

From Barry Lewis:

As I mentioned, I have quickly reviewed and can advise you of the following dates on which the rehabilitation was discussed at public, televised meetings:

2014

Board of Trustees Meetings

4-17-2014 First mention of Rehabilitation Studies - <http://southorange.no-ip.org/weblink8/DocView.aspx?id=128660&searchid=b60b3652-10b0-4476-8e1a-5aa99f7b22d3&dbid=0>

On Page 5 under Irvington Avenue Committee Report

5-19-2014 Village Planner made a presentation at BOT meeting discussing redevelopment and rehabilitation studies, at page 5

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=129003&page=6&searchid=b60b3652-10b0-4476-8e1a-5aa99f7b22d3>

6-9-2014 Discussion of Village-wide rehabilitation study - <http://southorange.no-ip.org/weblink8/DocView.aspx?id=130060&page=6&searchid=b60b3652-10b0-4476-8e1a-5aa99f7b22d3>

On page 6, it was under the 6th Discussion Item – “Irvington Avenue Map for Rehab/Redevelopment Study”

7-14-2014 Special Meeting – BOT passed Resolution Authorizing Planner to Conduct Village-wide rehabilitation study - <http://southorange.no-ip.org/weblink8/0/doc/129658/Page1.aspx>

Conference Agenda Meeting – BOT again discussed rehabilitation – <http://southorange.no-ip.org/weblink8/DocView.aspx?id=130063&page=2&searchid=b60b3652-10b0-4476-8e1a-5aa99f7b22d3>

On Page 2 under “Status of Redevelopment and Rehabilitation Studies”

9-8-2014 Reported that Village Planner determined entire Village eligible for Rehabilitation designation – On page 5 under Discussion Items

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=133641&page=5&searchid=b60b3652-10b0-4476-8e1a-5aa99f7b22d3>

10-13-2014 Discussed by Trustee Rosner and myself at page 2 under Planning and Zoning Committee Report

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=133644&page=2&searchid=b60b3652-10b0-4476-8e1a-5aa99f7b22d3>

Planning Board Meetings

8-4-2014 Village Planner and I discuss Village-wide with Planning Board – at page 1 under Board Discussion

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=131367&page=1&searchid=c45225f8-688d-4360-b220-2a3eee82866e>

*****NOTE: that Elaine Harris was present at that meeting and specifically commented on this item at page 2**

Which was followed by an explanation by Erin Law, Esq., of the Village's Redevelopment Counsel, McManimon, Scotland & Baumann

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=131367&page=1&searchid=c45225f8-688d-4360-b220-2a3eee82866e>

9-3-2014 Discussed by Trustee Collum (sitting as Village President's designee) and Village Planner under Board Discussion

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=132530&page=1&searchid=c45225f8-688d-4360-b220-2a3eee82866e>

10-6-2014 Village Planner gave Planning Board an Update on the status of rehabilitation study at page 2 under Board Discussion

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=132533&page=2&searchid=c45225f8-688d-4360-b220-2a3eee82866e>

11-3-2014 Village Planner Reported and Planning Board voted to recommend rehabilitation designation on page 2 under Board Discussion, Report from Board Planner regarding Village wide Rehabilitation Study

<http://southorange.no-ip.org/weblink8/DocView.aspx?id=132536&page=2&searchid=c45225f8-688d-4360-b220-2a3eee82866e>

2015

Board of Trustee Meetings

1-12-2015 Reported on by Trustee Collum at page 8 - <http://southorange.no-ip.org/weblink8/DocView.aspx?id=134875&page=8&searchid=4fb7a042-4667-425f-b8ac-abcaccc4fcea>

2-23-2105 Board passes Resolution requesting Planning Board to review proposed Rehabilitation Designation Resolution
Minutes: <http://southorange.no-ip.org/weblink8/DocView.aspx?id=134875&page=8&searchid=4fb7a042-4667-425f-b8ac-abcaccc4fcea>

Resolution 2015-42 <http://southorange.no-ip.org/weblink8/0/doc/133708/Page1.aspx>

3-9-2015 Board of Trustees adopts Resolution 2015-245 Designating Village - <http://southorange.no-ip.org/weblink8/DocView.aspx?id=135254&page=1&searchid=264d343b-ff1e-4a9f-9fb2-73bea188b6e1>

Planning Board Meetings

3-2-2015 I made a presentation at Planning Board, answered questions, and Planning Board again voted to recommend rehabilitation designation at page 1
<http://southorange.no-ip.org/weblink8/DocView.aspx?id=135254&page=1&searchid=264d343b-ff1e-4a9f-9fb2-73bea188b6e1>

Virtually all of the above references included more discussion (which would be on the video) than reflected in the Minutes which are summary in nature.

I also know that this was discussed at numerous meetings of the Irvington Avenue Corridor (now Seton Village) Advisory Committee and the South Orange Village Center Alliance, all of which were also public meetings, although not televised.

In addition, Rehabilitation (and redevelopment) was discussed extensively at a number of community forums, including the Irvington Avenue Community Forum on September 10 and 11, 2014 two identical sessions, one evening one morning.

Also, as I advised in my earlier email, the Planner's Rehabilitation Report was available to the public on the Village Website since October 10, 2014.

<http://southorange.no-ip.org/WebLink8/DocView.aspx?id=131027>

As to the second portion of the "response", the informational article I wrote speaks for itself. Whether under redevelopment or rehabilitation, the next step is a "redevelopment plan", which is adopted by ordinance with all of the same procedural requirements and protections as a zoning ordinance. There are no shortcuts and no avoidance of Planning Board Review, public notice, public hearings, etc.. The Board has never suggested or considered these tools for

residential neighborhoods, and has been clear that this is directed at the Irvington Avenue and Valley Street commercial corridors, with the option to use these tools for the two large sensitive sites, Orangelawn and Marylawn if the use of the additional controls will better help to protect the surrounding neighborhoods.

The “response” references “no public bidding”, but that is only applicable to publicly owned property, of which none are being considered for any rehabilitation or redevelopment.

As noted in the article, the tax abatements are only on the value of improvements (which improvements might otherwise not ever be undertaken) and increase to full taxes within five years.

Finally, the referenced ability to “adjusting zoning” is no different than the governing body’s ability to amend any zoning ordinance (on notice, public hearing, planning board review, etc) without a rehabilitation designation.

I hope that the foregoing clarifies these issues and, as always, feel free to contact me if you need any further information.

Barry R. Lewis, Jr.

Village Administrator
Township of South Orange Village
101 South Orange Avenue
South Orange, New Jersey 07079
 [\(973\) 378-7715 Ext. 2](tel:(973)378-7715)
blewis@southorange.org