



East Orange Transit Village District Redevelopment Plan

**CITY OF EAST ORANGE
ESSEX COUNTY, NEW JERSEY
December 2015**

Prepared by:
DMR Architects
777 Terrace Avenue
Hasbrouck Heights, NJ 07604

Francis Reiner, LLA - PP
License #: LI00616700

Date: December 2015

City of East Orange

Redevelopment Plan



TABLE OF CONTENTS

Acknowledgements

Introduction.....	1
Article 1: City of East Orange Profile.....	2
Article 2: Required Components of the Redevelopment Plan.....	7
Article 3: Definitions.....	8
Article 4: General Provisions.....	10
4.1: Goals and Objectives	
4.2: Transit Village Boundaries	
4.3: State Planning Act	
4.4: Redevelopment Procedures and Process	
4.5: Relocation	
4.6: Administrative Provisions	
Article 5: Land use and Bulk Regulations.....	16
5.1: General Provisions	
5.2: Central Business District - CBD	
5.3: Arts and Cultural District - ACD	
5.4: North Walnut District - NWD	
5.5: Evergreen Square Halsted District - ESH	
5.6: Central Avenue Commercial District - CAC	
5.7: TR-2 Residential Neighborhood District	
5.8: TR-3 Residential Neighborhood District	
5.9: TR-4 Residential Neighborhood District	
5.10: TR-O High Rise and Office District	
5.11: Prohibited Uses	
Article 6: Design Standards.....	51
6.1: Architectural Design Standards	
6.2: Streetscape Design Standards	
6.3: Other Design Standards	
6.4: Green Standards	
Article 7: Relationship to Other Plans.....	58
7.1: Consistency with the City Master Plan and Land Use Ordinance	
7.2: Consistency with Other State and Local Plans and Regulations	
Article 8: Redevelopment Procedures.....	61
8.1: Procedure for Amending the Plan	
8.2: Approval Process	
8.3: Other Agreement	
8.4: Non-Discrimination Provisions	
8.5: Implementation of the Redevelopment Plan	
Article 9: Appendix.....	64

ACKNOWLEDGEMENTS

Mayor and Council

Lester E. Taylor III - Mayor
Andrea D. McPhatter - Council Member
Christopher D. James - Council Member
Jacquelyn E. Johnson - Council Member
Romal D. Bullock - Council Member
Quilla E. Talmadge - Council Member
Ted R. Green - Council Member
Sharon Fields - Council Member
Tyshammie L. Cooper - Council Member
Alicia Holman - Council Member
Lonnie Hughes - Council Member

Planning Board

Lester E. Taylor III - Mayor
Dwight Saunders
Ted R. Green - Council Member
Katherine Scott-Flanagan - Chairperson
William Hubbard - Vice Chairperson
Everett Jennings
Mutinda Kivuitu, Jr.
Wanda Prophete
Cliff Wright
Loretta Hand Onyeani
Andrew Thompson

Director of Policy, Planning & Development

Valerie Jackson

Planning and Redevelopment Attorney

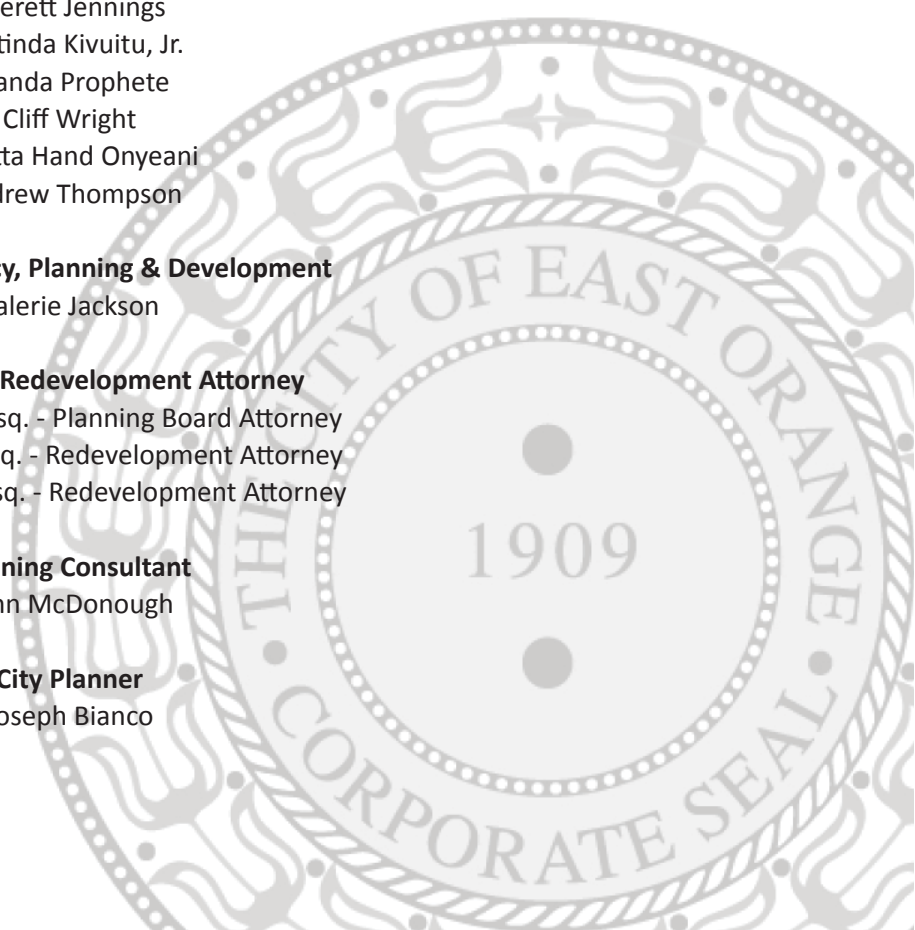
Michael Rubin, Esq. - Planning Board Attorney
Glen Scotland, Esq. - Redevelopment Attorney
Amelia Rideau, Esq. - Redevelopment Attorney

Planning Consultant

John McDonough

City Planner

Joseph Bianco



EAST ORANGE TRANSIT VILLAGE DISTRICT REDEVELOPMENT PLAN

Introduction

In 2012, the State of New Jersey designated the half mile radius surrounding the Brick Church Train Station within the City of East Orange a transit village, the 26th such designation in the State. The goal of a transit village designation is to encourage high density development containing both residential and commercial uses in the vicinity of train stations. Such development would create a “Center of Place” for the City, and would reduce traffic congestion and improve air quality by increasing multi-modal transit use, including trains, buses, bicycles and pedestrian activity. The transit village designation makes the City eligible for state funding and technical assistance, including grants from the New Jersey Department of Transportation.

There are parcels within the East Orange Transit Village District (“TVD”) which have been designated as areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “LRHL”) and other parcels which are designated as areas in need of rehabilitation by virtue of the entire City meeting the rehabilitation area criteria set forth in the LRHL.

Seven (7) different redevelopment plans enacted pursuant to the LRHL currently guide development in the TVD; other parcels within the TVD are governed by zoning regulations set forth Chapter 51 of the City Code, the Land Use Ordinance. The purpose of this TVD Redevelopment Plan is to create a comprehensive scheme for achieving the goals of the TVD by encouraging mixed use development where appropriate, while preserving the identity of other neighborhoods which have remained viable.

A draft of this Redevelopment Plan was referred to the Planning Board by Resolution 155, adopted June 22, 2015. This Plan reflects the Planning Board’s amendments to the draft referred to it by the City Council.

This Redevelopment Plan supersedes the redevelopment plans and the zoning regulations currently governing all of the parcels within the TVD, and provides a clear vision for the future development of the TVD to achieve the goal of a mixed-use, transit and pedestrian friendly environment with an increased tax base. The Redevelopment Plan is an important step in the City’s efforts to revitalize its business districts by creating the means to support and attract new development.

Some of the redevelopment plans which govern parcels within the TVD also cover parcels outside the TVD. Those lots outside the TVD will remain subject to the provisions of the applicable redevelopment plan rather than the TVD Plan. A list of parcels, by block and lot, which are within the TVD is set forth in Appendix A.

Article 1

City of East Orange Profile



ARTICLE ONE

CITY OF EAST ORANGE PROFILE

A. Background Information

The City of East Orange is located within the County of Essex and State of New Jersey. The “City” occupies 3.95 square miles of “rolling topography” with elevations reaching upwards of 230 feet above sea level and descending to 100 feet at the north east corner. The city is located in the Northeastern industrial corridor and is quartered by the intersections of the Garden State Parkway and Interstate Route 280. East Orange is bounded: on the north by the municipalities of Glen Ridge and Bloomfield, to the south by the Township of Irvington and the Village of South Orange, to the east by the City of Newark and to the west by the City of Orange Township. Additionally, the City of East Orange is situated approximately ten miles south of the Borough of Manhattan with two New Jersey Transit Stations located within the City.

B. Current Land Use

The City of East Orange reached built out stage in the 1950’s. Sixty-four (64) percent of the City’s 3.95 square mile area is represented by tax blocks, 35 percent by street systems, and 1 percent is railroad right-of-way. Single family housing physically occupies the greatest percentage of land area. However, 16% of the land area is covered by structures containing 7 or more units; 70% of the city’s housing stock is multi-family and rental housing. Approximately 10% of the city’s tax blocks are occupied by the public and semi-public land uses, while 7% is used for commercial interests and 4% is utilized by parks and other recreational facilities.

C. Redevelopment History

For more than 40 years the City of East Orange has been trying to stimulate revitalization and redevelopment in the City’s core area with mixed results, which included redevelopment plans for a variety of neighborhoods throughout the City including:

Muir’s Berkeley Redevelopment Plan for the Brick Church Urban Renewal Project - 1970:

October 1970 (Amendments: April 1975, April 1977, December 1984, November 1989, June 1997)

The significant relationship of Muir’s-Berkeley Redevelopment Plan for the Brick Church Urban Renewal Project is as follows:

- The plan for the development of the Brick Church Area was designed to be an innovative concept in urban design planning that attempted to incorporate aspects of community development and sustainable construction design as key concepts;
- The plan required the demolition and acquisition of the several properties in order to introduce high-density mixed use and market rate housing with adjacent parking;
- The plan identified a combination of residential and retail services as optimal uses and clearly stated the highest and best use of Main Street should be retail;
- The plan indicates that retail along Main Street will serve as a vital element to the economic

revitalization and the introduction of mixed-incomes and housing;

- The plan defines pedestrian access as a significant component to the redevelopment area in that pedestrians such as shoppers or residents are the catalyst.;
- The design and development of a compact mixed-use building is currently being built and includes below grade parking;

Today the Brick Church Plaza property represents an underutilized and underdeveloped property in the core area of the Transit Village District.

School District of East Orange, NJ Abbott Demonstration Project

The School District of East Orange, through the NJ Abbott Demonstration Project, has constructed a School for the Performing Arts, which is located between MLK Boulevard, William Street, North Arlington Avenue and North Walnut Street, on approximately 4.2 acres.

- The school construction project was part of an application process outline in the Senate Bill 200 and included the following:
 - o Demolition of the existing East Orange High School with the boundaries of N. Walnut Street, William and Winans Streets, N. Arlington Avenue and Main Street;
 - o The development of a shared parking plan for the school complex and surrounding governmental, business, residential, and retail community;
 - o The construction of a school for performing arts, which offers community based programming of spaces with a dual role for students in the day which allows community residents to have access on nights and weekends;

Urban Enterprise Zone Strategic Revitalization Plan - 1996:

In 1996, the City of East Orange's commercial corridors and areas were designated as a New Jersey Urban Enterprise Zone pursuant to P.L. 1983. C. 303 (C.52: 27H-60 et seq.) of which a portion is located in the Transit Village District. Two years later, the City of East Orange adopted a Strategic Plan for the Urban Enterprise Zone which recommended the following:

- An anchor department store to foster economic development;
- New retail with mixture of apparel, accessory and furniture stores;
- Higher quality eating and drinking establishments that foster nightlife entertainment;
- Development of a new hotel with a banquet facility, meeting and conference rooms;
- Attraction of corporate and national chain restaurants;
- Evening entertainment such as a comedy / dinner theater;
- Attractive, appealing, clean and safe streetscape;
- Unified façade and signage system;
- Development of a parking plan;
- Cultural satellite to the NJ Performing Arts Center in Newark and New York City;

North Walnut Street Redevelopment Plan - December 1st, 2003:

The North Walnut Redevelopment Plan covered the northeastern portion of the TVD. The plan was consistent with the principles of smart growth and included a strong emphasis on the "Transit

Village” concept. The plan encouraged lower-density infill developments and redevelopments which are mainly residential in character.

- The plan introduced low-rise residential housing that would reinforce the principles of urban and traditional neighborhood character. To achieve an urbanized and a secure environment consistent with infill developments the North Walnut Plan suggested the implementation of the following:
 - o The plan required acquisition and demolition of vacant, substandard and/or incompatible structures within the redevelopment area;
 - o Variety of housing;
 - o New brownstone community encourages safe, urban, and self-sustaining neighborhood;
 - o Artist oriented housing -loft-style apartment buildings -suitable for Live/Work artist space, takes advantage of proximity to the train station, the central business district, the planned arts district and performing arts school campus;
 - o Strengthened the idea of a safe and secure neighborhood by orienting the building developments to overlook public right-of-way and public spaces;
 - o Encouraged open spaces to be family oriented;
 - o Promoted the reduction in automobiles and the fostering of pedestrian friendly streets by promoting compact mixed-use development around mass transit;
 - o Encouraged the rehabilitation of existing residential structures that exhibit signs of deferred maintenance and deterioration;
 - o Reinforced the idea of off-street parking which can be at grade, below grade or in common parking areas;
 - o Addressed the energy efficient and environmentally sound buildings for a sustainable development and introduces the idea of “green buildings”;
 - o Included recommendations for the introduction of new streets;

City of East Orange Lower Main Street Redevelopment Plan - April 1st, 2004:

The Lower Main Street Phase I Redevelopment Plan identified Dr. Martin Luther King Jr. Blvd. as the spine of redevelopment area that establishes a new urban center for City of East Orange, and included the property on which the Performing Arts School was constructed. It provided recommendations for compact mixed-use housing choices with continuous retail shopping at the street level. The plan implemented elements associated with the principals of smart growth in order to ensure sound planning and was aggressive in its approach to recommend property acquisition and strongly recommend the razing of a considerable amount of structures. Recommendations of the Lower Main Street Phase I Redevelopment Plan included the following:

- Identified compact mixed-use structures as the most preferred type of urban form in order to increase the area’s development potential;
- Encouraged compact mixed-use structures with street level retail services in order to provide a continuous shopping district and offer housing choices above;
- Established new land use patterns that promote the highest and best use of land and reduces

unwanted service establishments;

- Introduced zoning regulations that responds to commercial/retail growth of the shopping district and the coexistence of the community school;
- Provided a variety of housing opportunities that are consistent with artist lofts, single-couple and family units all of which responds to the surrounding urban neighborhood district;
- Encouraged livable and walkable community by:
 - o Reducing dependency on automobiles;
 - o Promoting safe and pedestrian friendly streets by reducing the pedestrian travel distance at intersections and providing needed streetscape amenities;
 - o Introducing compact mixed-use building forms that are centered around public transportation within a short walking distance of the train and bus;
 - o Increasing the width of the sidewalks from 4 feet to 12 feet in order to create a walkable community for shoppers and residents;

City of East Orange Lower Main II Redevelopment Plan - February 2005:

The goals and objectives of the Lower Main II Redevelopment Plan sought a comprehensive approach for the revival of the Lower Main Street Phase II Area. The goals and objectives addressed the overall framework for the redevelopment area to be designed and implemented, in an innovative and creative manner. The goals of the plan were to:

- Establish a residential neighborhood character:
 - o Encouraged a variety of housing opportunities that include infill, detached and mixed-use housing;
 - o Encouraged street level retail and service establishments to the local needs of the area within the mixed-use buildings;
 - o Modified the zoning to maintain and respond to the proposed land use patterns;
 - o Provided streetscape standards that promoted uniqueness, identity and attractiveness;
 - o Prepared design guidelines that ensured desirable site design, building design, rehabilitation building design, commercial storefronts design and streetscape design standards;
- Promote continuity with surrounding redevelopment plans:
 - o Established a consistent building form with appropriate height and similar uses;
 - o Provided responsive building types that link physical continuity to the surrounding context such as brownstone housing types with the North Walnut Street Redevelopment Plan and mixed use (compact development) buildings to be implemented for MLK Plaza and Lower Main Street;
- Create a livable and walkable community:
 - o Promoted Improved functionality and usefulness of the three primary functions of the right-of-ways, roadway, pedestrian sidewalks and street amenities;
 - o Promoted pedestrian friendly sidewalks with supporting streetscape amenities;
 - o Promoted a variety of housing choices that could offer studio, artist lofts, and three-

bedrooms as well as a diversity of homeownership opportunities for single family and two-family homes;

- Stabilize the existing residential housing neighborhood:
 - o Encouraged the identification of grants and low interest loans as funding opportunities to rehabilitate existing poor and moderate structures to improve the residences quality of life;
 - o Encouraged the establishment of a New Jersey based non-profit entity or the collaboration with existing non-profits within the local churches to administer and managed the necessary programs required to stabilize existing structures as well as address the needs of redevelopment area;

The Evergreen Square District II Redevelopment Plan - January 2012:

The intent of the Redevelopment Plan was to promote the revitalization of the district by encouraging adaptive re-use of the many beautiful, established buildings within the district, to encourage new development and land use that will attract business and entertainment venues. The Plan seeks to complement and support Evergreen/Halsted as a “centerpiece” hotel and conference center, and to provide a resident population that will “bridge” and support the commercial nodes of Main Street and Central Avenue. Overall, the plan sought to support and facilitate the ongoing transformation of the City as a whole.

The Redevelopment Plan intended to:

- Encourage adaptive reuse and facilitate new construction;
- Generate additional revenue to the City;
- Create employment opportunities for East Orange residents;

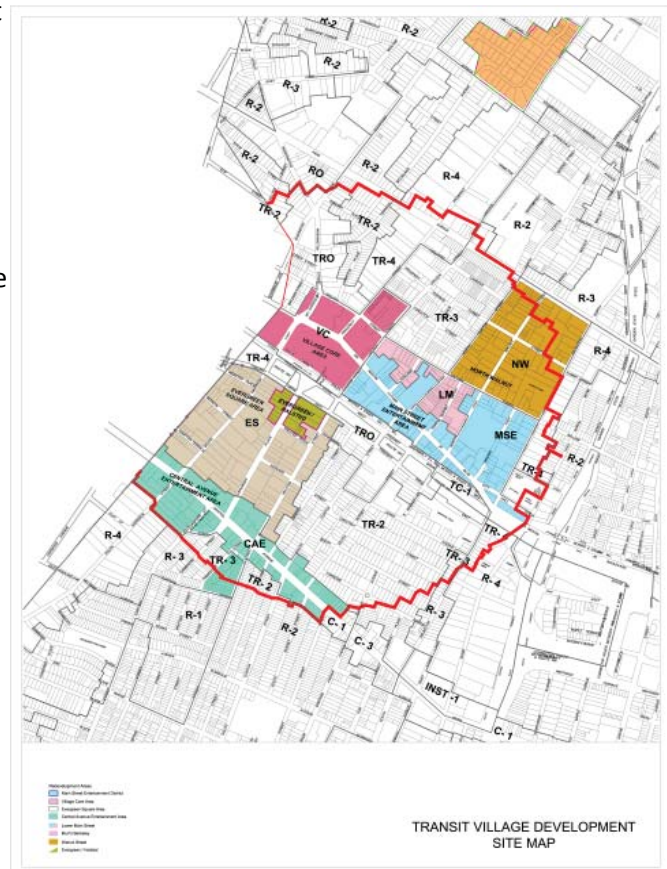


Exhibit 1: City of East Orange Transit Village Map of Historic Redevelopment Plans as identified in the 2012 Transit Village District Plan

Article 2

Required Components



ARTICLE TWO

REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market;
4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c.398 (C.52:18A-196 et al.);
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure;
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan;
8. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan;
9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.);
10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area;
11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan;

Article 3

Definitions



ARTICLE THREE

DEFINITIONS

The following definitions are for purposes of this TVD Plan. See the East Orange Land Use Ordinance for other definitions. Any inconsistencies between the two shall be resolved in favor of this Plan.

