

VALLEY STREET REDEVELOPMENT PLAN



SOUTH
ORANGE
VILLAGE

TOPO
LOGY

Marc Lincer, AICP/PP, CAPM

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BACKGROUND & PROCESS

REDEVELOPMENT OVERVIEW

- A Redevelopment Plan is a detailed zoning ordinance that can include specific design standards and mandate public improvements.
- A Redevelopment Plan is not a site plan or a building blueprint. Renderings and images included in a Plan are illustrative, not the final design.
- A Redevelopment Plan does not provide as-of-right development for substantial projects. After the adoption of a Redevelopment Plan, project details are finalized via Redeveloper Designation / Redevelopment Agreement with the Village Council prior to any zoning approval.
- This Redevelopment Plan will not enable the Village to use its eminent domain powers.
- This Redevelopment Plan will supersede underlying zoning.

PROJECT TIMELINE

September 13, 2018

Council resolution authorizing Preliminary Investigation to determine if properties qualify as an “Area in Need of Redevelopment” (AINR).

March 9, 2020

Council resolution declaring “Area in Need of Redevelopment” (AINR).

November 2021

Adoption of Master Plan

2021-2025

Approvals and construction of site-specific redevelopment projects at 4th & Valley and Valley & Lackawanna Storage

2024 - 2026

Drafting contents of Redevelopment Plan

July 27, 2026 (TONIGHT)

Introduction of Redevelopment Plan

Upcoming Meetings

Planning Board hears Redevelopment Plan for Master Plan Consistency. Town Hall meeting for the community (Date TBA). Council may subsequently adopt Redevelopment Plan.

PUBLIC ENGAGEMENT

This Redevelopment Plan is grounded in years of engagement and feedback, including:

- 2018 - 2020: Master Plan Public Engagement
 - 45 community conversations and meetings
 - 1 online survey
 - Over 500 residents provided feedback
- July 2024: Presentation to Development Committee, Walk Bike Ride Committee, and Design Review Board
- 2025: Meetings with Planning and Economic Development Committee



PLAN OVERVIEW

PLAN COMPONENTS

SUBDISTRICTS

- Separate “zoning districts” of redevelopment plan.
- Management of varied context and scale along the corridor

USES

- Permitted principal & accessory uses
- Active ground floor requirements

BULK STANDARDS

- Lot & building dimensions, building envelope, massing, & intensity
- Parking & loading standards
- Signage
- Targeted density and lot coverage incentives for prioritized conditions (e.g. site assemblage, access management)

DESIGN STANDARDS

- Building materials & architectural treatments
- Parking & loading design
- Streetscape requirements

OTHER COMPONENTS

- Affordable housing
- Jurisdiction & process
- Plan administration

KEY PLAN OUTCOMES

1. Street Activation: Activate Valley Street proximate to Downtown South Orange by requiring “Active Ground Floor Uses.”
2. Transition in Intensity: Focus density toward Downtown South Orange and west of Valley Street, transitioning to gentler densities moving south along and east of Valley Street.
3. Transition in Uses: A regime of permitted uses that provides for flexibility, diversity, creativity, and innovation. Subdistrict system provides for context-sensitive transitions of permitted uses.
4. Existing Uses: Provide specific provisions for re-use, rehabilitation, and expansion of existing nonconforming uses: 1- and 2-family uses in existing residential buildings and existing industrial uses on Lackawanna Place.
5. Align the Streetscape:
 1. Orient buildings toward Valley Street, creating a pedestrian-oriented streetscape that directs vehicular access to side streets where practical.
 2. Widen and standardize the Valley Street streetscape through setbacks, stepbacks @ the 4th story, and robust streetscape design standards.

