundary changes in East Orange. The Policy Map proposes to designate the Watsessing Park as Parks and Natural Areas (PA 6, 7, 8).

The 2004 Cross-Acceptance Manual approved by the State Planning Commission recommends on Page 27 that the following key concepts and policy objectives of the State Plan be considered when evaluating municipal consistency with the SDRP and the proposed amendments thereto, i.e., the Preliminary Plan:

- Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable and based on capacity analysis is essential to achieving the goals of the State Plan.
- Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.
- Planning should be closely coordinated with and supported by investments, programs and regulatory actions.
- Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for full costs of public and private actions.
- Planning should maintain and revitalize existing communities.

- Planning, designing, and constructing development and redevelopment projects, that are residential, commercial, industrial or institutional and that contribute to the creation of diverse, compact human scale communities (i.e., communities of place).
- Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.
- Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing, and community life.
- Planning for the protection, restoration, and integration of natural resources and systems.

During the third round of Cross Acceptance, Essex County interviewed the participating municipalities to determine each municipality's consistency with the Key Concepts of the State Preliminary Plan, the goals of the Metropolitan Planning Area, and the goals of the Environmentally Sensitive Planning Areas where applicable. "The City of East Orange Consistency with the Preliminary Plan" summary table is attached as an appendix to the Plan Consistency Element. East Orange is substantially consistent with the key concepts and policy objectives of the SDRP.

Each municipality was asked to review and comment on population, housing and employment projections by the North Jersey Transportation Planning Authority (NJTPA) for accuracy as well. These projections will be used by the Council on Affordable Housing (COAH) to determine a municipality's affordable housing obligation or its growth share.

Population and Employment Projections for East Orange, 2000 to 2025

	2000	2005	2010	2015	2020	2025
Population	69,824	70,746	72,454	73,095	73,850	75,016
Employment	15,846	16,245	16,644	17,043	17,488	17,872
Source: NJTPA, 2005.						

The City of East Orange was in disagreement with their population and employment projections for the following reasons:

- East Orange has a large population of foreign-born and Non-English speaking people who often do not fill out census forms and are largely unaccounted for in the US Census.

- The City anticipates that its eleven redevelopment areas will draw a large influx of middle-upper income individuals and families to East Orange.

At the time of Cross Acceptance, the City deemed that a build-out analysis would be necessary to project future population and employment needs. However, East Orange does not anticipate completing a build-out analysis until the Master Plan process is completed in 2006.