Auto Body Shop: An establishment primarily devoted to repairing the exterior of motor vehicles, including bodywork, welding and painting;

Auto Parts: Mechanisms and/or parts of an automobile, and tires etc.;

Auto Rentals: Company that rents automobiles for short periods of time (generally ranging from a few hours to a few weeks);

Auto Repair: An establishment primarily engaged in the service and repair of motor vehicles;

Auto Sales: A car dealership or vehicle local distribution is a business that sells new or used cars at the retail level;

Bakery, Retail: An establishment where bread, cakes, cookies, and other baked foods are made or sold and which sells at least 75% of its product on-site;

Bakery, Wholesale: An establishment where bread, cakes, cookies, and other baked foods are made or sold and which sells less than 75% of its product on-site;

Building Coverage: The ratio of the footprint of all principal and accessory buildings on a lot to the total lot area;

Car Wash: An area or building with equipment for washing cars;

Dollar Store: Establishments of the type commonly known as ‘dollar stores’ defined as stores using a price amount in their name and/or selling a variety of low cost household goods such that the majority of store inventory is one or more, or a combination of the following:

- Sold under a generic or private label, often specially manufactured for such stores, using cheaper ingredients and processes than products intended for the mass market;
- Manufactured for a foreign market but was then re-imported for sale in this country, or
- Purchased from another establishment or distributor as discontinued or discounted merchandise.

Dwelling, Attached: A dwelling, on a fee simple lot, with ground floor outside access, attached to one or more one, two or three family dwellings by common vertical walls without openings;

Dwelling, Detached: A one, two or three family dwelling on a fee simple lot that is not attached to any other dwelling by any means and is not part of a mixed-use building;

Dwelling, Multi-Family: A building with four or more residential units that is either a stand-alone apartment building or part of a mixed-use building. For purposes of this Redevelopment Plan only, a detached three family dwelling is not a multi-family dwelling;

Funeral Homes: A business that provides burial and funeral services for the dead and their families. These services may include a prepared wake and funeral, and the provision of a chapel for the funeral;

Grocery Stores: A store that sells a variety of food, drinks and household items to customers for consumption off-premises;

Hair Braiding Establishments: Hair dressing salons which specialize in the braiding of hair;

Home Occupation: An activity carried out for gain by a resident of a residential dwelling and conducted as an accessory use to the principal residential use. A home occupation (i) can only be conducted by the

residents of the dwelling (non-resident employees are prohibited); (ii) shall occupy no more than 25% of one floor, unless conducted in a Live/Work Space; (iii) shall not permit more than one customer or client on the premises at any time; (iv) shall not involve the parking of commercial vehicles on site, or the outdoor sale or storage of goods; (v) shall have no signage; and (vi) shall permit deliveries and pickups no more than once per week, and then only by commercial delivery services such as UPS or Fed Ex;

Live/Work Space: A dwelling unit in a multi-family dwelling where no more than 33% of the area of the total space is devoted to the conduct of a home occupation and the remainder is used for living purposes. The Live/Work Space shall be structured in an open layout design wherein individual rooms or spaces are not be delineated by floor-to-ceiling interior walls. For purposes of calculating the ratio of one, two and three bedroom units within a multi-family dwelling containing Live/Work Spaces, refer to the unit size table in Section 5.1(3);

Lot Coverage: That portion of a lot covered by impervious surfaces;

Lumberyard: An establishment that stores, distributes and/or sells finished or rough-cut lumber and lumber products;

Offices: General, professional, governmental, charitable and philanthropic;

Parking lots or structures: Any area of a lot designed for the purposes of parking motor vehicles, unless accessory to a detached one or two-family dwelling;

Retail Sales: An establishment engaged in the sale of goods or merchandise (usually to the general public for personal or household consumption, although it may also serve business and institutional customers) and in providing services incidental to the sale of such goods or merchandise;

Retail Services: An establishment providing services, as opposed to products, to the general public for personal or household use, including, without limitation, hair salons and barber shops, shoe repair, nail salons, dry cleaners, tailors, retail package handling, photocopying establishments, physical therapy establishments and pet grooming;

Schools: Includes public and private elementary and secondary schools, vocational schools and training institutes, and colleges and universities;

Self-Storage: A building or group of buildings containing separate, individual and private storage spaces for lease or rent;

Sexually Orientated Business: A business catering to adults and offering live or recorded erotic entertainment or sexually oriented books, magazines, clothing, videos or novelties for sale;

Townhouse: A one or two family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one or more vertical common fire-resistant walls, with common areas controlled by a homeowners association or the developer and where no individual units are located on a fee simple lot;

Urban Enterprise Zone (UEZ): New Jersey's Urban Enterprise (UEZ) Program, enacted in 1983, is in the Department of Community Affairs. The UEZ Program exists to foster an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment;

Article 4

General Provisions



ARTICLE FOUR

GENERAL PROVISIONS

Section 4.1 GOALS AND OBJECTIVES

The goals and objectives of this redevelopment plan are to develop a comprehensive approach to the revitalization of the Transit Village District (TVD). The goals and objectives align with the City of East Orange's Master Plan and are consistent with Smart Growth Principles. The goals and objectives include:

1. To promote the principles of a "Transit Village" with a variety of housing choices, to provide pedestrian friendly streets and public rights-of-way through the design of a compact urban environment, to minimize automobile use by maximizing the appeal of mass transit, to encourage reduced parking and share use parking solutions, to support the historic and architectural integrity of the community and to support local arts and culture;
2. To integrate new development within the TVD into the surrounding community by enhancing connections to educational, recreational, cultural, governmental, and mass transit facilities, and commercial services, especially in the Central Business District along Martin Luther King Jr. Boulevard;
3. To promote and strengthen existing businesses with the creation of a livable, real and clearly defined urban center that establishes new land use and zoning regulations and promotes compact mixed use developments;
4. To encourage a mixture of retail, office, commercial, residential, public, and open space uses within walking distance of each other and the rail station to optimize the convenience for residents, shoppers, commuters and employees;
5. To promote the design of a hierarchy of streets, roads, gateways and boundaries which promote activity and vitality for the safe and efficient flow of pedestrian and vehicular traffic, emphasizing a pedestrian-oriented environment which accommodates vehicles, pedestrians and bicycles in the context of a complete street;
6. To promote a series of memorable public places and spaces enhanced by public art, safe lighting and on-street parking, that promote outdoor dining, walking, people watching and gathering, activated by a clearly organized program of street retail and restaurants;
7. To promote increased use of the New Jersey Transit Stations through improved connectivity throughout the Transit Village District and to the existing train stations, residential and commercial neighborhoods;
8. To promote an overall parking approach within the Transit Village District with a vertical strategy reflective of a mixed use environment which emphasizes quality, accessibility, location, size, scale, configuration, management and aesthetic character over quantity;
9. To promote a diverse residential population of varied ages, races and socio-economic backgrounds with appropriate standards to facilitate transit-appropriate development densities and intensities of the land uses in the Transit Village District
10. To promote the principles of sustainable design for individual buildings and for the TVD as a whole;
11. To provide for the orderly redevelopment of the vacant land and vacant residential apartment buildings for residential land uses in keeping with the recommendations of the East Orange Master Plan;
12. To provide for the redevelopment of the incompatible commercial land uses and vacant industrial and commercial buildings within the TVD in keeping with the character of the surrounding area;
13. To provide infrastructure and right-of-way improvements and connections necessary for the contemplated new development;
14. To provide a comprehensive planning document that consolidates and supersedes the underlying zoning and redevelopment plans for these areas.

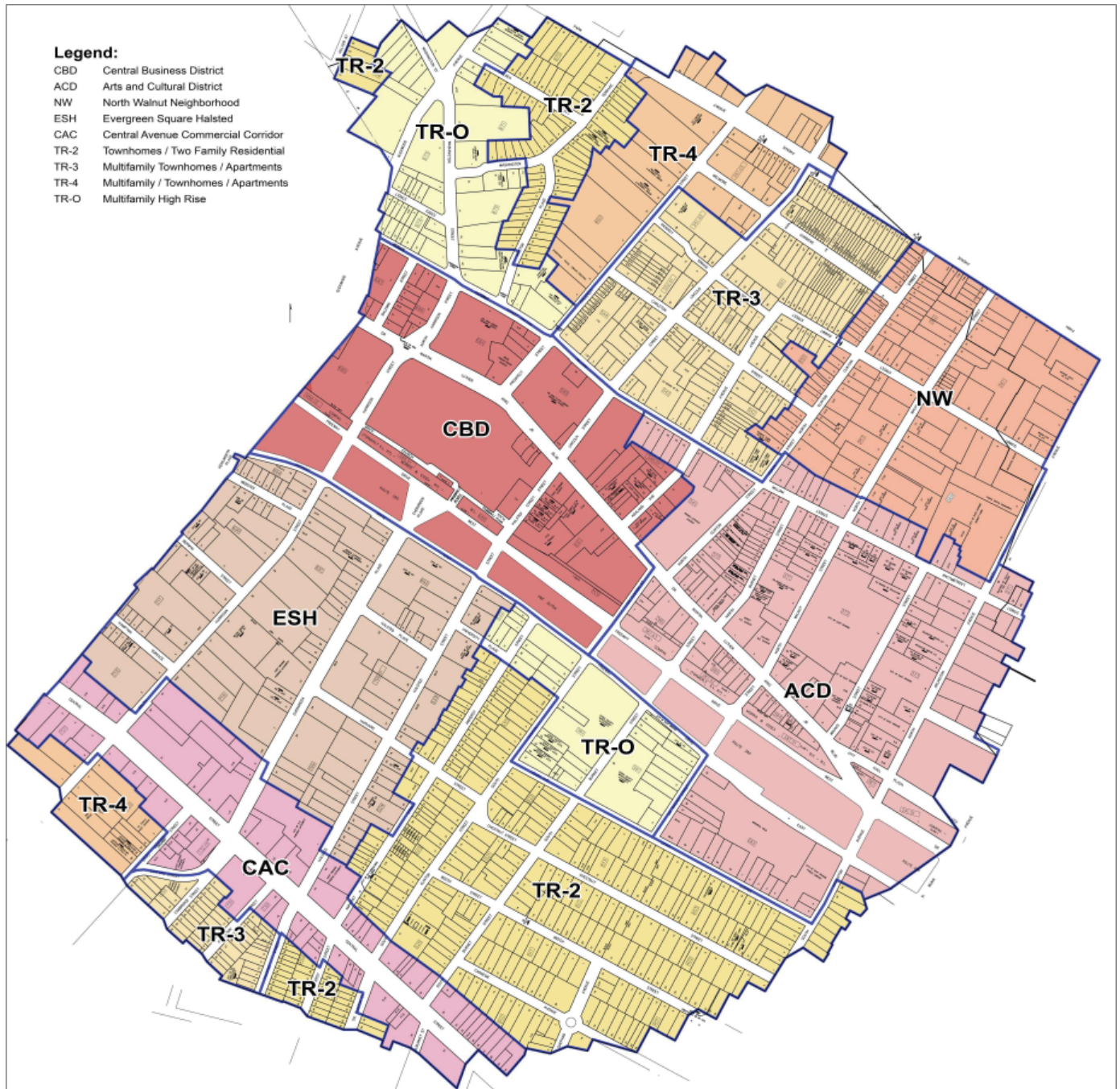


Exhibit 2: City of East Orange Transit Village District
Redevelopment Plan Zoning Map

Section 4.2 TRANSIT VILLAGE DISTRICT BOUNDARIES

The provisions of this Redevelopment Plan apply only to parcels located within the boundaries of the Transit Village District.

1. This Redevelopment Plan shall establish development regulations applicable to any development in the Transit Village District and shall also provide separate standards for different Development Sub-Districts identified within.

These Development Sub-Districts shall be designated as:

- a. CBD: Central Business District;
 - b. ACD: Arts and Cultural District;
 - c. NW: North Walnut Neighborhood District;
 - d. ESH: Evergreen Square Halstead District;
 - e. CAC: Central Avenue Commercial District;
 - f. T-R2: Neighborhood Residential District;
 - g. T-R3: Neighborhood Residential District;
 - h. T-R4: Neighborhood Residential District;
 - i. T-RO: High-rise Residential and Office District.
2. The boundaries of the TVD shall be delineated on the Zoning Map which is hereby updated.
 3. This Redevelopment Plan supersedes Section 51-114 of the Land Use Ordinance and all previously adopted redevelopment plans to the extent those plans govern properties in the TVD. All development standards not addressed in this TVD Plan shall be governed by Chapter 51, Land Use. This TVD Plan does not supersede any previously adopted redevelopment plans governing properties outside the TVD.

Section 4.3 STATE PLANNING ACT

The State Planning Act of 1985, N.J.S.A. 52: 18A-196, et seq., empowered the State Planning Commission with the responsibility to prepare, revise, and readopt the State Development and Redevelopment Plan (SDRP). The State Plan is to be adopted using the process called the cross-acceptance whereby the planning policies are reviewed by government entities at all levels. The significance of the State Development and Redevelopment to the redevelopment area is as follows:

1. The State Plan requires the Plan Endorsement Process instead of the Cross- Acceptance Process that allows for amendments to the State Plan Policy Map as comprehensive plan review;
2. The goal of the SDRP is to revitalize the State's cities and towns;
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey;
4. Provide adequate housing at a reasonable cost;
5. Ensure sound, integrate planning and implementation statewide;
6. The State Policy Map identifies and delineates the state into regions that are called Designated Centers and Planning Areas;
7. Although Newark is the closest Urban Center, the City of East Orange is within the Metropolitan Planning Area One (PA- I).

Section 4.4 OFFICE OF SMART GROWTH

The Office of Smart Growth serves to implement the New Jersey State Development and Redevelopment Plan. The significance of Smart Growth to the redevelopment area is as follows:

1. The Office of Smart growth encourages progressive community use of schools as libraries, health resources or arts center;
2. The principles of Smart Growth include mixed-use development, walkable town centers and neighborhoods, mass transit accessibility, distinctive, attractive communities offering a sense of place, and future development strengthened and directed to existing communities using existing infrastructure;
3. Smart Growth supports development and redevelopment in recognized Centers with respect compact form of development.

Section 4.5 RELOCATION

The Redevelopment Plan is a planning guide required to successfully achieve revitalization of Transit Village District. The Plan serves as a legal document that will establish the character and community environment. The ability to retain and/or relocate existing residents, tenants and businesses is essential in order to attract new residents and businesses. While the plan is required to be sensitive to its current tenants and users, the need to create and move forward with new development is critical to the overall viability of the Transit Village District and the City of East Orange.

To the extent required by law and in the event that residents or businesses in the Redevelopment Area are displaced as a result of the acquisition of property, adequate provision for the temporary and permanent relocation of such residents or businesses, as necessary, shall be made in accordance

with all applicable regulations. Prior to the undertaking of any voluntary acquisition of property by the designated redeveloper(s), to the extent required by law, a Workable Relocation Assistance Plan shall be submitted to and approved by the Department of Community Affairs in accordance with the requirements of N.J.A.C. 5:11-1.1, et seq. It is estimated that sufficient decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

Section 4.6 ADMINISTRATIVE PROVISIONS

1. The regulations in this Redevelopment Plan will be implemented where required by this Plan or applicable law through appropriate covenants or other provisions in a redevelopment agreement or in agreements for land disposition and conveyance executed pursuant thereto or in loan or grant agreements or financial agreements governing payments in lieu of taxes;
2. The redeveloper(s) shall devote the land only to the uses specified in this Redevelopment Plan, and in accordance with the memorializing resolution adopted by the reviewing Board;
3. Site plan review shall be conducted by the Planning Board in accordance with this Redevelopment Plan and the applicable provisions of the Land Use Ordinance. The Planning Board may require additional studies and analysis (including but not limited to parking and traffic studies and sanitary and storm water reports) as deemed necessary by the Board to determine the adequacy of existing and proposed parking, circulation, utilities and infrastructures improvements to service the proposed project. Additionally, upon demolition of any existing structures, the site shall be graded, planted, sodded and/or paved with a durable, dust free material unless construction of a structure is imminent;
4. Any subdivision of land within the TVD shall be in accordance with this Redevelopment Plan and shall be reviewed by the Planning Board in accordance with the procedures and notice requirements set forth in the Municipal Land Use Law (MLUL) and the City of East Orange Land Use Ordinance, unless such provisions are expressly superseded by this Plan;
5. The Planning Board or the Zoning Board of Adjustment, as the case may be, may grant deviations from the regulations set forth in Article Five of this Redevelopment Plan classified as (c) or bulk variances by the Municipal Land Use Law and any such approval shall not be considered an amendment to this redevelopment plan, where by reason of exceptional narrowness, shallowness or shape of a specific piece of property within the Redevelopment Area, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary situation uniquely affecting a specific piece of property or existing structures lawfully constructed thereon, the strict application of the regulations of the Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property;
6. The Planning Board or Zoning Board of Adjustment may also grant (c) variances when the purposes of this Plan would be advanced by the deviation and the benefits of the granting the deviation would substantially outweigh any detriments;

SECTION 1.2 STATE PLANNING ACT:

7. No (c) variance shall be granted unless the applicant demonstrates that any such variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Redevelopment Plan and the Master Plan;
8. The Planning Board or Zoning Board of Adjustment may grant waivers and exceptions from design standards set forth in Article Six of this Redevelopment Plan and the standards for site plan or subdivision approval set forth in the Land Use Ordinance provided that such waivers and exceptions would advance the general intent and purpose of this Redevelopment Plan and that literal enforcement of the provisions of the plan will result in undue hardship to the developer due to particular and exceptional conditions pertaining to project site;
9. A reviewing Board may grant de minimis exceptions from the Residential Site Improvement Standards to the extent necessary to carry out the purposes of this Redevelopment Plan and as permitted by N.J.A.C. 5:21-1, et seq.;
10. Jurisdiction over applications for development or for interpretations of the provisions of this Redevelopment Plan, or for appeals from a decision of the administrative officer, shall be governed by the Municipal Land Use Law. However, no deviations classified as (d) variances may be granted by the Zoning Board of Adjustment. In the event a redeveloper seeks approval of a development project which would normally require one or more (d) variances, the redeveloper shall apply to the City Council for an amendment to this Redevelopment Plan, which shall be granted or denied at the discretion of the City Council, prior to a reviewing Board exercising jurisdiction over the development application;
11. Should any word, phrase, clause, section or provision of this plan be found by a court or other jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the Redevelopment Plan shall remain in full force and effect;
12. The provisions of this plan specifying the redevelopment of the Transit Village District and the requirements and restrictions with respect thereto shall be in effect for a period of thirty (30) years from the original date of approval of this Redevelopment Plan by East Orange.