KEY PLAN OUTCOMES

6. Missing Middle Housing: Provide specific provisions for Small Apartment Buildings and Townhouses.
7. Missing Middle Commerce: Provide unique mechanics to support local entrepreneurs and artists by permitting certain commercial uses in one- and two-family dwellings, as well as definition and regulation of “Low-Impact Industrial Uses” on Lackawanna Place.
8. Places before Parking:
 1. Ensure core parking needs are met while parking requirements do not obstruct redevelopment.
 2. Provide mechanisms for flexibility, including shared and off-site parking, payments-in-lieu of parking, small-commercial parking exemptions, and a focus on micromobility and loading management.
9. Quality in Design:
 1. Require high-quality design for redevelopment projects, addressing issues like architecture, residential open space, privacy, and general quality of life.
 2. Lot coverage bonuses as an incentive for green building design.

Redevelopment Plan Subdistricts

1	5
2	6
3.A	7
3.B	8
4	3



0 250 500 750 1,000 ft

REDEVELOPMENT AREA



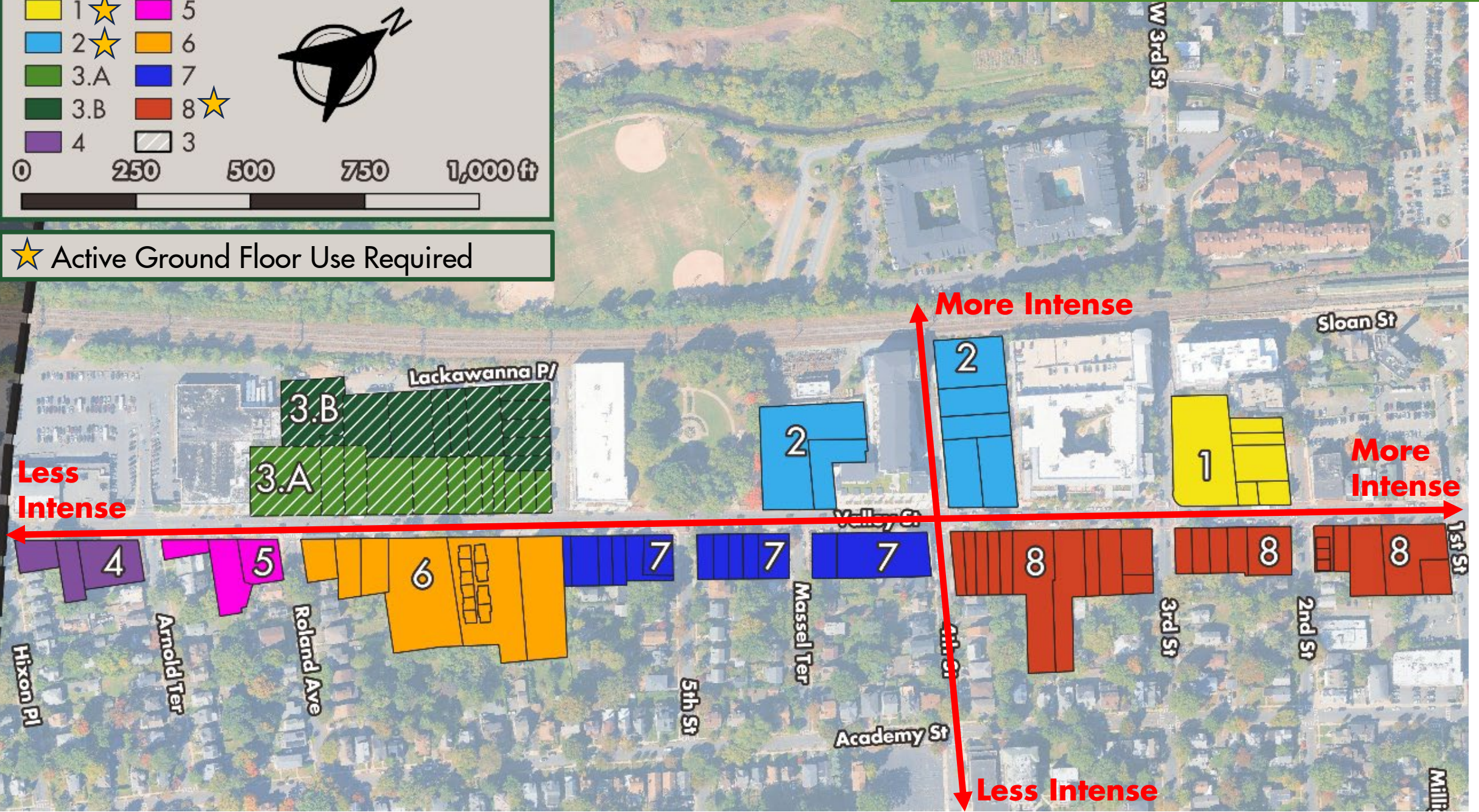
Redevelopment Plan Subdistricts



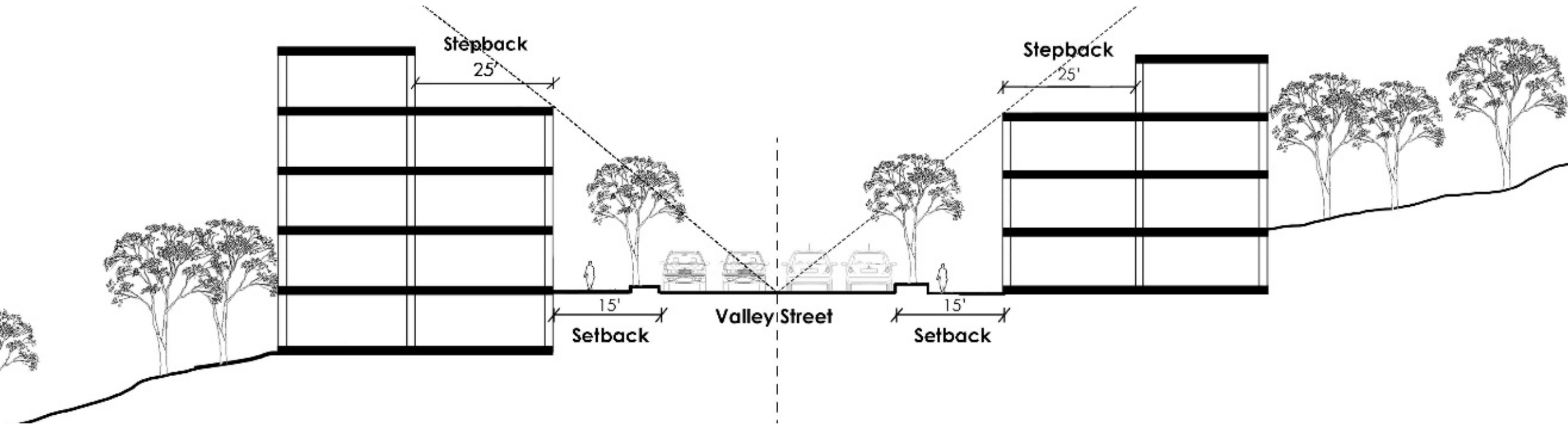
0 250 500 750 1,000 ft

★ Active Ground Floor Use Required

SUBDISTRICT PHILOSOPHY



ILLUSTRATIVE CROSS-SECTION OF VALLEY STREET



FOUNDERS PARK CONCEPT (FROM MASTER PLAN)



- A** A Townhouse infill with tuck-under parking fronting Founders Park.
- B** Infill development fronting park and Lackawanna Place with parking below and ground floor retail at corner of park and Valley.
- C** Live/Work Townhouses with Carriage Houses behind.
- D** Shallow-depth mixed-use infill with parking below.
- E** Shallow-depth mixed-use infill with parking behind.
- F** Low-rise commercial/mixed-use with parking behind.
- G** Accessory dwelling unit behind single-family house ("Missing Middle" infill).
- H** 4-6 Unit Manor House with parking behind ("Missing Middle" infill).
- I** Two-family House with parking behind ("Missing Middle" infill).
- J** Townhouse Court with parking at the rear of the lot.
- K** Small-footprint Flat Building with parking behind.
- L** Consider adaptive reuse of existing industrial buildings for mixed-use development including artisan industrial uses.
- M** Construct greenway to downtown along eastern edge of railroad R.O.W. Study pedestrian tunnel to New Waterlands Field.
- N** Provide evergreen landscape screening of sub station.
- O** Consider crosswalks connecting new sidewalks along park edges.