Article 5

Use and Bulk Requirements



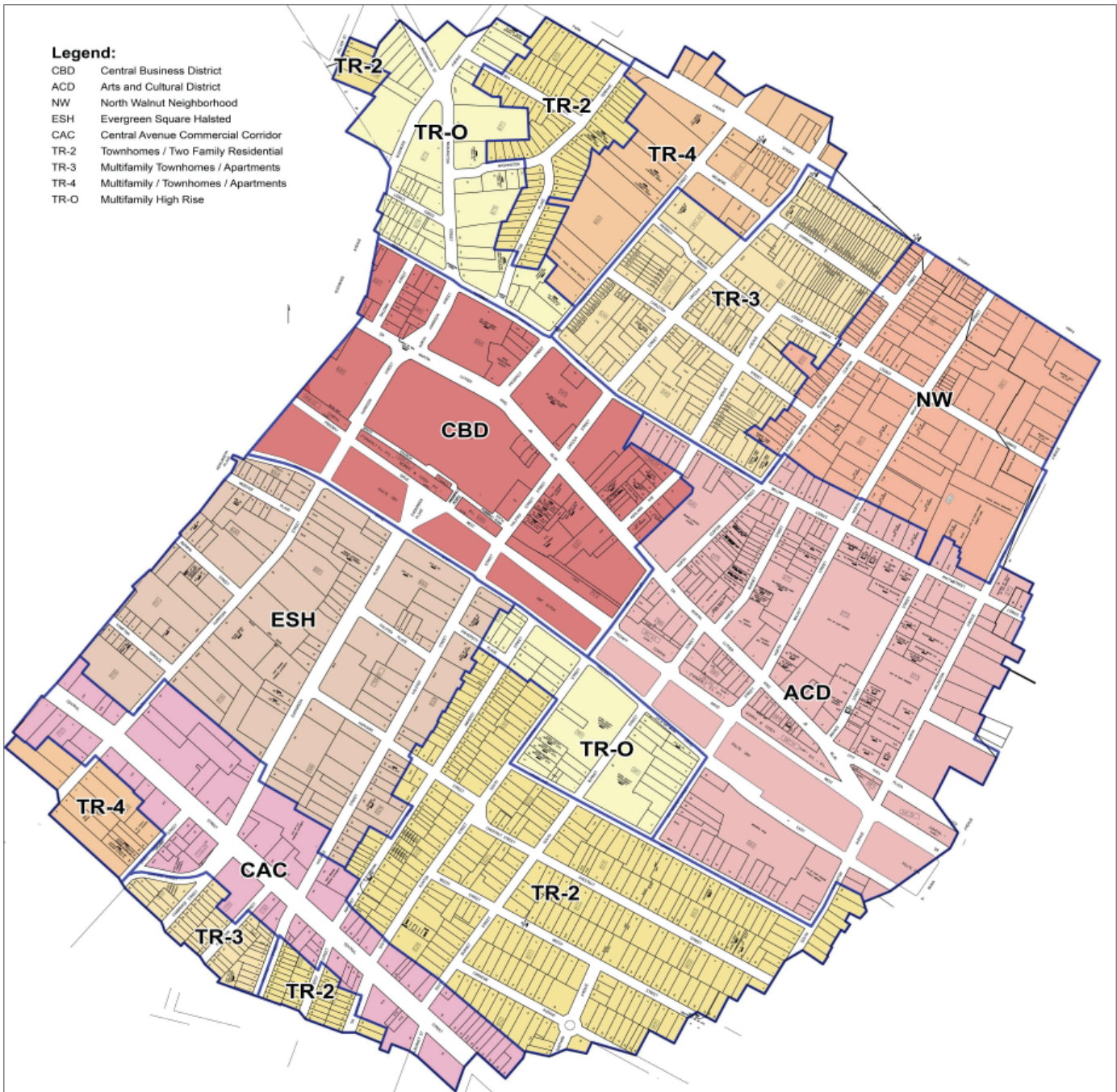
ARTICLE FIVE USE AND BULK REQUIREMENTS

Section 5.1 GENERAL PROVISIONS

The overall use and bulk requirements within the Transit Village District (TVD) shall be in accordance with this Article Five, as applicable to each particular Sub-District identified in this Redevelopment Plan. These requirements shall supersede all previously adopted Redevelopment Plans and zoning regulations governing properties in the Transit Village District. All bulk standards in the TVD apply only to new structures or additions. Existing structures and uses are entitled to remain if protected by N.J.S.A. 40:55D-68, but all building additions must bring the uses occupying the property into conformity with the provisions of this Plan since no (d) variances are permitted. Unless otherwise specified, principal uses must meet the specified criteria for those uses to be permitted.

1. The front yard setback for all new buildings and additions shall match the average front yard setback of the closest principal buildings on the same street and in the same block as the subject property, up to a maximum of two properties on each side (the "Prevailing Setback"). Bay windows, porches and balconies and exterior stairs (but not exterior fire escapes) may extend into the front yard, but not into the right of way. There shall be no Prevailing Setback if there is not at least one developed property on the same street and within the same block of the new development. Some Sub-districts may contain regulations which override the Prevailing Setback for certain streets.
2. New construction shall be set back at least three feet (3'-0") from another building's windows or other fenestrations and shall not block emergency access to or egress from those fenestrations. No buildings shall be permitted have a side yard setback of zero if the building on the adjacent property has fenestrations within three feet of the common property line.
3. The following are the minimum unit and bedroom sizes for all apartment units:
 - a. Studio Apartment: 450 sf
 - b. One Bedroom Apartment: 600 sf
 - c. Two Bedroom Apartment: 750 sf
 - d. Three Bedroom Apartment: 950 sf
 - e. Bedroom Size: 110 sf (10'-0" by 11'-0")
 - f. Apartment units with more than three (3) bedrooms are prohibited, to avoid excess density and unauthorized group housing situations.
 - g. Except for one family, two family and three family detached dwellings, no buildings with less than 10 residential units shall be permitted if such a building includes one or more units with three bedrooms. Residential buildings with more than 10 units shall be permitted only if no more than 10% of the units have three bedrooms.
4. Only one principal building shall be permitted on any lot, except on a lot 20,000 square feet in area or larger. Some Sub-districts permit more than one principal use on a lot.
5. Any use not specifically permitted is prohibited.
6. For purposes of this Article 5, the phrase "with frontage on" a particular street shall mean a lot which has frontage on the designated street and possibly another street because it is a corner or through lot. The phrase "fronting on" shall mean that the lot fronts only on the designated street.

7. Side yard setback controls are applicable to both side yards.
8. Development and approval of Schools and child and adult day care centers shall be governed by applicable law and/or site plan review to ensure appropriate site design for the intended use.
9. Signs shall be governed by the City's Land Use Ordinance, and any deviation shall require a (c) variance.
10. Wireless facilities shall be permitted as an accessory use throughout the TVD provided they are placed on (or within) an existing or a new building devoted to a permitted principal or legal nonconforming use. Site plan approval by the Planning Board of all wireless facilities shall be required to ensure conformance with the standards governing wireless facilities set forth in the Land Use Ordinance, unless exempted by federal or state law. Deviations from the wireless facilities standards in the Land Use Ordinance shall require (c) variances.
11. See Appendix 'A' for list of Block and Lot Numbers associated with the all Sub-Districts.



The overall bulk and density requirements within the Transit Village District (TVD) shall be in accordance with the following schedule which applies to the Sub-Districts identified in this Redevelopment Plan and supercedes all previous Redevelopment

Exhibit 2: City of East Orange Transit Village District Redevelopment Plan Zoning Map

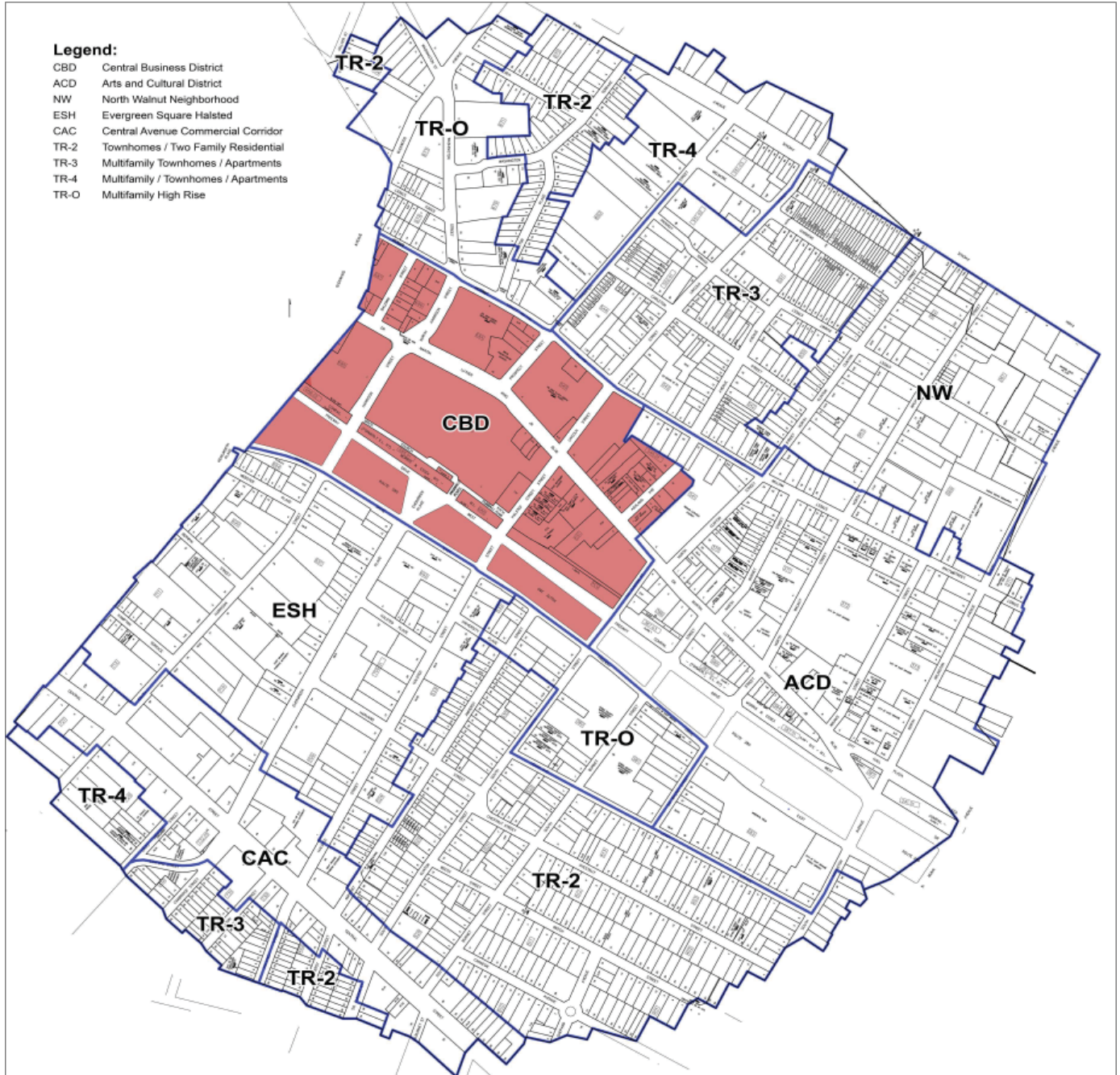


Exhibit 3: City of East Orange Transit Village District
Central Business District Zoning Map

Section 5.2 CENTRAL BUSINESS DISTRICT - CBD

PERMITTED USES:

1. **Mixed Uses:** Any combination of the permitted uses listed below.
2. **Residential Uses:** Multi-family dwellings.
 - a. On lots with frontage on MLK Jr. Boulevard, Brick Church Plaza, Freeway Drive East or Freeway Drive West, multi-family residential dwellings are permitted only above ground floor commercial uses. On lots fronting on any other street, multifamily buildings with ground floor residential is permitted.
 - b. All buildings with frontage on MLK Jr. Boulevard shall have their primary residential access from a lobby with an entrance on Main Street. All other residential buildings shall have the primary entrance on the street with the longest frontage. A lobby shall occupy no more than 25% of the street frontage of the proposed development. Deviations from the provisions of this sub-paragraph shall be classified as (c) variances.
3. **Commercial Uses:** The following are the permitted commercial uses in the CBD, as limited by the prohibited uses set forth in Section 5.9, hereof:
 - a. **Retail Sales:** Includes grocery stores with a minimum of 15,000 square feet of floor area. Only one Dollar Store shall be permitted in the CBD. Drive-thru services are prohibited;
 - b. **Retail Services:** No retail service may be on the same block as, or within 200 feet of, an establishment offering the same service. Drive-thru services are prohibited;
 - c. **Restaurants:** Sit-down restaurants; take-out restaurants, which must have a minimum of eight seats (drive-thru services, exterior window services and full barrier plexiglass establishments are prohibited);
 - d. **Cafes and Coffee Houses:** Drive-thru services are prohibited;
 - e. **Offices:** General, professional and governmental offices, except no ground floor office space shall front on MLK Jr. Boulevard;
 - f. **Financial Institutions:** Banks, credit unions, savings and loan institutions and similar entities serving the general public, but excluding check cashing businesses. All ATM's shall be located within an enclosed vestibule. On Main Street only, financial institutions shall occupy no more than 50 feet of frontage. Drive-thru services are prohibited;
 - g. **Entertainment Venues:** Museums, concert halls, performing arts centers, theaters, bars and nightclubs, provided sufficient sound attenuation systems are installed to ensure that no noise in excess of 60 decibels is audible anywhere outside the confines of the establishment, including the floors above. Food and/or alcohol may be served as an accessory use;
 - h. **Art Galleries and Art, Dancing and Music Schools:**
 - i. **Recreation Facilities:** Includes health clubs and gyms, which also may be accessory to a principally permitted use.
4. **Hotels:** A hotel shall meet the following criteria, which are subject to (c) variance relief:
 - a. Minimum lot area of one acre;
 - b. It shall not be a permanent/primary residence for its users;
 - c. No guest shall use the hotel as their residential address;
 - d. Minimum rental period for each non-meeting room or room containing a bed shall be 24 hours, maximum period is a total of three (3) months;
 - e. All rooms shall only have access by way of a common lobby and hallway. There can be no direct access to a room from a parking space by way of an outside doorway at the room or direct access to a garage.

“Motels” or “Motor Hotels” shall not be permitted;

- f. Parking shall be provided at a ratio of one space per room for hotels offering conference facilities for more than 12 attendees or banquet facilities. Hotels which offer neither shall provide parking at a ratio of one space per every two rooms;
- g. Hotels may have customary and incidental accessory uses such as newsstands, restaurants, nightclubs, bars, gyms, catering facilities and conference rooms, even if open to the public;
- h. A hotel may be combined in the same building or complex with any other permitted principal use, subject to the following:
 - (i) Take-out restaurants are prohibited;
 - (ii) While restaurants and retail sales and services may be integrated into the hotel use, all other uses shall be physically separated from the hotel use, and shall be either accessible from separate entrances or elevators and stairwells, or located on different floors; and
 - (iii) Either the total parking demand for all uses shall be provided or the appropriateness of a shared parking arrangement shall be demonstrated to the Planning Board.

5. **Other Uses:**

- a. **Private or Public Parking Structures:**
 - One hundred percent (100%) of the front façade facing MLK Jr. Boulevard shall contain retail, commercial or other permitted uses;
 - Parking structure facades that front on or are visible from any street shall be enclosed in a manner that makes the parking structure as inconspicuous as possible, by designing such structures as if they were a residential or commercial building, including the use of architectural treatments and fenestrations, to the extent ventilation is not restricted, and subject to the review and approval of the Planning Board;
- b. **Public Facilities:** Municipal offices, police stations, fire stations, libraries, post offices, train stations, parks, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
- c. **Schools:**
- d. **Houses of Worship:** Except a house of worship shall not be located in any building originally designed for retail or residential use;
- e. **Surface Parking:** Surface parking lots, either as a stand-alone commercial or public use or as an accessory use to a principal use on another lot, are permitted principal uses, except surface parking lots as a principal use may not front on or be accessible from MLK Jr. Boulevard, Brick Church Plaza, William Street, Freeway Drive East and Freeway Drive West.

ACCESSORY STRUCTURES AND USES:

The following are permitted accessory uses:

1. Restaurant outdoor dining, which may encroach into the public right of way provided twelve (12) feet of sidewalk remains between the back of the curb and the outdoor dining area;
2. Home occupations, but only in Live/Work Spaces;
3. Plazas available to the general public;
4. Surface parking and parking garages on the same lot as a permitted principal use, provided that no parking shall front on or be accessible from MLK Jr. Boulevard.

BULK STANDARDS:

1. **Lot Size:** Except for hotels, there is no minimum lot area or width; however, lot assemblage is encouraged.
2. **Yard Setback Requirements:**
 - a. Front: No front yard setback is permitted on Martin Luther King Jr. Boulevard, Brick Church Plaza, William Street, Freeway Drive East or Freeway Drive West. For other streets, the required front yard setback shall be either the Prevailing Setback pursuant to Section 5.1(1), above, or zero feet if there is no Prevailing Setback. Buildings with frontage on more than one street shall conform to the front yard setback requirements for each street. Buildings may have varied setbacks and stepbacks, including plazas leading to recessed entrances, provided 75% of the ground floor front façade meets the required setback.
 - b. Side: Buildings shall be built to the side lot lines, subject to Section 5.1(2), above.
 - c. Rear: No maximum or minimum.
 - d. On corner lots and through lots, all street frontages are front yards. On corner lots with frontage on MLK Jr. Boulevard, Brick Church Plaza, William Street, Freeway Drive East or Freeway Drive West, a lot line perpendicular to those streets is a side lot line and a lot line perpendicular to any other street is a rear lot line.
 - e. Parking structures and public facilities have no bulk requirements but are subject to site plan review.
3. **Building Height:**
 - a. Maximum height of principal buildings, by lot size:

4,000 s.f or less	Three stories
4,001 s.f to 15,000 s.f	Five stories
15,001 s.f to 25,000 s.f	Eight stories
25,001 s.f to one acre	Fifteen stories
More than one acre	Thirty stories
 - b. Notwithstanding anything set forth above, the maximum height for houses of worship shall be 40 feet and 3 stories.
 - c. Except for public facilities, schools and houses of worship, no new building in the CBD may be less than three stories and ground floors shall be a minimum of 16 feet in height.
4. **Maximum building and Lot Coverage:** 100%; except for houses of worship: 50% building coverage and 75% lot coverage.

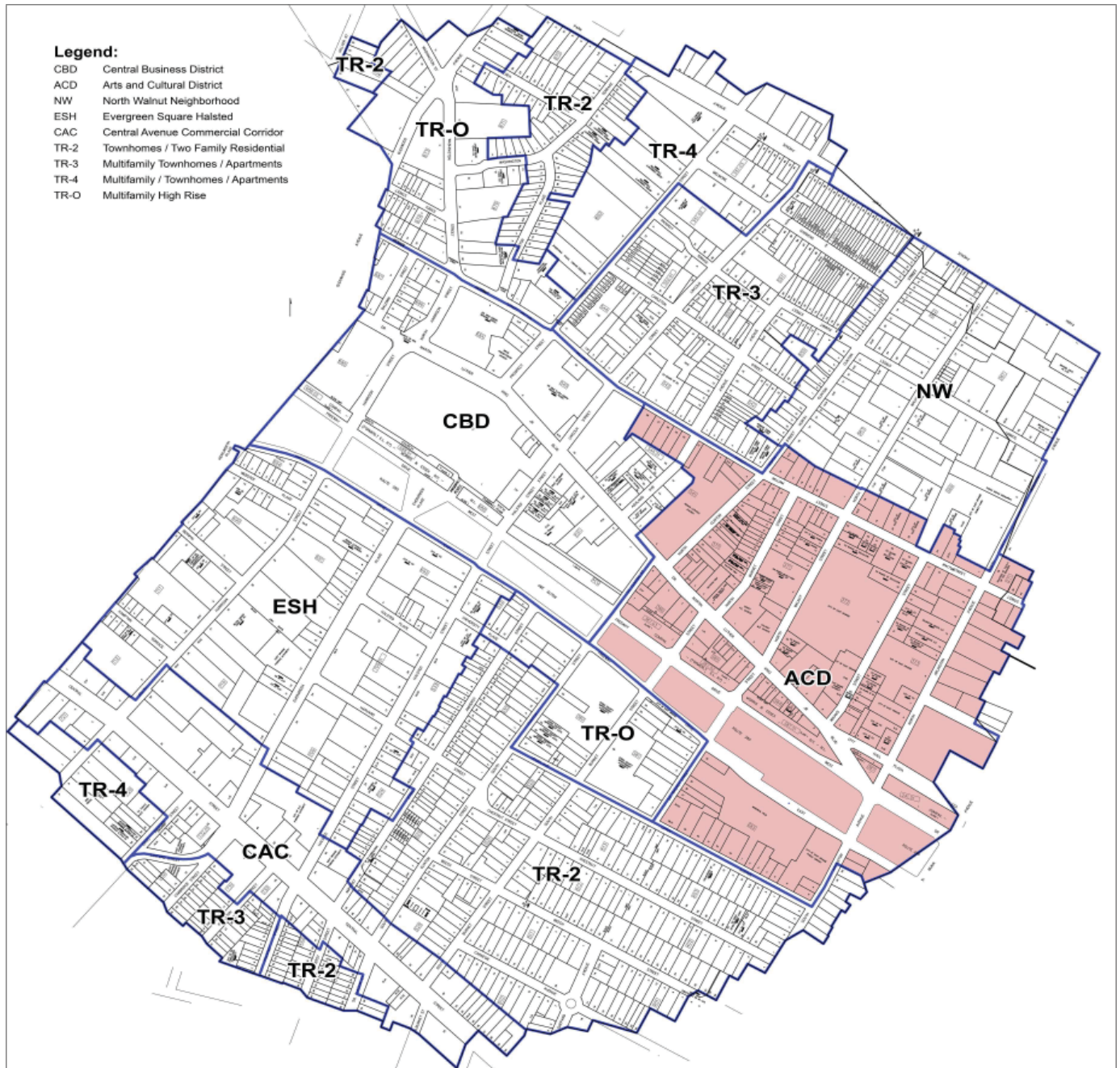


Exhibit 4: City of East Orange Transit Village District
Arts and Cultural District Zoning Map

Section 5.3 ARTS AND CULTURAL DISTRICT - ACD

PERMITTED USES:

1. **Mixed Uses:** A combination of permitted uses listed below, but only on lots with frontage on Main Street, City Hall Plaza, William Street, Freeway Drive East and Freeway Drive West. Only one principal use is permitted on all other lots.
2. **Residential Uses:**
 - a. **One Family Detached Dwellings:** Except on lots with frontage MLK Jr. Boulevard, City Hall Plaza, William Street, Freeway Drive East and Freeway Drive West;
 - b. **Two Family Detached Dwellings:** Except on lots with frontage on MLK Jr. Boulevard, City Hall Plaza, William Street, Freeway Drive East and Freeway Drive West;
 - c. **Three Family Detached Dwellings:** Except on lots with frontage on MLK Jr. Boulevard, City Hall Plaza, William Street, Freeway Drive East and Freeway Drive West;
 - d. **Multi Family Dwellings:** Multi-family residential dwellings with residential units located above the ground floor are permitted on all lots with frontage on MLK Jr. Boulevard, City Hall Plaza, Freeway Drive East or Freeway Drive West. On lots fronting on any other street, multifamily dwellings with ground floor residential is permitted.
3. **Commercial Uses:** All commercial uses shall have frontage on either Main Street, City Hall Plaza, William Street, Freeway Drive East or Freeway Drive West. The following are the permitted commercial uses in the ACD, as limited by the prohibited uses set forth in Section 5.9, hereof:
 - a. **Retail Sales:** Grocery stores shall have a minimum of 15,000 square feet of floor area. Only one dollar Store shall be permitted in the ACD. Drive-thru services are prohibited;
 - b. **Retail Services:** No retail service may be on the same block as, or within 200 feet of, an establishment offering the same service. Drive-thru services are prohibited;
 - c. **Restaurants:** Sit-down restaurants; take-out restaurants, which must have a minimum of eight seats (drive-thru services, exterior window services and full barrier plexi-glass establishments are prohibited);
 - d. **Cafes and Coffee Houses:** Drive-thru services and exterior window services are prohibited;
 - e. **Offices:** General, professional and governmental offices, except no ground floor office space shall front on MLK Jr. Boulevard;
 - f. **Financial Institutions:** Banks, credit unions, savings and loan institutions and similar entities serving the general public, but excluding check cashing businesses. All ATM's shall be located within an enclosed vestibule. On Main Street only, financial institutions shall occupy no more than 50 feet of frontage. Drive-thru services are prohibited;
 - g. **Entertainment Venues:** Museums, concert halls, performing arts centers, theaters, bars and nightclubs, provided sufficient sound attenuation systems are installed to ensure that no noise in excess of 60 decibels is audible anywhere outside the confines of the establishment, including the floors above. Food and/or alcohol may be served as an accessory use;
 - h. **Art Galleries and Art, Dancing and Music Schools:**
 - i. **Recreation Facilities:** Includes health clubs and gyms, which may also be accessory to a principally permitted use.
4. **Other Uses:**
 - a. **Private or Public Parking Structures:**

- One hundred percent (100%) of the front façade facing MLK Jr. Boulevard, City Hall Plaza, Freeway Drive East and Freeway Drive West shall contain retail, commercial or other permitted uses;
- Parking structure facades that front on or are visible from any street shall be enclosed in a manner that makes the parking structure as inconspicuous as possible, by designing such structures as if they were a residential or commercial building, including the use of architectural treatments and fenestrations to the extent ventilation is not restricted, and subject to the review and approval of the Planning Board;
- b. Public Facilities: Municipal offices, police stations, fire stations, libraries, post offices, train stations, parks, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
- c. Schools;
- d. Houses of Worship: Except a house of worship shall not be located in any building originally designed for retail or residential use;
- e. Surface Parking: Surface parking lots, either as a stand-alone commercial or public use or as accessory to a principal use on another lot, are permitted principal uses, except surface parking lots as a principal use may not front on or be accessible from MLK Jr. Boulevard, City Hall Plaza, William Street, Freeway Drive East and Freeway Drive West.

ACCESSORY STRUCTURES AND USES:

The following are permitted accessory uses:

1. Restaurant outdoor dining, which may encroach into the public right of way provided twelve (12) feet of sidewalk remain between the back of the curb and the outdoor dining area;
2. Live/Work Spaces: Other than Live/Work Spaces, no home occupations are permitted;
3. Plazas available to the general public;
4. Surface parking and parking garages on the same lot as a permitted principal use, provided that no parking shall front on or be accessible from MLK Jr. Boulevard or City Hall Plaza;
5. Detached garages and sheds for one, two family and three family detached dwellings, limited to two accessory structures per lot.

BULK STANDARDS:

1. Lot Size (Minimum):

<i>Description</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>
a. One Family Detached Dwellings:	2,500 s.f.	25'
b. Two Family Detached Dwellings:	3,500 s.f.	35'
c. Three Family Detached Dwellings:	4,000 s.f.	40'
d. Houses of Worship:	10,000 s.f.	100'

For multi-family dwellings, commercial uses or mixed uses, there is no minimum lot size or width; however, assemblage is encouraged.

2. Yard Setback Requirements for Principal Buildings (Minimum):

<i>Description</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard</i>
a. One Family Detached Dwellings:	15'	20'	3'

- | | | | |
|-------------------------------------|-----|-----|-----|
| b. Two Family Detached Dwellings: | 15' | 20' | 3' |
| c. Three Family Detached Dwellings: | 15' | 20' | 3' |
| d. Houses of Worship: | 15' | 20' | 10' |
| e. All other principal buildings: | 15' | 10' | 10' |
- f. Lots with frontage on MLK Jr. Boulevard and City Hall Plaza shall have zero side yards, subject to Section 5.1(2), above, and shall have no minimum or maximum rear yard setback. Lots with frontage on Freeway Drive East and Freeway Drive West may have zero side yards, subject to Section 5.1(2), above, or shall meet the minimum side yard setback requirement set forth herein.
- g. On corner lots and through lots, all street frontages are front yards. On corner lots with frontage on MLK Jr. Boulevard, City Hall Plaza, William Street, Freeway Drive East or Freeway Drive West, a lot line perpendicular to those streets is a side lot line and a lot line perpendicular to any other street is a rear lot line. For all other corner lots, the rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the shortest frontage.
- * No front yard setback is permitted on Martin Luther King Jr. Boulevard or City Hall Plaza. For all other principal buildings on any other street in the ACD, the front yard setback shall be the Prevailing Setback pursuant to Section 5.1(1), or, if no Prevailing Setback, then the front yard setback shall be as specified in the table above. Buildings with frontage on more than one street shall conform to the front yard setback requirements for each street. Multi-family, commercial and mixed-use buildings may have varied setbacks and setbacks, including plazas leading to recessed entrances, provided 75% of the ground floor front façade meets the required setback.

3. Coverage Requirements (Maximum):

<i>Description</i>	<i>Building Coverage</i>	<i>Lot Coverage</i>
a. One Family Detached Dwellings:	30%	60%
b. Two Family Detached Dwellings:	30%	60%
c. Three Family Detached Dwellings:	30%	60%
d. Houses of Worship:	50%	75%
e. Multi-Family Dwellings:	60%	80%

For lots with frontage on MLK Jr. Boulevard, City Hall Plaza, Freeway Drive East and Freeway Drive West, maximum building and lot coverage is 100%.

4. Building Height (Maximum):

<i>Descriptions</i>	<i>Max. Bldg. Ht/St</i>
a. One Family Detached Dwellings:	35' - 2.5 st
c. Two Family Detached Dwellings:	35' - 2.5 st
d. Three Family Detached Dwellings:	40' - 3.0 st
e. Houses of Worship:	40' - 3.0 st
f. For all other residential uses, and for commercial uses or mixed uses, the maximum height of principal buildings shall be as follows*:	

<u>Lot Size</u>	<u>Max. Bldg. Ht.</u>
4,000 s.f or less	Three stories
4,001 s.f to 15,000 s.f	Five stories
15,001 s.f to 25,000 s.f	Eight stories
25,001 s.f to one acre	Fifteen stories
More than one acre	Thirty stories

*Only buildings with frontage on Martin Luther King Jr. Boulevard, City Hall Plaza, William Street, Freeway Drive East or Freeway Drive West are permitted to exceed five stories, regardless of lot size.

Notes:

- First floor height for any new building with frontage on MLK Jr. Boulevard, City Hall Plaza, Freeway Drive East and Freeway Drive West must be a minimum of 16'-0";
- Buildings with frontage on MLK Jr. Boulevard, City Hall Plaza, William Street, Freeway Drive East or Freeway Drive West shall be a minimum height three stories;
- Parking garages and public facilities have no bulk requirements but are subject to site plan review;
- Accessory buildings for one, two and three family dwellings shall be permitted in the rear yard only, shall be no more than 15 feet in height and 450 square feet in area, and shall be set back a minimum of five feet from all lot lines.

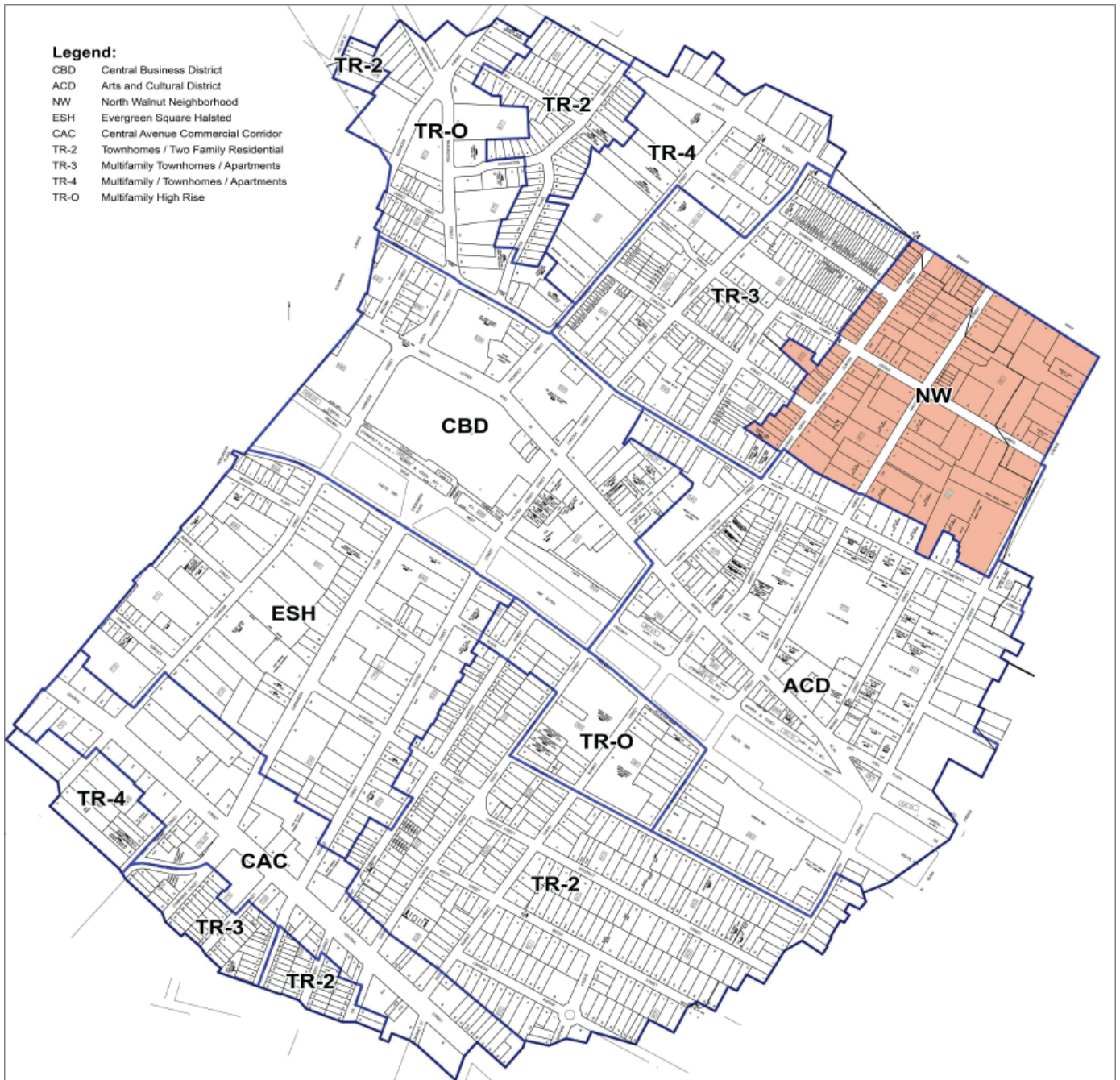


Exhibit 5: City of East Orange Transit Village District
North Walnut Neighborhood Zoning Map

Section 5.4 NORTH WALNUT NEIGHBORHOOD DISTRICT - NWD

PERMITTED USES:

1. One, two and three family dwellings: Only on lots with frontage on North Walnut Street between Summit Street and Park Avenue and on lots with frontage on North Clinton Street;
2. One and Two Family Townhouses;
3. Multi-Family Dwellings;
4. Houses of Worship: Except a house of worship shall not be located in any building originally designed for retail or residential use;
5. Public Parks and Playgrounds;
6. Multi-Family Dwellings and Townhouses may be combined in a single development, sharing parking areas and common areas, subject to site plan review and conformance with the setback and coverage standards applicable to townhouses, for which (c) variance relief may be granted by the Planning Board. Otherwise, only one principal use is permitted on a lot.

ACCESSORY BUILDINGS AND USES:

1. Surface parking;
2. Parking structures;
3. Detached garages and sheds for one, two family and three family detached dwellings, limited to two accessory structures per lot;
4. Home Occupations, including Live/Work Spaces.

BULK STANDARDS

1. Lot Size:

<i>Description</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>
a. One Family Detached Dwellings:	2,500 s.f.	25'
b. Two Family Detached Dwellings:	3,500 s.f.	35'
c. Three Family Detached Dwellings:	4,000 s.f.	40'
d. Multi-family Dwellings and Townhouses:	20,000 s.f.	100'
e. Houses of Worship:	10,000 s.f.	100'

2. Maximum Height:

a. One Family Detached Dwellings:	35' - 2.5 st
b. Two Family Detached Dwellings:	35' - 2.5 st
c. Three Family Detached Dwellings:	40' - 3.0 st
d. One and Two Family Townhouses:	45' - 3.5 st
b. Multi-Family Dwellings:	5.0 stories
e. Houses of Worship:	40' - 3.0 st

3. Maximum Coverage:

<i>Description</i>	<i>Building Coverage</i>	<i>Lot Coverage</i>
a. One Family Detached Dwellings:	30%	60%
b. Two Family Detached Dwellings:	30%	60%
c. Three Family Detached Dwellings:	30%	60%
d. One and Two Family Townhouses:	50%	70%
e. Multi-Family Dwellings:	60%	80%
f. Houses of Worship:	50%	75%

4. Minimum Set Back Requirements:

<i>Description</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard</i>
a. One Family Detached Dwellings:	15'	20'	3'
b. Two Family Detached Dwellings:	15'	20'	3'
c. Three Family Detached Dwellings:	15'	20'	3'
d. One and Two Family Townhouses:	25'	25'	10'
e. Multi-Family Dwellings:	15'	10'	10'
f. Houses of Worship:	15'	20'	10'

d. Roofless stoops, porches, decks and steps may extend into required front and rear yards provided that lot coverage requirements are not exceeded;

e. Townhouses shall be built in groups of not less than three units or more than eight units, with 35 feet between each set of townhouses;

f. Accessory buildings for one, two and three family dwellings shall be permitted in the rear yard only, shall be no more than 15 feet in height and 450 square feet in area, and shall be set back a minimum of five feet from all lot lines;

g. On corner lots and through lots, all street frontages are front yards. The rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the shortest frontage;

*Subject to the Prevailing Setback requirements of Section 5.1(1), above.

5. Maximum Density:

- a. Townhouses: 25 du/ac
- b. Multi-Family Dwellings: 60 du/ac

6. Residential Unit Type Mix:

a) Townhouses:		
Type	Minimum	Maximum
One Family	50 %	80 %
Two Family	20 %	50 %
b) Multi-Family Dwellings:		
See Section 5.1(3), above.		

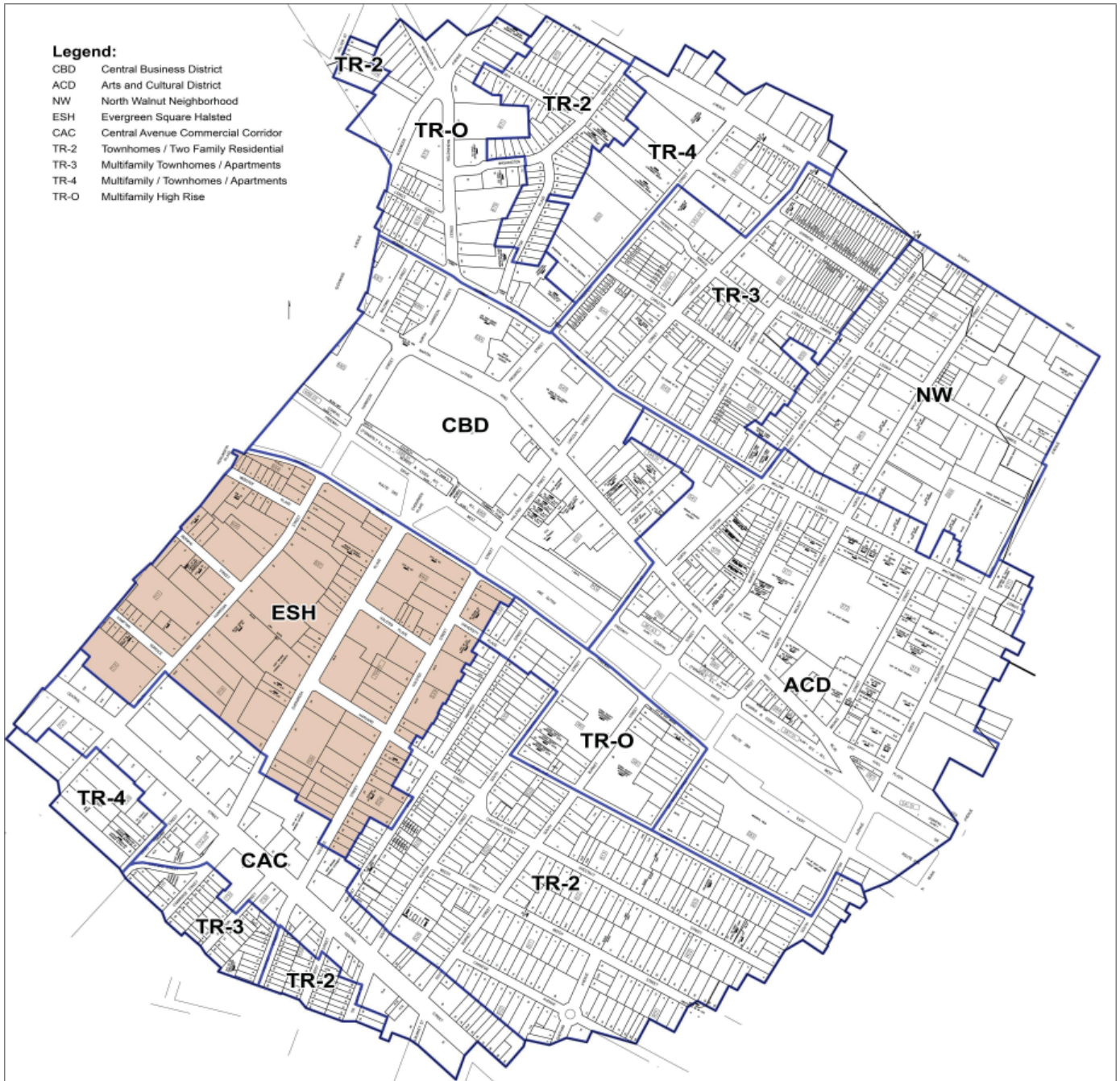


Exhibit 6: City of East Orange Transit Village District
Evergreen Square Halsted District Zoning Map

Section 5.5 EVERGREEN SQUARE HALSTED DISTRICT - ESH

PERMITTED USES:

1. **Mixed Uses:** Any combination of permitted uses set forth below, but only on lots with frontage on South Harrison Street, Halsted Street, Amherst Street, Evergreen Place and Freeway Drive East. All other lots shall have one principal use.
2. **Residential Uses:**
 - a. **One Family Dwellings:** Prohibited on all lots with frontage on Evergreen Place, South Harrison Street, Freeway Drive East, Harvard Place and the westerly side of Halsted Street;
 - b. **Two Family Dwellings:** Prohibited on all lots with frontage on Evergreen Place, South Harrison Street, Freeway Drive East, Harvard Place and the westerly side of Halsted Street;
 - c. **Three Family Dwellings:** Prohibited on all lots with frontage on Evergreen Place, South Harrison Street, Freeway Drive East, Harvard Place and the westerly side of Halsted Street;
 - d. **Multi Family Dwellings:** Permitted throughout the ESH Sub-district.
3. **Commercial Uses:** Commercial uses are permitted in the ESH, but only on lots with frontage on Evergreen Place, Halsted Street, Amherst Street, South Harrison Street and Freeway Drive East, as limited by the prohibited uses set forth in Section 5.9, hereof:
 - a. **Retail Sales:** Grocery stores shall have a minimum of 15,000 square feet of floor area. Dollar stores are prohibited in the ESH. Drive-thru services are prohibited;
 - b. **Retail Services:** No retail service may be on the same block as, or within 200 feet of, an establishment offering the same service. Drive-thru services are prohibited;
 - c. **Restaurants:** Sit-down restaurants; take-out restaurants, which must have a minimum of eight seats (drive-thru service, exterior window service and full barrier plexiglass establishments are prohibited);
 - d. **Cafes and Coffee Houses:** Drive-thru services are prohibited;
 - e. **Offices:** General, professional and governmental offices;
 - f. **Financial Institutions:** Banks, credit unions, savings and loan institutions and similar entities serving the general public, but excluding check cashing businesses. Drive-thru services are prohibited;
 - g. **Recreation Facilities:** This includes health clubs and gyms, which may also be accessory to a principally permitted use.
4. **Hotels:** Permitted on lots with frontage on Evergreen Place or Freeway Drive East. A hotel shall meet the following criteria, which shall be subject to (c) variance relief:
 - a. Minimum lot area of one acre;
 - b. It shall not be a permanent/primary residence for its users;
 - c. No guest shall use the hotel as their residential address;
 - d. Minimum rental period for each non-meeting room or room containing a bed shall be 24 hours, maximum period is a total of three (3) months;
 - e. All rooms shall only have access by way of a common lobby and hallway. There can be no direct access to a room from a parking space by way of an outside doorway at the room or direct access to a garage. "Motels" or "Motor Hotels" shall not be permitted;
 - f. Parking shall be provided at a ratio of one space per room for hotels offering conference facilities for more than 12 attendees or banquet facilities. Hotels which offer neither shall provide parking at a ratio

- of one space per every two rooms;
- g. Hotels may have customary and incidental accessory uses such as newsstands, restaurants, nightclubs, bars, gyms, catering facilities and conference rooms, even if open to the public;
- h. A hotel may be combined in the same building or complex with any other permitted principal use, subject to the following:
 - (i) Take-out restaurants are prohibited;
 - (ii) While restaurants and retail sales and services may be integrated into the hotel use, all other uses shall be physically separated from the hotel use, and shall be either accessible from separate entrances or elevators and stairwells, or located on different floors; and
 - (iii) Either the total parking demand for all uses shall be provided or the appropriateness of a shared parking arrangement shall be demonstrated to the Planning Board.