Infill Near Founders Park

The portion of Valley Street south of Downtown presents both opportunities and challenges to future infill development. The vision for Valley Street in this area is mixed-use, but with less emphasis on ground floor active uses like retail and restaurants. Larger development will require land assemblage and special care to minimize monolithic development while encouraging intensity. Small-scale, incremental infill may also be viable and could be an excellent way for projects to occur quicker than larger deals. Small-scale infill can occur within a variety of building types and will be driven by site constraints and parking needs. The Transition character area just off Valley Street presents an opportunity for a variety of "Missing Middle" infill housing types—small-scale, moderately intense housing types designed to fit in with surrounding single-family development. This development creates a transition between the more intense character of Valley Street and nearby single-family neighborhoods.

BULK STANDARDS

Standard Name	Subdistricts												All Subdistricts	
	1 (Small Site)*	1 (Large Site)*	2 (Small Site)*	2 (Large Site)*	3**	3.A	3.B	4	5	6	7	8	Small Apartment Buildings	1- and 2-Family Detached
Active Ground Floor Use(s) on Valley Street	Required	Required	Required	Required	Permitted	Permitted		Permitted	Permitted	Permitted	Permitted	Required	N/A	N/A
Density (Max.)	60 du/ac	80 du/ac	60 du/ac	80 du/ac	60 du/ac	40 du/ac		40 du/ac	40 du/ac	40 du/ac	40 du/ac	60 du/ac	See Subdistrict	N/A
Building Height - Feet (Max.)	60'	60'	48'	60'	60'	48'		40'	40'	40'	40'	48'	See Subdistrict	40'
Building Height - Stories (Max.)	5	5	4	5	5	4		3	3	3	3	4	See Subdistrict	3
Building Stepback from Public Streets (Min.)	25' at 4th Story													None
Lot Area (Min.)	6,000 SF	20,000 SF	0.5 acres	1.0 acres	0.5 acres	6,250 SF	10,000 SF	5,000 SF	0.5 acres	15,000 SF	15,000 SF	15,000 SF	6,000 SF	3,000 SF***
Lot Width (Min.)	50'	110'	150'	150'	75'	50'		45'	N/A	N/A	75'	40'	50'	25'
Lot Depth (Min.)	115'	150'	140'	200'	250'	100'		50'	N/A	N/A	100'	100	90'	90'
Front Yard Setback (Min.)	Valley Street: 10' to property line, 15' to curb. All Others: 5' to property line, 10' to curb.													
Side Yard Setback, Each (Min.)	5'	10'	5' To rail right-of-way: 25'		10'	5'		5'	10'	10'	10'	10'	10'	5'
Rear Yard Setback (Min.)	10'	10'			N/A	15'		20'	30'	30'	30'	30'	30'	20'
Building Coverage	80%	85%	60%	70%	70%	60%		60%	60%	60%	60%	60%	45%	45%
Lot Coverage	80%	85%	75%	75%	75%	75%		75%	75%	75%	75%	75%	70%	60%

*Large Lot standards shall apply to sites meeting or exceeding the minimum lot area specified for Large Sites. All other sites shall be subject to Small Site standards.
**Where the site includes contiguous properties in both Subdistricts 3.A and 3.B and comprises a cumulative lot area of 0.5 acres, then standards under Subdistrict 3 shall apply.
***Lots existing at the time of adoption of this Redevelopment Plan that are less than 3,000 SF shall be exempt from the minimum lot standard requirement but shall comply with other standards applicable to 1- and 2-family houses and shall not be further reduced in lot area.
NOTE: A 5% or 10% increase in lot coverage shall be permitted if conforming with applicable sustainability standards under Section 4.K.1

ALL STAR MOTOR (164-168 VALLEY) CONCEPT



- 50 dwelling units (10 affordable)
- First Responder's Suite
- Art Gallery and Ground-Floor Commercial

ALL STAR MOTOR (164-168 VALLEY) CONCEPT



THANK YOU