5. Other Uses:

- a. Private or Public Parking Structures:
 - Parking structure facades that front on or are visible from any street shall be enclosed in a manner that makes the parking structure as inconspicuous as possible, by designing such structures as if they were a residential or commercial building, including the use of architectural treatments and fenestrations to the extent ventilation is not restricted, and subject to the review and approval of the Planning Board;
- b. Public Facilities: Municipal offices, parks, police stations, fire stations, libraries, post offices, train stations, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
- c. Schools;
- d. Houses of Worship: Except a house of worship shall not be located in any building designed for retail or residential use;
- e. Child or Adult Day Care Centers: Must be licensed by the State of New Jersey; may operate either as a stand-alone use or on the same lot with another permitted use, subject to site plan approval by the Planning Board to ensure, among other things, adequate and safe parking, circulation, drop-offs and pick-ups.

ACCESSORY STRUCTURES AND USES:

The following uses shall be permitted as accessory uses in the Central Business District Sub-District:

1. Restaurant outdoor dining, which may encroach into the public right of way provided twelve (12) feet of sidewalk remains between the back of the curb and the outdoor dining area;
2. Home occupations, including Live/Work Spaces;
3. Surface parking;
4. Parking structures;
5. Detached garages and sheds for one, two family and three family detached dwellings, limited to two accessory structures per lot;

BULK STANDARDS:1. Lot Size (Minimum):

<i>Description</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>
a. One Family Detached Dwellings:	2,500 s.f.	25'
b. Two Family Detached Dwellings:	3,500 s.f.	35'
c. Three Family Detached Dwellings:	4,000 s.f.	40'
d. Multi-family Dwellings:	20,000 s.f.	100'
e. Houses of Worship:	10,000 s.f.	100'

For commercial uses or mixed uses, there is no minimum lot size or width; however, assemblage is encouraged.

2. Yard Setback Requirements for Principal Buildings (Minimum):

<i>Description</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard</i>
a. One Family Detached Dwellings:	15'	20'	3'
b. Two Family Detached Dwellings:	15'	20'	3'
c. Three Family Detached Dwellings:	15'	20'	3'
d. Multi-Family Dwellings:	15'	10'	10'
e. Houses of Worship:	15'	20'	10'
e. All other principal buildings:	10'	10'	10'

f. There shall be zero front yard setback on Freeway Drive East;

g. On corner lots and through lots, all street frontages are front yards. On corner lots, the rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the shortest frontage;

*Except for Freeway Drive East, the front yard setback shall be the Prevailing Setback pursuant to Section 5.1(1), or, if no Prevailing Setback, then the front yard setback shall be as specified in the table above.

Buildings may have varied setbacks and stepbacks, including plazas leading to recessed entrances, provided 50% of the ground floor front façade meets the required setback.

3. Coverage Requirements (Maximum):

<i>Description</i>	<i>Building Coverage</i>	<i>Lot Coverage</i>
a. One Family Detached Dwellings:	30%	60%
b. Two Family Detached Dwellings:	30%	60%
c. Three Family Detached Dwellings:	30%	60%
e. Multi-Family Dwellings:	60%	80%
f. Commercial or Mixed-Use:	60%	80%
g. Houses of Worship:	50%	75%
h. Hotel:	60%	90%

4. Building Height (Maximum):

<u>Descriptions</u>	<u>Max. Bldg Ht/St</u>
a. One Family Dwellings:	35' - 2.5 st
b. Two Family Dwellings:	35' - 2.5 st
c. Three Family Dwellings:	35' - 2.5 st
d. Houses of Worship:	40' - 3.0 st

For all other residential uses, and for commercial uses, hotels or mixed uses, the maximum height of principal buildings shall be as follows:

<u>Lot Size</u>	<u>Max. Bldg. Ht.</u>
4,000 s.f or less	Three stories
4,001 s.f to 15,000 s.f	Five stories
15,001 s.f to 25,000 s.f	Eight stories
25,001 s.f to one acre	Fifteen stories
More than one acre	Thirty stories

Notes:

- First floor height for any newly constructed building housing a hotel must be a minimum of 16'-0";
- Parking garages and public facilities have no bulk requirements but are subject to site plan review;
- Accessory buildings for one, two and three family dwellings shall be permitted in the rear yard only, shall be no more than 15 feet in height and 450 square feet in area, and shall be set back a minimum of five feet from all lot lines.

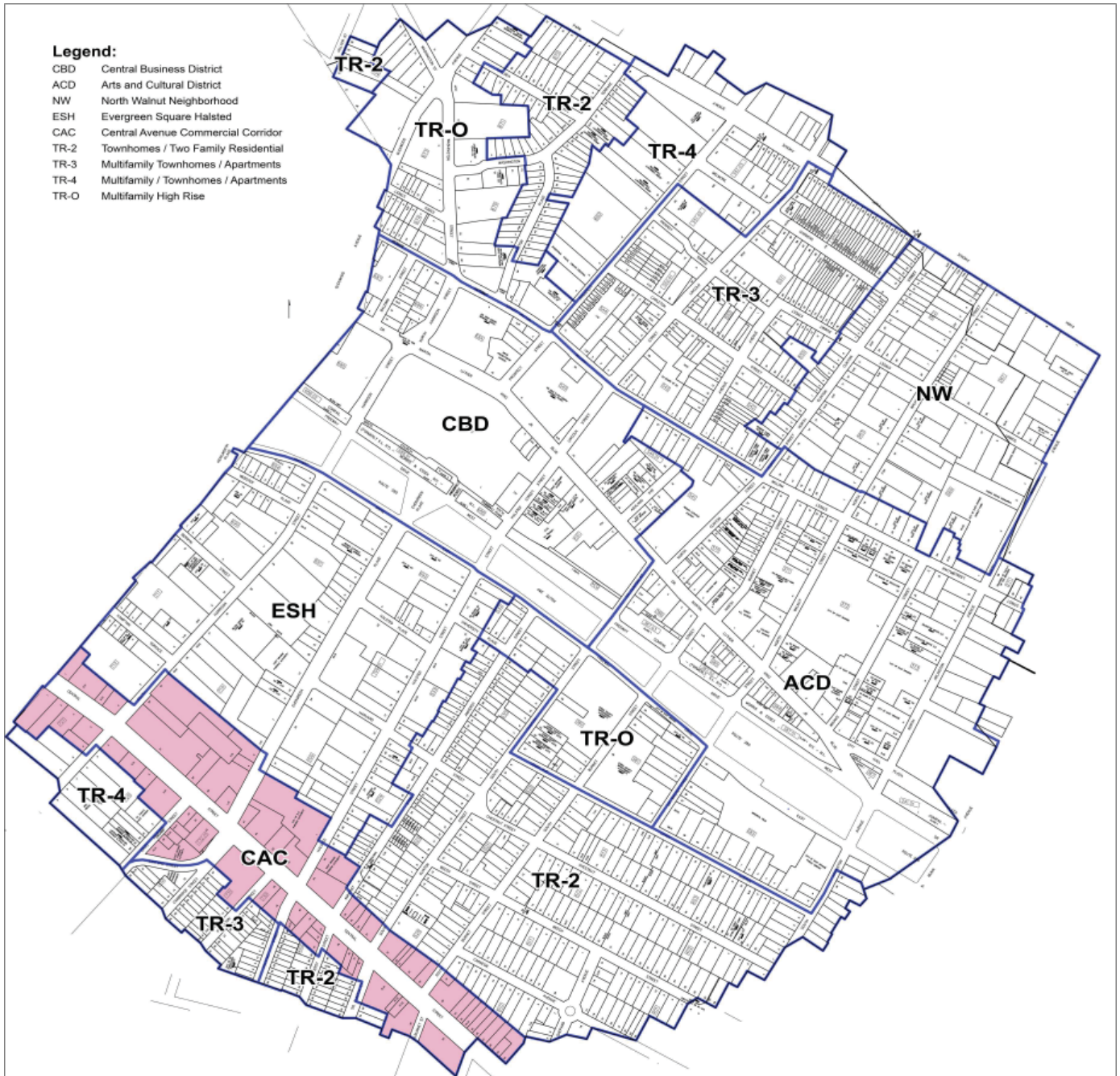


Exhibit 7: City of East Orange Transit Village District
Central Avenue Commercial District Zoning Map

Section 5.6 CENTRAL AVENUE COMMERCIAL DISTRICT - CAC

PERMITTED USES:

1. **Mixed Uses:** Any combination of the permitted uses listed below.
2. **Residential Uses:**
 - a. On lots with frontage on ~~MLK Jr. Boulevard, Brick Church Plaza, Freeway Drive East or Freeway Drive West Central Avenue~~, multi-family residential dwellings are permitted only above ground floor commercial uses. On lots fronting on any other street, multifamily buildings with ground floor residential is permitted.
 - b. All buildings with frontage on ~~MLK Jr. Boulevard Central Avenue~~ shall have their primary residential access from a lobby with an entrance on ~~Main Street Central Avenue~~. All other residential buildings shall have the primary entrance on the street with the longest frontage. A lobby shall occupy no more than 25% of the street frontage of the proposed development. Deviations from the provisions of this sub-paragraph shall be classified as (c) variances.
3. **Commercial Uses:** The following are the permitted commercial uses in the CAC, as limited by the prohibited uses set forth in Section 5.9, hereof:
 - a. **Retail Sales:** Grocery stores shall have a minimum of 15,000 square feet of floor area;
 - b. **Retail Services:** No retail service may be on the same block as, or within 200 feet of, an establishment offering the same service.;
 - c. **Restaurants:** Restaurants and take-out restaurants (full barrier plexiglass establishments are prohibited);
 - d. **Cafes and Coffee Houses;**
 - e. **Offices:** General, professional, ~~and~~ governmental, ~~and medical~~ offices, except no ground floor office space shall front on Central Avenue.
 - f. **Financial Institutions:** Banks, credit unions, savings and loan institutions and similar entities serving the general public, but excluding check cashing businesses;
 - g. **Entertainment Venues:** Museums, concert halls, performing arts centers, theaters, bars and nightclubs, provided sufficient sound attenuation systems are installed to ensure that no noise in excess of 60 decibels is audible anywhere outside the confines of the establishment, including the floors above. Food may be served as an accessory use;
 - h. **Art Galleries and Art, Dancing and Music Schools;**
 - i. **Recreation Facilities:** This includes health clubs and gyms, which may also be accessory to a principally permitted use;
 - j. **Auto uses:** Including gas stations, auto repair, auto body shops, car washes, retail sale of auto parts and auto sales and rentals. Auto uses cannot be on the same lot with a residential use.
4. **Other Uses:**
 - a. Private or Public Parking Structures:
 - One hundred percent (100%) of the front façade facing Central Avenue shall contain retail, commercial or other permitted uses;
 - Parking structure facades that front on or are visible from any street shall be enclosed in a manner that makes the parking structure as inconspicuous as possible, by designing such structures as if they were a residential or commercial building, including the use of architectural treatments and fenestrations to the extent ventilation is not restricted, and subject to the review and approval of the Planning Board;

- b. Public Facilities: Municipal offices, police stations, fire stations, libraries, post offices, train stations, parks, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
- c. Schools;
- d. Houses of Worship: Except a house of worship shall not be located in any building originally designed for retail or residential use;
- e. Surface Parking: Surface parking lots, either as a stand-alone commercial use or as accessory to a principal use on another lot, are a permitted principal use, except surface parking lots as a principal use may not front on Central Avenue.

ACCESSORY STRUCTURES AND USES:

The following uses shall be permitted as accessory uses in the Central Business District Sub-District:

1. Outdoor dining as accessory to a restaurant, which may encroach into the public right of way provided twelve (12) feet of sidewalk remain between the back of the curb and the outdoor dining area;
2. Plazas available to the general public;
3. Drive-thru services;
4. Surface parking and parking garages on the same lot as a permitted principal use.

BULK STANDARDS:

1. Lot Size: There is no minimum lot area or width; however, lot assemblage is encouraged.
2. Yard Setback Requirements:
 - a. Front: All lots with frontage on Central Avenue shall have no front yard setback on any street frontage. The Prevailing Setback shall apply on all other streets.
 - b. Side: 0 feet if the lot has frontage on Central Avenue and 10 feet for all other lots
 - c. Rear: None.
 - d. On corner lots and through lots, all street frontages are front yards. On corner lots, the rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the longest frontage.
3. Building Requirements:
 - a. Minimum Building Height/Stories: One story for commercial buildings; 3 stories for multi-family dwellings or mixed-use buildings;
 - b. Maximum Building Height/Stories: 5 Stories
 - First Floor Height for any new mixed-use building with frontage on Central Avenue must be a minimum of 16';
 - c. Maximum Residential Density: 60 units per acre;
 - d. Maximum Building and Lot Coverage: 100%

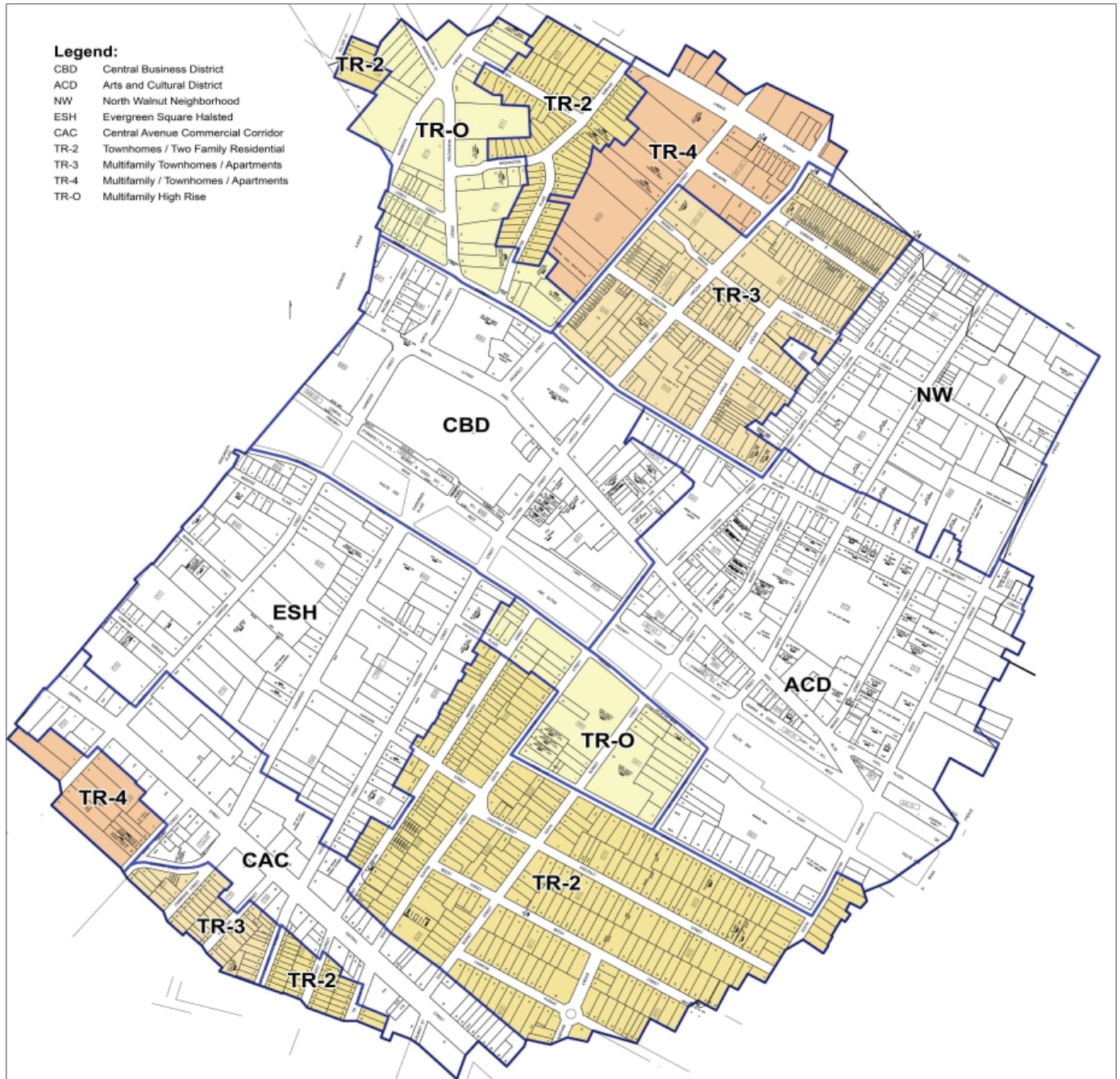


Exhibit 8: City of East Orange Transit Village District
TR-2, TR-3, TR-4, TR-O Districts Zoning Map

Section 5.7 TR-2 RESIDENTIAL NEIGHBORHOOD DISTRICT

PERMITTED USES:

Except for townhouses, only one principal building is permitted on a lot. Only one principal use is permitted on a lot.

1. One and two family detached dwellings;
2. One and two family townhouses;
3. Houses of Worship: Except a house of worship shall not be located in any building originally designed for retail or residential use;
4. Public Facilities: Municipal offices, police stations, fire stations, libraries, post offices, train stations, parks, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
5. Public Parks and Playgrounds;
6. Schools.

ACCESSORY BUILDINGS AND USES:

1. All parking shall be in a garage or in a driveway leading to a garage;
2. Detached garages and sheds for one and two family detached dwellings, limited to two accessory structures per lot;
3. Home Occupations, including Live/Work Spaces.

BULK STANDARDS

1. Lot Size (Minimum):

<i>Description</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>
a. One Family Detached Dwellings:	2,500 s.f.	25'
b. Two Family Detached Dwellings:	3,500 s.f.	35'
c. Townhouses	20,000 s.f.	100'
d. Houses of Worship:	10,000 s.f.	100'

2. Maximum Height:

a. One Family Detached Dwellings:	35' - 2.5 st
b. Two Family Detached Dwellings:	35' - 2.5 st
c. One and Two Family Townhouses:	45' - 3.5 st
d. Houses of Worship:	40' - 3.0 st

3. Maximum Coverage:

<i>Description</i>	<i>Building Coverage</i>	<i>Lot Coverage</i>
a. One Family Detached Dwellings:	30%	60%
b. Two Family Detached Dwellings:	30%	60%
c. One and Two Family Townhouses:	40%	80%
d. Houses of Worship:	50%	75%

4. Minimum Set Back Requirements:

<i>Description</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard</i>
a. One Family Detached Dwellings:	15'	20'	3'
b. Two Family Detached Dwellings:	15'	20'	3'
c. One and Two Family Townhouses:	25'	25'	10'
d. Houses of Worship:	15'	20'	10'
e. Roofless stoops, porches, decks and steps may extend into required front and rear yards provided that lot coverage requirements are not exceeded;			
f. Townhouses shall be built in groups of not less than three units or more than eight units, with 35 feet between each set of townhouses;			
g. Accessory buildings shall be permitted in the rear yard only, shall be no more than 15 feet in height and 450 square feet in area, and shall be set back a minimum of five feet from all lot lines;			
h. On corner lots and through lots, all street frontages are front yards. On corner lots, the rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the shortest frontage;			

*Subject to the Prevailing Setback requirements of Section 5.1(1), above.

5. Maximum Density: Townhouses: 25 du/ac6. Residential Unit Type Mix:

Townhouses:

Type	Minimum	Maximum
One Family	50 %	80 %
Two Family	20 %	50 %

Section 5.8 TR-3 RESIDENTIAL NEIGHBORHOOD DISTRICT

PERMITTED USES:

Except for townhouses and multi-family dwellings, only one principal building is permitted on a lot. Only one principal use is permitted on a lot.

1. One, two and three family detached dwellings;
2. One and Two Family Townhouses;
3. Multi-Family Dwellings;
4. Houses of Worship: Except a house of worship shall not be located in any building originally designed for retail or residential use;
5. Public Facilities: Municipal offices, police stations, fire stations, libraries, post offices, train stations, parks, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
6. Public Parks and Playgrounds;
7. Schools;
8. Child or Adult Day Care Centers: Must be licensed by the State of New Jersey; may operate either as a stand-alone use or on the same lot with another permitted use, subject to site plan approval by the Planning Board to ensure, among other things, adequate and safe parking, circulation, drop-offs and pick-ups.

ACCESSORY BUILDINGS AND USES:

1. For one, two and three family dwellings, all parking shall be in a garage or in a driveway leading to a garage;
2. Surface parking;
3. Parking structures;
4. Detached garages and sheds for one, two family and three family detached dwellings, limited to two accessory structures per lot;
5. Home Occupations, including Live/Work Spaces.

BULK STANDARDS

1. Lot Size (Minimum):

<i>Description</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>
a. One Family Detached Dwellings:	2,500 s.f.	25'
b. Two Family Detached Dwellings:	3,500 s.f.	35'
c. Three Family Detached Dwellings:	4,000 s.f.	40'
d. Multi-family Dwellings and Townhouses	20,000 s.f.	100'
e. Houses of Worship:	10,000 s.f.	100'

2. Maximum Height:

a. One Family Detached Dwellings:	35' - 2.5 st
b. Two Family Detached Dwellings:	35' - 2.5 st

- c. Three Family Detached Dwellings: 40' - 3.0 st
- d. One and Two Family Townhouses: 45' - 3.5 st
- e. Multi-Family Dwellings: 5.0 stories
- f. Houses of Worship: 40' - 3.0 st

3. Maximum Coverage:

<i>Description</i>	<i>Building Coverage</i>	<i>Lot Coverage</i>
a. One Family Detached Dwellings:	30%	60%
b. Two Family Detached Dwellings:	30%	60%
c. Three Family Detached Dwellings:	30%	60%
d. One and Two Family Townhouses:	50%	70%
e. Multi-Family Dwellings:	60%	80%
f. Houses of Worship:	50%	75%

4. Minimum Set Back Requirements:

<i>Description</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard</i>
a. One Family Detached Dwellings:	15'	20'	3'
b. Two Family Detached Dwellings:	15'	20'	3'
c. Three Family Detached Dwellings:	15'	20'	3'
d. One and Two Family Townhouses:	25'	25'	10'
e. Multi-Family Dwellings:	15'	10'	10'
f. Houses of Worship:	15'	20'	10'

g. Roofless stoops, porches, decks and steps may extend into required front and rear yards provided that lot coverage requirements are not exceeded;

h. Townhouses shall be built in groups of not less than three units or more than eight units, with 35 feet between each set of townhouses;

i. Accessory buildings shall be permitted in the rear yard only, shall be no more than 15 feet in height and 450 square feet in area, and shall be set back a minimum of five feet from all lot lines

j. On corner lots and through lots, all street frontages are front yards. On corner lots, the rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the shortest frontage;

*Subject to the Prevailing Setback requirements of Section 5.1(1), above.

5. Maximum Density:

- a. Townhouses: 25 du/ac
- b. Multi-Family Dwellings: 60 du/ac

6. Residential Unit Type Mix:

a) Townhouses:		
<i>Type</i>	<i>Minimum</i>	<i>Maximum</i>
One Family	50 %	80 %
Two Family	20 %	50 %
b) Multi-Family Dwellings:	See Section 5.1(3), above.	

Section 5.9 TR-4 RESIDENTIAL NEIGHBORHOOD DISTRICT

PERMITTED USES:

Except for townhouses and multi-family dwellings, only one principal building is permitted on a lot. Only one principal use is permitted on a lot.

1. One, two and three family detached dwellings;
2. One and Two Family Townhouses;
3. Multi-Family Dwellings;
4. Offices;
5. Houses of Worship: Except a house of worship shall not be located in any building originally designed for retail or residential use;
6. Public Facilities: Municipal offices, police stations, fire stations, libraries, post offices, train stations, parks, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
7. Public Parks and Playgrounds;
8. Schools;
9. Child or Adult Day Care Centers: Must be licensed by the State of New Jersey; may operate either as a stand-alone use or on the same lot with another permitted use, subject to site plan approval by the Planning Board to ensure, among other things, adequate and safe parking, circulation, drop-offs and pick-ups.

ACCESSORY BUILDINGS AND USES:

1. For one, two and three family dwellings, all parking shall be in a garage or in a driveway leading to a garage;
2. Surface parking;
3. Parking structures;
4. Detached garages and sheds for one, two family and three family detached dwellings, limited to two accessory structures per lot;
5. Home Occupations, including Live/Work Spaces.

BULK STANDARDS

1. Lot Size:

<i>Description</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>
a. One Family Detached Dwellings:	2,500 s.f.	25'
b. Two Family Detached Dwellings:	3,500 s.f.	35'
c. Three Family Detached Dwellings:	4,000 s.f.	40'
d. Multi-family Dwellings and Townhouses:	20,000 s.f.	100'
e. Office Buildings:	10,000 s.f.	75'
f. Houses of Worship:	10,000 s.f.	100'
2. Maximum Height:

a. One Family Detached Dwellings:	35' - 2.5 st
b. Two Family Detached Dwellings:	35' - 2.5 st
c. Three Family Detached Dwellings:	40' - 3.0 st
d. One and Two Family Townhouses:	45' - 3.5 st

- e. Multi-Family Dwellings: 15.0 stories
- f. Office Buildings: 5.0 stories
- g. Houses of Worship: 40' - 3.0 st

3. Maximum Coverage:

<i>Description</i>	<i>Building Coverage</i>	<i>Lot Coverage</i>
a. One Family Detached Dwellings:	30%	60%
b. Two Family Detached Dwellings:	30%	60%
c. Three Family Detached Dwellings:	30%	60%
d. One and Two Family Townhouses:	50%	70%
e. Multi-Family Dwellings:	60%	80%
f. Office Buildings:	60%	80%
g. Houses of Worship:	50%	75%

4. Minimum Set Back Requirements:

<i>Description</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard</i>
a. One Family Detached Dwellings:	15'	20'	3'
b. Two Family Detached Dwellings:	15'	20'	3'
c. Three Family Detached Dwellings:	15'	20'	3'
d. One and Two Family Townhouses:	25'	25'	10'
e. Multi-Family Dwellings:	15'	10'	10'
f. Office Buildings:	15'	10'	10'
g. Houses of Worship:	15'	20'	10'

- h. Roofless stoops, porches, decks and steps may extend into required front and rear yards provided that lot coverage requirements are not exceeded;
- i. Townhouses shall be built in groups of not less than three units or more than eight units, with 35 feet between each set of townhouses;
- j. Accessory buildings shall be permitted in the rear yard only, shall be no more than 15 feet in height and 450 square feet in area, and shall be set back a minimum of five feet from all lot lines;
- k. On corner lots and through lots, all street frontages are front yards. On corner lots, the rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the shortest frontage;

*Subject to the Prevailing Setback requirements of Section 5.1(1), above.

5. Maximum Density:

- a. Townhouses: 25 du/ac
- b. Multi-Family Dwellings: 150 du/ac

6. Residential Unit Type Mix:

- a) Townhouses:

Type	Minimum	Maximum
One Family	50 %	80 %
Two Family	20 %	50 %
- b) Multi-Family Dwellings:
See Section 5.1(3), above.

Section 5.10 TR-O HIGH-RISE RESIDENTIAL AND OFFICE DISTRICT

PERMITTED USES:

Except for townhouses and multi-family dwellings, only one principal building is permitted on a lot. Only one principal use is permitted on a lot, except for buildings with multiple commercial uses and mixed-use buildings with residential units above ground floor permitted commercial uses.

1. One, two and three family detached dwellings;
2. One and Two Family Townhouses;
3. Multi-Family Dwellings;
4. ~~Offices;~~
- 5.4. Houses of Worship: Except a house of worship shall not be located in any building originally designed for retail or residential use;
- 6.5. Public Facilities: Municipal offices, police stations, fire stations, libraries, post offices, train stations, parks, museums and similar uses that directly serve the public, but excluding facilities such as a public works garage, water treatment plant, electric transformer station, and uses of a similar nature;
- 7.6. Public Parks and Playgrounds;
- 8.7. Schools;
8. Child or Adult Day Care Centers: Must be licensed by the State of New Jersey; may operate either as a stand-alone use or on the same lot with another permitted use, subject to site plan approval by the Planning Board to ensure, among other things, adequate and safe parking, circulation, drop-offs and pick-ups.
9. Commercial Uses: Commercial uses are permitted, but only on lots with frontage on Freeway Drive East, as limited by the prohibited uses set forth in Section 5.9, hereof:
 - (a) Retail Sales: Grocery stores shall have a minimum of 15,000 square feet of floor area. Dollar stores are prohibited in the TR-O. Drive-thru services are prohibited;
 - (b) Retail Services: No retail service may be on the same block as, or within 200 feet of, an establishment offering the same service. Drive-thru services are prohibited;
 - (c) Restaurants: Sit-down restaurants; take-out restaurants, which must have a minimum of eight seats (drive-thru service, exterior window service and full barrier plexiglass establishments are prohibited);
 - ~~(d) Cafes and Coffee Houses: Drive-thru services are prohibited;~~
 - (e) Offices: General, professional and governmental offices;
 - (f) Financial Institutions: Banks, credit unions, savings and loan institutions and similar entities serving the general public, but excluding check cashing businesses. Drive-thru services are prohibited;
 - (g) Recreation Facilities: This includes health clubs and gyms, which may also be accessory to a principally permitted use.

9.

ACCESSORY BUILDINGS AND USES:

1. For one, two and three family dwellings, all parking shall be in a garage or in a driveway leading to a garage;
2. Surface parking;
3. Parking structures;
4. Detached garages and sheds for one, two family and three family detached dwellings, limited to two

accessory structures per lot;

5. Home Occupations, including Live/Work Spaces.

BULK STANDARDS

1. Lot Size:

<i>Description</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>
a. One Family Detached Dwellings:	2,500 s.f.	25'
b. Two Family Detached Dwellings:	3,500 s.f.	35'
c. Three Family Detached Dwellings:	4,000 s.f.	40'
d. Multi-family Dwellings and Townhouses:	20,000 s.f.	100'
e. Office Buildings:	10,000 s.f.	75'
f. Houses of Worship:	10,000 s.f.	100'

2. Maximum Height:

a. One Family Detached Dwellings:	35' - 2.5 st
b. Two Family Detached Dwellings:	35' - 2.5 st
c. Three Family Detached Dwellings:	40' - 3.0 st

- d. One and Two Family Townhouses: 45' – 3.5 st
- e. Multi-Family Dwellings: 20.0 stories
- f. Office Buildings: 10.0 stories
- e. Houses of Worship: 40' - 3.0 st

3. Maximum Coverage:

<i>Description</i>	<i>Building Coverage</i>	<i>Lot Coverage</i>
a. One Family Detached Dwellings:	30%	60%
b. Two Family Detached Dwellings:	30%	60%
c. Three Family Detached Dwellings:	30%	60%
d. One and Two Family Townhouses:	50%	70%
e. Multi-Family Dwellings:	60%	80%
f. Office Buildings:	60%	80%
g. Houses of Worship:	50%	75%

4. Minimum Set Back Requirements:

<i>Description</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard</i>
a. One Family Detached Dwellings:	15'	20'	3'
b. Two Family Detached Dwellings:	15'	20'	3'
c. Three Family Detached Dwellings:	15'	20'	3'
d. One and Two Family Townhouses:	25'	25'	10'
e. Multi-Family Dwellings:	15'	10'	10'
f. Office Buildings:	15'	10'	10'
g. Houses of Worship:	15'	20'	10'

h. Roofless stoops, porches, decks and steps may extend into required front and rear yards provided that lot coverage requirements are not exceeded;

i. Townhouses shall be built in groups of not less than three units or more than eight units, with 35 feet between each set of townhouses;

j. Accessory buildings shall be permitted in the rear yard only, shall be no more than 15 feet in height and 450 square feet in area, and shall be set back a minimum of five feet from all lot lines;

k. On corner lots and through lots, all street frontages are front yards. On corner lots, the rear lot line shall be the lot line opposite the shorter frontage. Lot width on a corner lot shall be measured along the shortest frontage;

*Subject to the Prevailing Setback requirements of Section 5.1(1), above.

5. Maximum Density:

- a. Townhouses: 25 du/ac
- b. Multi-Family Dwellings: 200 du/ac

6. Residential Unit Type Mix:

a) Townhouses:

<i>Type</i>	<i>Minimum</i>	<i>Maximum</i>
One Family	50 %	80 %
Two Family	20 %	50 %

b) Multi-Family Dwellings:

See Section 5.1(3), above.

Section 5.11 PROHIBITED USES

PROHIBITED USES:

Any use not specifically permitted in any Sub-district is prohibited. In recognition of the broad categories of permitted uses under this Redevelopment Plan, the following uses are specifically prohibited:

1. Attached dwellings, except townhouses;
2. Sexually oriented businesses, including, without limitation, strip-clubs and the sale of adult novelties;
3. Wholesale bakeries;
4. Funeral homes;
5. Outdoor storage, except for parking lots as permitted in any particular Sub-district;
6. Automobile uses of any kind, including gas stations, auto repair, auto body shops, car washes, retail sale of auto parts and auto sales and rentals, except in the CAC;
7. Billboards, except in the CAC;
8. Check cashing establishment not within a bank, pharmacy, or grocery store;
9. Bail/Bonds;
10. Pawn shops;
11. Gun stores, ammunition retailers and shooting ranges;
12. Lumberyard;
13. Offices or parking facilities for taxicabs, limousines, buses, ambulances;
14. Heliport;
15. Kennel, animal boarding/sheltering, except as part of a veterinary office where permitted;
16. Self-Storage;
17. Truck terminal;
18. Public works garages, water treatment plants, electric transformer stations and similar utility installations;
19. Drive-thru services, except in the CAC;
20. Vehicle towing facility;
21. Waste transfer station;
22. Materials salvage yards, junk yards, dumps;
23. Facilities that provide congregate living arrangements that provide shelter or lodging for profit or charity with or without meals including homeless shelters, boarding homes, rooming houses, hotels without private bathrooms, or halfway houses;
24. Facilities for treating or sheltering people with communicable diseases, not in hospitals;
25. Drug or alcohol treatment facilities and methadone clinics;
26. Soup kitchens, except as operated by a house of worship on its own property;
27. Hair braiding establishments;
28. Laundromats;
29. Warehousing, except as an accessory use to a permitted commercial use and if located in the same building as the principal use;
30. Manufacturing and industrial uses;
31. The outdoor sale of goods, except for outdoor dining and auto sales or rentals where permitted, or by permit issued by the City of East Orange pursuant to the City Code;
32. Massage, bodywork and somatic therapy, unless all persons employed to perform such therapy are licensed by the State of New Jersey and the service is incorporated into another establishment offering personal services such as a spa, health club, gym, barber shop, beauty parlor or nail salon and occupies no more than 25% of the floor area of that establishment.

SECTION 5.12 PARKING PROVISIONS

There is no parking requirement in the TVD for existing buildings, except that no parking is permitted to be removed from any lot. All new construction, including for any change of use, and no additional residential units may be added to any building without providing parking for all residential uses on site. Parking requirements for all new buildings and additions shall be in accordance with the following schedule:

One, Two and Three Family Dwellings and Townhouses:

Parking shall be governed by the Residential Site Improvement Standards.

Multi-Family Dwellings:

1.0 space per dwelling unit; senior housing developments (ages 55 and over): 0.5 spaces per unit.

Retail/Office:

3.0 spaces per 1,000 square feet of GFA.

Restaurants:

3.0 spaces per 1,000 square feet of GFA.

Theaters, Performing Arts Centers and Concert Halls:

1.0 space per every 4.0 seats.

Houses of Worship:

1.0 space per every 3.0 seats in main sanctuary.

Child and Adult Day Care Centers:

1.0 space per 1,000 square feet of GFA.

Other:

3.0 spaces per 1,000 square feet of GFA.

Parking standards:

- a. Mixed uses shall provide for the combined parking demand of all principal uses, unless a Shared Parking arrangement is determined by the Planning Board to be appropriate;
- b. All required parking for development projects within the TVD shall be provided off-street and on the same lot as the use it serves. However, off-site parking for multi-family dwellings, mixed uses and commercial uses may be located within 500 feet of the principal use, as measured from the nearest points of the two sites.
- e. Except for one, two and three family dwellings, and in the CAC, parking is prohibited in the front yard;
- f. When the required number of spaces results in a fraction of a space exceeding 0.49, a full space shall be required;
- g. Gross floor area is the total interior floor area of all floors except basements and attics, unless habitable or accessible to non-employees, determined by measuring from the interior of the exterior walls of the structure, or from the centerline of a common wall separating two buildings;
- h. Automated parking is permitted with site plan approval;
- i. Up to 10% of the required parking stalls may be designated for compact cars;
- j. Outdoor seating area does not count toward the required parking ratios;
- k. Accessory uses do not require parking.

Shared Parking:

For mixed-use developments, a shared parking plan may be deemed feasible if based upon a “Shared Parking Analysis” using the Urban Land Institute’s (ULI) Shared Parking Software or a comparable software model. The Shared Parking Analysis shall be prepared by a credible expert, such as an experienced parking or land use consultant, planner, architect or engineer.

Setback Maneuvering:

Except for surface parking areas and driveways as permitted hereby, no front yard pavement is permitted other than for the minimum area needed for pedestrian walkways and for a driveway to connect any indoor, rear yard, or side yard parking areas directly to the street.

Driveways:

Driveways shall be positioned to minimize interference with on-street parking. The minimum distance between driveways shall be 18 feet, however driveways for two adjacent properties can be paired close together with a maximum distance of 7 feet between each driveway in the pair, but such pairs shall be a minimum of 18 feet away from another driveway or driveway pair, excluding one, two or three bedroom units.

Payment in Lieu of Parking:

At the discretion of the City of East Orange and based on the specific merits, number of spaces, and the location of available spaces, the developer may request that required parking may be addressed through a formal payment in lieu of parking agreement between the applicant and the City of East Orange Parking Authority. A property owner or applicant can make a one-time payment into a fund for the number of parking spaces that cannot be met on site. In addition, the deficient number of spaces must be leased in an available City of East Orange parking facility within 800 linear feet of the proposed project.

The Payment in Lieu funds will be set aside to assist the City in creating new public parking and maintaining existing public parking facilities in the

Village District. Any requirement for such a payment shall be included in a Redevelopment Agreement. A copy of the Redevelopment Agreement shall be provided by the redeveloper to the Zoning Officer, the Planning Board and the City of East Orange Parking Authority.

Bicycle Parking:

Bicycle parking is required in publically accessible areas for new developments at one bicycle parking space for at least 25 vehicle parking spaces, up to 200 vehicle parking spaces.

- a. Thereafter, one space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half shall be considered to be one bicycle space;

Loading Requirements:

All off-street loading shall conform to the requirements of the Land Use Ordinance.

Article 6

Design Standards



ARTICLE SIX DESIGN STANDARDS

Section 6.1 ARCHITECTURAL DESIGN STANDARDS

1. General:

These standards shall apply to all site plan applications within the Redevelopment Area.

2. Building Form and Massing:

All buildings shall contain an architecturally articulated base, middle, and crown in accordance with the façade regulations below.

3. Building Orientation:

All buildings shall be oriented toward public streets and public open spaces. The architectural detailing of the main elevation shall continue to all sides.

4. Building Materials:

- Primary permitted facade materials shall be durable, high quality masonry, metal, wood, stucco, and/or fiber cement (i.e. Hardieplank) which shall cover a minimum of 90% of each exposed facade, exclusive of windows and doors. Masonry may include precast concrete, synthetic stone, marble, granite, composite stone, and bricks. No more than 3 primary materials shall be used.
- Accent materials may include painted and non-reflective metals, glass, aluminum, wrought iron, matte finish ceramic, slate, terra cotta, stone and wood clapboard.
- Reflective materials, Exterior Insulation and Finish Systems (EIFS) and other synthetic stucco, vinyl siding and vinyl-clad windows shall be prohibited. Mirrored, smoked, or tinted glass is also prohibited.
- The use of uninterrupted horizontal and/or vertical bands of windows, creating a "ribbon" effect, is prohibited.



Multi-family residential building typ.



Mid rise multi-family residential building type.



Conceptual Building Design with unique first floor design to provide variety at the streetscape



Distinct residential entrance



Distinct residential entrance



Retail and outdoor seating with residential above adjacent to a public open space

5. Façade Detailing: Base Level:

a. Horizontal Massing:

- The street level elevation shall be between 15 feet and 20 feet in height, unless otherwise noted in this Redevelopment Plan.
- The top of the base shall be finished with a cornice, decorative molding, or similar horizontal expression line.

b. Vertical Massing:

- All street level facades shall be divided into sections of between 20 feet and 50 feet in width.
- Sections shall be identified through changes in materials or color, changes in façade plane of at least 2 feet, and/or the use of vertical bands.

c. Fenestration:

- Windows and door openings shall comprise at least 50% of the ground floor façade, but not more than 75%.
- Ground floor windows shall have a sill height of at least two (2) feet but not more than three (3) feet.
- Overhangs, light shelves, canopies, and straight awnings shall be encouraged along retail storefronts and over major building entrances.
- Retail signage and building-mounted lighting shall also be encouraged to help highlight and accentuate the base where appropriate.



Outdoor dining within the public right of way



Mixed use retail with residential above



Architectural building character with base, middle and top.

6. Façade Detailing: Middle Level(s):

a. Horizontal Massing:

- The middle levels of the building shall be distinguished from the base and crown by horizontal belt courses or cornices; or by changes in material, façade plane, façade detailing, or fenestration pattern and proportion.
- Step-backs. Buildings that are 7 stories or more shall provide a 10 foot minimum step-back beginning at the 4th story level or 40 feet above grade, whichever is less. Thereafter, the building shall maintain a sky exposure plane of five degrees (5°) from vertical whereby no building or structure may encroach. Wherever a step-back is provided, it shall be recessed a minimum of 10 feet from the level below it.
- Loggia. Buildings that are 15 stories or more shall also provide a loggia level.
 - (i) The loggia level shall be a gallery that can be opened to the air;
 - (ii) The loggia level shall be surrounded by a colonnade;
 - (iii) The columns shall be no more than 6 feet wide, to maximize views;
 - (iv) The height of the loggia level shall be between 30 feet and 40 feet.
 - (v) The loggia level shall be located within the top half of the building.

b. Vertical Massing:

- All middle level facades shall be divided into sections that match the base level below, to create the appearance of a single building unit.
- Sections shall be identified through changes in materials or color, changes in façade plane of at least 2 feet, and/or the use of vertical bands.

c. Fenestration:

- Windows shall comprise between 30% and 50% of the middle façade.
- Windows shall be spaced equally and symmetrically.
- Windows shall be designed with sills and hood-moulds.
- Windows sills on the same story shall have the same height.



Structured parking facade screening



Canopies and balconies for residential



Canopies and balconies for residential

7. Façade Detailing: Crown (Top) Level:

a. Horizontal Massing:

- On buildings up to six stories in height, either the entire top floor or the roofline shall be differentiated from the lower levels by means of fenestration size and pattern, contrasting materials, differing floor heights, and/or provision of a parapet wall, balustrade, or deep cornice.
- On buildings taller than six stories, the upper floors shall be designed to appear visually lighter than the lower floors, such as through a lighter color or material; a larger proportion of glazing; or corner windows, corner step-backs or corner height reductions.

b. Vertical Massing:

- All crown level facades shall be divided into sections that match the level below, to create the appearance of a single building unit.
- Sections shall be identified through changes in materials, changes in color, and/or the use of horizontal bands.

c. Fenestration:

- Window patterns and detailing shall be consistent with the level below, however the heights may vary from the levels below.
- Cornices and eaves with corbels or other decorative support brackets shall be provided at the top of the final story.
- Cornices shall extrude a minimum of 5 inches and a maximum of 12 inches.
- Eaves shall extend no more than 2 feet beyond the building façade.

8. Corner Treatment:

Buildings that front onto more than one street may demarcate the corner of the structure through the use of unique materials and window patterns.

9. Roofs:

- a. All roofs shall be flat or have pitch that is indiscernible from the ground.
- b. A parapet wall shall extend above the height of the roof surface.
- c. Green roofs are permitted and encouraged.
- d. Outdoor space on rooftops is permitted and encouraged.



Mixed Use Development with Retail



Mixed Use Development with Storefront Detail



Streetscape with ground floor retail

10. Mechanical Equipment:

All air-conditioning units, HVAC systems, exhaust pipes or stacks, and elevator housing shall be shielded from public view. Such shielding shall be accomplished by utilizing the roof or parapet walls of the building or a penthouse-type screening device that shall be designed to be architecturally compatible with the style, materials, colors and details of such building. Centralized HVAC is encouraged for all new construction.

11. Balconies:

- a. Balconies shall have a minimum width of 4 feet.
- b. Recessed Balconies. The façade plane may be recessed by a minimum of 5 feet to create recessed balconies. Balcony railings shall be flush with the façade plane.
- c. Extended Balconies. Balconies located on the 6th story or below may extend a maximum of 18 inches from the façade plane. Balconies located above the 6th story shall extend a maximum of 6 feet from the façade plane, but not past BTL.
- d. Balcony railings shall be constructed of galvanized steel, wrought iron, finish grade woods, or sturdy recycled materials.

12. Openings/Ventilation:

- a. Any openings for ventilation, service, or emergency access located at the street level in the building facade shall be decorative and must be an integral part of the overall building design.
- b. These openings as well as pedestrian and vehicular entrances must be designed so that cars parked inside are not visible from the street.

13. Building Service Locations:

- a. All service locations for new development shall be provided at the rear or side of the building and shall not be permitted directly from the street.
- b. Existing service locations on the street are permitted with designated service drop off areas only. Service vehicles are not permitted to stop in the street and shall use a designated service drop off area.



Streetscape with outdoor seating and grates



Streetscape with pedestrian scaled lighting and crosswalks



Streetscape with ground floor retail

14. Arcades:

- a. Ground level arcades shall be permitted up to the required setback line.
- b. Arcades shall be between 15 feet and 20 feet in height.
- c. Arcades shall be between 15 feet and 20 feet in depth.

15. Security Gates:

- a. No roll down security gates are allowed on the exterior of any building.
- b. Open grill roll down gates are allowed on the interior of the building but must not obscure any window displays.
- c. It is highly recommended that commercial establishments employ alternative security measures instead of security gates such as glass and motion sensors.

16. Signs, Awnings, and Canopies: See Section 3.

Section 6.2 STREETScape DESIGN STANDARDS

1. Pavement:

- a. All districts that allow for commercial uses shall contain the following pavement materials and patterns, to create a unified streetscape.
 - There shall be a 2 foot wide decorative pavement band adjacent to the curb line. The band shall consist of red brick in a running bond pattern.
 - The remainder of the pavement shall consist of scored concrete in a running bond pattern, matching the direction of the decorative band. The scoring shall create 'blocks' that are 2 foot wide by 4 foot long.

2. Landscape:

- a. Street trees shall be provided at forty (40) feet on center.
 - Street trees shall have a minimum DBH caliper of 3 inches.
- b. Street trees shall be contained within metal tree grates.
 - Tree grates shall be square in shape and measure 4 feet by 4 feet.
 - Tree grates shall be located adjacent to the curb.
- c. Decorative planters and containers at building entrances and storefronts shall be encouraged.

3. Lighting:

- a. Street lights shall be provided at forty (40) intervals alternating with street trees.
 - Street lights shall be traditional in style.
 - Street lights shall be 16 feet in height.
- b. Street lights shall contain attachments for decorative banners, holiday decorations, and plantings.

Section 6.3 OTHER DESIGN STANDARDS

1. Parking Design:

- a. Parking with the Transit Village Redevelopment District shall be subject to the provisions of Chapter 51 of the City Code of the City of East Orange.

2. Signage Design:

- a. Signage within the Transit Village Redevelopment District shall be subject to the provisions of Chapter 51 of the City Code of the City of East Orange and Section 5.1(9) of this Plan.

Section 6.4 GREEN STANDARDS

1. LEED:

- a. All buildings should be LEED Certified as defined by the US Green Building Council or another nationally recognized green building certification system.
- b. At a minimum, all building interiors shall be designed with environmental considerations in mind. This includes designs to maximize the energy performance of the wall, natural day-lighting, passive solar orientation considerations, passive fenestration, and natural ventilation.
- c. Interior light shall as much as possible be generated from alternative energy source (i.e. wind or solar).

2. Green Roofs and Wastewater:

- a. Green roofs are required on all parking structures with exposed roofs and are required on all other building roofs.
- b. Green roofs shall be comprised of an engineered roofing system that enables the growth of vegetation.
- c. The green engineered rooftop shall be comprised of the following components: an insulation layer, a waterproof membrane, a root barrier, a drainage layer, a geotextile or filter mat, a growing medium, and vegetation.
- d. Green roofs shall be either intensive or extensive in type.
- e. Intensive green roofs are considerably more substantial in terms of the amount and type of vegetation supported and also in terms of cost and maintenance required. Intensive green roofs can support planting depths up to 8 inches but require higher load bearing structural roofs.
- f. Extensive green roofs are covered with grasses, sedums, and wildflowers within a planting bed between 2 inches and 6 inches deep. Maintenance is minimal and little irrigation is required beyond rainfall.
- g. Green roofs should only be irrigated (if necessary) with water obtained from a rainwater collection system integrated into the building and/or block.
- h. Developers shall reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures or non-potable water, recycled greywater, and on-site or municipally treated wastewater.
- i. Buildings shall use 20% less water than the water used baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance recommendations.

3. Energy and Recycling:

- a. Developers shall design the building envelope, HVAC, lighting, and other systems to maximize energy performance.

- b. Considerations should be made for assessing the project for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass, and bio-gas strategies.
- c. Buildings in the Redevelopment Area shall coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard, and organic wastes to maximize the effectiveness of the dedicated areas.

4. Sustainable Construction

- a. Development shall incorporate 5% of salvaged materials into building design.
- b. Development shall employ the use of 20% recycled materials (based on cost of the total value of the materials in the project) from a combination of post-consumer and pre-consumer sources.
- c. Development shall use materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% of the total materials value.
- d. Development shall employ rapidly renewable materials (made from plants that are typically harvested within a ten-year cycle or shorter) such as bamboo, wool, cotton, agrifiber, wheatboard, strawboard, and cork.
- e. Development shall use low-VOC materials for adhesives, fire-stopping sealants, caulking, paint, and duct sealants.
- f. Development shall provide a lighting system controllable by individual occupants or by specific groups in multi-building developments.

5. Energy Star:

The redeveloper shall participate, to the extent possible, in ENERGYSTAR, a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy. ENERGY STAR aims to reduce costs and protect the environment through energy efficient products and practices for residential buildings. The redeveloper shall contact the New Jersey Office of Clean Energy, the administrator of the New Jersey Clean Energy Program, to see how the project can participate in New Jersey's ENERGY STAR programs.

6. Cool roofs:

Cool roofs and solar collectors are permitted and encouraged on buildings. A cool roof shall utilize a material that has a solar reflectivity of 40% or greater.

7. Water Conservation:

Water conservation through landscape design is encouraged.

Article 7

Relationship to Other Plans



ARTICLE SEVEN RELATIONSHIP TO OTHER PLANS

Section 7.1 CONSISTENCY WITH THE CITY MASTER PLAN AND LAND USE ORDINANCE

This Plan is consistent with the City's Master Plan and Land Use Ordinance and with the overriding of transforming the City of East Orange socially, economically, and physically. The Master Plan recommended the creation of a transit village district around the two train stations in the City, albeit with overlay zoning rather than superseding zoning as imposed by this Plan. Development of the TVD consistent with the land use requirements and standards contained herein will help fulfill the vision of a vibrant, attractive and cohesive community with a diverse population and diverse mix of land uses. The Plan seeks to capitalize on the area's two commuter rail stations, along with its proximity to highways and regional roadways, to effectuate the goals of the transit village designation.

Section 7.2 CONSISTENCY WITH OTHER STATE AND LOCAL PLANS AND REGULATIONS

State Development and Redevelopment Plan

Redeveloping this property is in the spirit of the SDRP's intent to provide a means to renew New Jersey's older municipalities, maintain a healthy tax base, and to improve quality of life for residents.

Planning Area 1 – Metropolitan Planning Area, in which the project site is located, is comprised of communities that are fully developed, or almost fully developed, with little vacant land available for new development. The PA 1 constitutes two thirds of New Jersey's population and jobs and will continue to accommodate growth. Communities within this planning area supply a range of housing opportunities and everyday commercial needs. Good design can accommodate high density development with amenities that include parking, shopping, parks and schools within close proximity and with access to employment centers. The SDRP notes that communities within the PA 1 have many things in common, including:

- Mature settlement patterns resulting in diminished supply of vacant land;
- Infrastructure systems that generally are beyond or approaching their reasonable life expectancy;
- The need to rehabilitate housing to meet ever changing market standards;
- The recognition that redevelopment is, or will be in the not-too-distant future, the predominant form of growth.

The intent of the Metropolitan Planning Area is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

These goals will be met by strategies, among others, to upgrade or replace aging infrastructure; retain and expand employment opportunities; and upgrade and expand housing to attract a balanced residential population.

The redevelopment of the project site is consistent with the SDRP's goal to upgrade existing infrastructure and housing stock, employment centers, and hospitality to accommodate visitors.

Article 8

Redevelopment Procedures



ARTICLE EIGHT REDEVELOPMENT PROCEDURES

Section 8.1 PROCEDURE FOR AMENDING THE PLAN

The Redevelopment Plan may be amended from time to time at the sole discretion of the City Council and upon compliance with the requirements of the LRHL. The City Council will entertain requests from a property owner or other party with an enforceable proprietary interest in property within the TVD to amend this Plan. The City Council may direct an applicant for a Plan amendment to prepare a study of the impact of the amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey. Any application for a Plan amendment filed with the City Council shall require a non-refundable \$1,000.00 filing fee and an initial escrow fee of \$1,500.00, which shall be subject to the provisions of the Municipal Land Use Law governing the administration of escrow fees.

Section 8.2 APPROVAL PROCESS

The intent of this section is to streamline the approval process for the rehabilitation of existing buildings and the development of one, two and three family dwellings on individual lots, where permitted.

1. Selection of Redevelopers:

- a. Consistent with the provisions of the LRHL, the City Council or Redevelopment Entity may determine the appropriate process for selection of a redeveloper, which may include, without limitation, direct discussions with a particular developer or the use of a competitive selection process through the issuance of an RFP or RFQ. The determination to undertake a competitive selection process is at the sole discretion of the City Council or Redevelopment Entity.
- b. Prior to the designation of a redeveloper to undertake a project in the TVD, the City Council or Redevelopment Entity may require, if deemed warranted by the size and scope of the project, the submission of documents from the proposed developer sufficient to determine that the developer possesses rights to the property to be developed, or a reasonable plan and timeline for obtaining rights to the property to be developed, as well as the experience, financial capability, and technical expertise to undertake the proposed project.

The developer may demonstrate its experience, financial capability and technical expertise to the City Council or Redevelopment Entity by providing evidence of its prior experience in constructing projects of similar size or scope, or through evidence of the prior experience of its retained professionals and/or staff at executing projects of similar size or scope, through the provision of statements of net worth, annual financial reports or commitments from lenders, or demonstrated prior experience obtaining project financing for projects of similar size or scope, through the retention of knowledgeable, experienced professionals, such as architects, engineers, planners, attorneys and financial advisors that have experience with projects of similar size or scope.

2. Projects Subject to the Redeveloper Selection Process:

- a. Prior to the construction of any building, which shall include a site where buildings have been or are intended to be demolished either in whole or in part, or prior to the construction of any addition to an existing building, the Redevelopment Entity shall designate by resolution one or more developers as the redeveloper(s) of the site. Upon designation of a redeveloper, the City Council or Redevelopment Entity may, in its discretion, elect to enter into an interim redevelopment agreement with the designated redeveloper and require the establishment of an escrow fund to cover the City's costs associated with

the redeveloper selection process and the negotiation of any agreements with the developer and any other costs related to the redevelopment project.

- b. The following development projects are exempt from the redeveloper selection process and the obligation to enter into a redevelopment agreement:
 - (i) The rehabilitation of existing buildings which does not involve the construction of any additional square footage;
 - (ii) The development of, which shall include additions to, permitted one, two and three-family detached dwellings on individual lots, except if major subdivision approval is required.

3. Redevelopment Agreements:

All development projects for which the designation of a redeveloper is required shall require a redevelopment agreement between the redeveloper and the City Council or Redevelopment Entity. The redevelopment agreement shall include, without limitation, the covenants set forth in N.J.S.A. 40A:12A-9. Any application for development which is subject to the Redeveloper Selection process shall be deemed incomplete if the developer and the Township have not executed a Redevelopment Agreement.

4. Board Review:

- a. Jurisdiction over applications for development in the TVD shall be governed by the Municipal Land Use Law, except no (d) variances shall be approved by the Zoning Board of Adjustment, which shall review (c) variance applications for one and two-family dwellings, appeals and applications for interpretations.
- b. Any development of permitted one or two family dwellings on individual lots not requiring subdivision approval or variance relief may apply directly for a zoning permit and construction permits. Additionally, any project limited to the rehabilitation of a building or site shall be exempt from site plan review, and the developer of any such project may apply directly for a zoning permit and construction permits.
- c. All other development applications shall be reviewed in accordance with the requirements of the Municipal Land Use Law and the standards for site plan and subdivision review set forth in the Land Use Ordinance. This shall include, without limitation, site plan review for the construction of or additions to permitted three-family detached dwellings and for the creation or expansion of surface parking lots, whether a principal or accessory use, although such projects are exempt from the redeveloper selection process.
- d. All applications for development requiring Board review, all appeals and all requests for interpretations involving properties within the TVD shall require public notice in accordance with the provisions of N.J.S.A. 40:55D-12.
- e. Applications may require review by the City's Site Review Committee or a technical review committee prior to being heard by a reviewing Board, subject to the applicable provisions of the City's Land Use Ordinance.

Section 8.3 OTHER AGREEMENTS

The City Council or Redevelopment Entity may require that a redeveloper or a developer not subject to a redevelopment agreement enter into any other agreements necessary for development project, including for the acquisition or lease of real estate owned by the City, or to obtain financing incentives for the project. These agreements may cover any one or more of the following:

- a. Payment in Lieu of Taxes (PILOT): The City Council may consider granting a tax abatement or exemption for all or a portion of a project as permitted by the Five Year Tax Exemption Law, N.J.S.A. 40A:21-1, et seq., or the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, et seq., and the City Code.
- b. Payment in Lieu of Parking: The City Council or Redevelopment Entity may agree to include in a Redevelopment Agreement a payment by the redeveloper in lieu of satisfying the required parking demand for a project, consistent with the provision of Section 5.10, hereof;
- c. Development Rights / Inclusion of Public Property: The City Council may convey City owned property to a redeveloper as a part of a project under such terms and conditions as it deems reasonable, consistent with the powers granted to it by the LRHL;
- d. Special Assessment Financing: The City Council may consider levying a special tax assessment on all or a portion of a Redevelopment Project pursuant to N.J.S.A. 40:56-1, et seq., in order to provide for the debt service on any such bonds, notes or other obligations;
- e. Parking Revenue Financing: The City Council or Redevelopment Entity may consider allocating revenues generated by public parking facilities in order to provide for the debt service on any such bonds, notes or other obligations;
- f. Other Available Revenues: The City Council or Redevelopment Entity may consider allocating other available revenues generated by a project in order to provide for the debt service on any such bonds, notes, or other obligations;
- g. Local, State and Federal Grants / Tax Credits: The City Council or Redevelopment Entity may consider available federal, state and local programs, grants and tax credits to assist in the funding and implementation of public improvement projects within the Rehabilitation Area.

The City Council recognizes that a redeveloper may be eligible to receive funds from the Economic Redevelopment and Growth Grant program due to the project site's location within the Metropolitan Planning Area One (PA-1) as designated in the State Development Plan, or from other available sources of financial assistance. The City of East Orange will assist a developer with an application for any such grants or loans to the extent reasonable.

Section 8.4 NON-DISCRIMINATION PROVISIONS

All agreements between the City Council or a Redevelopment Entity and a developer or redeveloper shall contain covenants running with the land which prohibit acts of discrimination on the basis of race, creed, color, national origin, sex, or sexual orientation in the sale, lease, use or occupancy of the property and in the hiring of any employees, contractors or subcontractors.

Section 8.5 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

This Redevelopment Plan shall be implemented by the governing body acting as the redevelopment entity, or through a designated Redevelopment Entity selected by the City Council. It is the intent of the City Council that this plan shall preserve and not limit the powers set forth in the LRHL for the implementation of redevelopment projects.

The clearance, planning, conservation, redevelopment and rehabilitation of the TVD may be accomplished in one or more phases or sub-phases as determined by the City Council or Redevelopment Entity.

Article 9

Appendix



APPENDIX 'A':

Redevelopment Plan: Block and Lot Numbers by Sub-District:

The following Block and Lot Numbers represent the properties located in the Transit Village District. In addition, Appendix 'A' identifies the Block and Lot Number by the previously adopted Redevelopment Plans including potential acquisition properties within each previous Redevelopment Plan. The Block and Lot Numbers identified as potential acquisition properties herein for this Redevelopment Plan

Block and Lot Numbers

SUB-DISTRICT BLOCK: LOT:

ACD	387.03	2	ACD	373	19	ACD	371	1	ACD	250	20
ACD	541	5	ACD	373	18	ACD	370	34	ACD	250	19
ACD	386	7	ACD	373	17	ACD	370	33.01	ACD	250	18
ACD	386	6.01	ACD	373	16	ACD	370	33	ACD	250	17
ACD	386	6	ACD	373	15	ACD	370	32	ACD	250	3
ACD	386	5	ACD	373	14	ACD	370	31	ACD	250	2
ACD	386	4	ACD	373	12	ACD	370	30	ACD	250.01	2
ACD	386	3	ACD	373	10	ACD	370	29	CAC	732.01	24.01
ACD	386	2	ACD	373	13	ACD	370	28	CAC	732.01	26
ACD	386	1	ACD	373	9	ACD	370	27	CAC	732.01	25.01
ACD	385	5	ACD	373	8	ACD	370	26	CAC	732.01	25
ACD	385	4	ACD	373	7	ACD	370	25	CAC	732.01	24
ACD	385	3	ACD	373	6	ACD	370	24	CAC	732.01	23
ACD	385	2.03	ACD	373	5.02	ACD	370	23	CAC	732.01	22
ACD	385	2.02	ACD	373	5.01	ACD	370	22	CAC	732.01	15.01
ACD	385	2.01	ACD	373	5	ACD	370	21	CAC	731	16.01
ACD	385	2	ACD	373	4	ACD	370	20	CAC	730	20
ACD	385	1.01	ACD	373	3	ACD	370	18	CAC	730	18
ACD	385	1	ACD	373	2	ACD	370	17	CAC	721	5
ACD	384	8	ACD	373	1	ACD	370	16	CAC	721	4
ACD	384	7.01	ACD	372	31	ACD	370	15	CAC	721	3
ACD	384	7	ACD	372	30	ACD	370	14	CAC	721	2
ACD	384	6	ACD	372	24	ACD	370	13	CAC	721	1
ACD	384	5	ACD	372	25	ACD	370	12	CAC	720	5
ACD	384	4	ACD	372	23	ACD	370	11	CAC	720	4.01
ACD	384	4	ACD	372	22	ACD	370	10	CAC	720	4
ACD	384	2	ACD	372	21	ACD	370	9	CAC	720	3
ACD	384	1.01	ACD	372	20	ACD	370	8	CAC	720	2.01
ACD	384	1	ACD	372	19	ACD	370	7	CAC	712	2.03
ACD	383	43	ACD	372	18	ACD	370	6	CAC	712	2.01
ACD	383	42	ACD	372	14	ACD	370	5	CAC	712	2
ACD	383	41	ACD	372	8.01	ACD	370	4	CAC	712	1
ACD	383	40	ACD	372	8	ACD	370	3	CAC	710	28
ACD	383	39	ACD	372	6	ACD	370	2.01	CAC	710	26
ACD	383	38	ACD	372	4	ACD	370	2	CAC	710	21
ACD	383	37	ACD	372	3	ACD	370	1	CAC	710	20
ACD	383	36	ACD	372	1	ACD	363	20	CAC	710	19
ACD	383	35	ACD	371	28	ACD	363	19	CAC	710	5
ACD	383	32	ACD	371	27	ACD	363	1	CAC	710	4.01
ACD	383	8	ACD	371	22	ACD	360	24.01	CAC	710	4
ACD	383	9	ACD	371	21	ACD	360	24	CAC	710	1.01
ACD	383	6	ACD	371	20	ACD	360	22	CAC	700	55
ACD	383	5	ACD	371	19	ACD	360	20	CAC	700	53
ACD	383	4	ACD	371	18	ACD	360	19	CAC	700	49
ACD	383	3	ACD	371	17	ACD	360	18.01	CAC	700	47
ACD	383	2	ACD	371	16	ACD	360	18	CAC	700	1
ACD	383	1	ACD	371	15	ACD	360	1	CAC	524	34
ACD	373	24	ACD	371	14	ACD	271	40	CAC	523	34
ACD	373	23	ACD	371	13	ACD	271	39	CAC	523	37
ACD	373	22.01	ACD	371	12	ACD	271	36	CAC	523	36
ACD	373	22	ACD	371	11	ACD	250	26.01	CAC	523	35
ACD	373	21	ACD	371	10	ACD	250	26	CAC	520	23
ACD	373	20.01	ACD	371	9	ACD	250	25	CAC	520	22
ACD	373	20	ACD	371	8	ACD	250	24	CAC	520	21
			ACD	371	4	ACD	250	23	CAC	520	20
			ACD	371	3	ACD	250	22	CAC	520	18
			ACD	371	2	ACD	250	21	CAC	510	30

CAC	510	28	CBD	540.01	22	ESH	710	13	ESH	691	10
CAC	510	29	CBD	540.01	21	ESH	710	12	ESH	691	9
CAC	501	23	CBD	540.01	20	ESH	710	11	ESH	691	8
CAC	492	45.01	CBD	540.01	19	ESH	710	7.01	ESH	691	7
CAC	492	45	CBD	540.01	18	ESH	710	7	ESH	691	6
CAC	492	44	CBD	540.01	17	ESH	700.01	23	ESH	691	5
CAC	492	43	CBD	540.01	16	ESH	700.01	21	ESH	691	4
CAC	492	42	CBD	540.01	13	ESH	700.01	20	ESH	691	1
CAC	492	41	CBD	540.01	15	ESH	700.01	19	ESH	690	11
CAC	491	39	CBD	540.01	14	ESH	700.01	18	ESH	690	10
CAC	491	38	CBD	540.01	10	ESH	700.01	17	ESH	690	14
CAC	491	37	CBD	540	33	ESH	700	41	ESH	690	13
CAC	491	36	CBD	540	8.01	ESH	700	40	ESH	690	12
CAC	490	31.03	CBD	531	5	ESH	700	35	ESH	690	9
CAC	490	31.02	CBD	0	0	ESH	700	34	ESH	690	8
CAC	490	31.01	CBD	531	15	ESH	700	15	ESH	690	7
CAC	490	30	CBD	531	14	ESH	700	14	ESH	690	4
CBD	540	2	CBD	531	13	ESH	700	12	ESH	690	3
CBD	687	5	CBD	531	12	ESH	700	11	ESH	690	2
CBD	687	10	CBD	531	11	ESH	700	8.01	ESH	690	1
CBD	687	2	CBD	531	9.01	ESH	700	42	ESH	533	25
CBD	0	0	CBD	531	6.03	ESH	700	10	ESH	533	24
CBD	686	14	CBD	531	6.02	ESH	700	9	ESH	533	15
CBD	686	13	CBD	531	6.01	ESH	700	8	ESH	532	17
CBD	686	12.01	CBD	531	1	ESH	700	7	ESH	532	15
CBD	686	12	CBD	540.01	10	ESH	694	10	ESH	532	14
CBD	686	11	ESH	691	26	ESH	694	9.01	ESH	524	31
CBD	686	10	ESH	691	11	ESH	694	9	ESH	524	30
CBD	686	9	ESH	711	8.01	ESH	694	8	ESH	524	29
CBD	686	8.01	ESH	711	7.01	ESH	694	7	ESH	524	28
CBD	686	8	ESH	700.01	29.01	ESH	694	6	ESH	524	27
CBD	686	5	ESH	533	22.02	ESH	694	5	ESH	524	23
CBD	686	4	ESH	533	22.01	ESH	694	4	ESH	524	22
CBD	686	2	ESH	712	9	ESH	694	3	ESH	524	21.01
CBD	686	1	ESH	712	8	ESH	694	2	ESH	524	21
CBD	684	4	ESH	712	7	ESH	694	1	ESH	524	20
CBD	684	3	ESH	712	6	ESH	692	25	ESH	524	19
CBD	684	15	ESH	712	5	ESH	692	24	ESH	524	12
CBD	684	3.01	ESH	712	4	ESH	692	10	NW	551.01	17
CBD	684	2	ESH	712	3	ESH	692	8	NW	551.01	16
CBD	684	1	ESH	711	14	ESH	692	7	NW	551.01	15
CBD	683	1	ESH	711	13	ESH	692	6	NW	551.01	14
CBD	683	5	ESH	711	12	ESH	692	5	NW	551.01	12
CBD	683	4.02	ESH	711	11	ESH	692	4	NW	551	9
CBD	683	4.01	ESH	711	10	ESH	692	3	NW	551	8.01
CBD	683	1.01	ESH	711	9	ESH	692	2	NW	551	8
CBD	680	1	ESH	711	6	ESH	691	28	NW	551	7
CBD	541	2	ESH	711	5	ESH	691	27	NW	551	5
CBD	541	14	ESH	711	4	ESH	691	25	NW	551	4
CBD	541	13	ESH	711	3	ESH	691	24	NW	551	3
CBD	541	1	ESH	711	2	ESH	691	23	NW	551	2
CBD	540.01	28	ESH	711	1	ESH	691	22.01	NW	551	1
CBD	540.01	27	ESH	710	18.02	ESH	691	22	NW	550	17
CBD	540.01	26	ESH	710	18.01	ESH	691	21.01	NW	550	8
CBD	540.01	23	ESH	710	18	ESH	691	20	NW	550	7
CBD	540.01	23	ESH	710	17	ESH	691	12	NW	550	6
CBD	540.01	23	ESH	710	16	ESH	691	13	NW	550	5

NW	550	4	NW	361	18.03	TR-2	804	25	TR-2	660	41
NW	550	3	NW	361	18.02	TR-2	804	24	TR-2	660	40
NW	550	2	NW	361	18.01	TR-2	804	23	TR-2	660	47
NW	550	1.24	NW	361	18	TR-2	804	22	TR-2	660	46
NW	550	1	NW	361	17	TR-2	672	29	TR-2	660	45
NW	542	13	NW	361	16	TR-2	672	28	TR-2	660	44
NW	542	12	NW	361	15	TR-2	672	27	TR-2	660	43
NW	542	11	NW	360	24.02	TR-2	672	26	TR-2	660	42
NW	542	10	NW	360	17.01	TR-2	672	25	TR-2	660	39
NW	542	9	NW	360	17.02	TR-2	672	24	TR-2	660	33
NW	542	8	NW	360	17	TR-2	672	23	TR-2	660	37
NW	363	18	NW	360	16	TR-2	672	22	TR-2	660	36
NW	363	17	NW	360	15	TR-2	672	21	TR-2	660	35
NW	363	16.01	NW	360	14	TR-2	672	19	TR-2	660	34
NW	363	16	NW	360	13	TR-2	672	20	TR-2	660	32
NW	363	15	NW	360	12	TR-2	672	18	TR-2	660	31
NW	363	14	NW	360	11	TR-2	672	12	TR-2	660	30
NW	363	13	NW	360	10	TR-2	672	11	TR-2	660	29
NW	363	12.01	NW	360	9	TR-2	672	9	TR-2	660	28
NW	363	12	NW	360	7	TR-2	672	10	TR-2	660	24
NW	363	11	NW	360	6	TR-2	672	8	TR-2	660	23
NW	363	10	NW	360	2	TR-2	672	7.01	TR-2	660	22
NW	363	9.02	NW	551.01	19	TR-2	672	7	TR-2	660	21
NW	363	9.01	NW	551.01	18	TR-2	672	6	TR-2	660	27
NW	363	9	NW	362	9.01	TR-2	672	5	TR-2	660	26
NW	363	8	NW	362	7.05	TR-2	672	4	TR-2	660	25
NW	363	7	NW	362	7.04	TR-2	672	3	TR-2	660	20
NW	363	6.01	NW	362	7.02	TR-2	672	2	TR-2	660	13.01
NW	363	6	NW	362	7.01	TR-2	672	1	TR-2	533	28
NW	363	5	NW	362	7.03	TR-2	671	19	TR-2	533	27
NW	363	4	NW	362	8	TR-2	671	18	TR-2	533	26
NW	363	3	NW	361	13	TR-2	671	17	TR-2	533	14
NW	363	2	NW	361	12	TR-2	671	16	TR-2	533	13
NW	362	23	NW	361	11	TR-2	671	15	TR-2	533	12
NW	362	26	NW	361	10	TR-2	671	14	TR-2	533	11
NW	362	25	NW	361	9	TR-2	671	13	TR-2	533	10.01
NW	362	23.01	NW	362	7.01	TR-2	671	12	TR-2	533	10
NW	362	23	NW	361	1	TR-2	671	11	TR-2	533	9
NW	362	22	NW	361	23.01	TR-2	671	10.01	TR-2	533	8
NW	362	21	NW	361	23	TR-2	671	10	TR-2	533	7
NW	362	19	NW	361	14	TR-2	671	9.01	TR-2	533	6
NW	362	18	NW	361	8	TR-2	671	9	TR-2	533	5
NW	362	17	NW	361	7	TR-2	671	8	TR-2	533	4
NW	362	16	NW	361	6	TR-2	671	7	TR-2	533	3
NW	362	15	NW	361	5	TR-2	671	6	TR-2	533	2.01
NW	362	14	NW	361	4	TR-2	671	5	TR-2	533	2
NW	362	13	NW	361	3	TR-2	671	4	TR-2	533	1
NW	362	12	NW	361	2	TR-2	671	3	TR-2	530	50
NW	362	6	NW	361	1	TR-2	671	2	TR-2	530	49
NW	362	5.01	NW	360	8	TR-2	670	12	TR-2	530	48
NW	362	5	NW	362	7	TR-2	670	11	TR-2	530	47
NW	362	4	NW	551.01	19.01	TR-2	670	10	TR-2	530	46
NW	362	3	R-3	551.01	19.01	TR-2	670	9	TR-2	530	45
NW	362	2	R-3	551.01	19.01	TR-2	670	8	TR-2	530	44
NW	362	1	R-3	551.01	19.01	TR-2	670	7	TR-2	530	43
NW	361	22	R-3	551.01	19.01	TR-2	670	6	TR-2	530	42
NW	361	20	R-3	551.01	19.01	TR-2	670	5	TR-2	530	41
NW	361	19	TR-2	523	26.12	TR-2	670	4.02	TR-2	530	40
NW	361	18.05	TR-2	523	26.06	TR-2	670	4.01	TR-2	530	39
NW	361	18.04	TR-2	804	26	TR-2	670	4	TR-2	530	38
						TR-2	670	3			

APPENDIX

TR-2	403	10	TR-2	391	28	TR-3	731	10.01	TR-3	552.01	12
TR-2	403	9.01	TR-2	391	27	TR-3	731	9.02	TR-3	552.01	11
TR-2	403	9	TR-2	380	28.01	TR-3	731	9.01	TR-3	552.01	10
TR-2	403	8	TR-2	380	28.01	TR-3	732	32	TR-3	552.01	9
TR-2	403	7	TR-2	380	27	TR-3	732	31.01	TR-3	552	29.01
TR-2	403	6	TR-2	380	26	TR-3	732	31	TR-3	552	29
TR-2	403	5	TR-2	380	25	TR-3	732	15	TR-3	552	28
TR-2	403	4	TR-2	380	24	TR-3	732	14	TR-3	552	27
TR-2	403	3	TR-2	380	3	TR-3	732	13	TR-3	552	26
TR-2	403	2	TR-2	380	2	TR-3	732	12	TR-3	552	25
TR-2	403	1	TR-2	523	26.01	TR-3	731	28	TR-3	552	24
TR-2	402	29	TR-2	523	26.02	TR-3	731	27	TR-3	552	23
TR-2	402	28	TR-2	523	26.03	TR-3	731	26	TR-3	552	5.06
TR-2	402	27	TR-2	523	26.04	TR-3	731	25	TR-3	552	5.05
TR-2	402	26	TR-2	523	26.05	TR-3	731	24	TR-3	552	5.04
TR-2	402	25	TR-2	523	26.13	TR-3	731	23	TR-3	552	5.03
TR-2	402	24	TR-2	523	26.08	TR-3	731	22	TR-3	552	5.02
TR-2	402	23	TR-2	523	26.07	TR-3	731	20	TR-3	552	5.01
TR-2	402	22	TR-2	523	26.11	TR-3	731	19	TR-3	552	5
TR-2	402	21	TR-2	523	26.09	TR-3	731	12	TR-3	552	4
TR-2	402	20	TR-2	523	26.1	TR-3	731	11	TR-3	552	3
TR-2	402	19	TR-2	492	55	TR-3	731	8.01	TR-3	552	2
TR-2	402	18	TR-2	492	54	TR-3	731	8	TR-3	552	1
TR-2	402	17	TR-2	492	53	TR-3	730	31	TR-3	551.02	59
TR-2	402	16	TR-2	492	52	TR-3	730	30	TR-3	551.02	58
TR-2	402	15	TR-2	492	51	TR-3	730	29	TR-3	551.02	57
TR-2	402	14	TR-2	492	50	TR-3	730	27	TR-3	551.02	56
TR-2	402	13	TR-2	492	49	TR-3	730	26	TR-3	551.02	55
TR-2	402	11	TR-2	492	48	TR-3	730	25	TR-3	551.01	123.01
TR-2	402	12	TR-2	492	47	TR-3	730	24	TR-3	551.01	123
TR-2	402	10	TR-2	492	46	TR-3	730	23	TR-3	551.01	122.01
TR-2	402	9	TR-2	492	40	TR-3	730	22	TR-3	551.01	122
TR-2	402	8	TR-2	492	39	TR-3	730	21	TR-3	551.01	121.01
TR-2	402	7	TR-2	492	38	TR-3	730	17	TR-3	551.01	121
TR-2	402	6	TR-2	492	37	TR-3	730	16	TR-3	551.01	120.01
TR-2	402	5	TR-2	492	36	TR-3	730	15	TR-3	551.01	120
TR-2	402	4	TR-2	492	35	TR-3	730	14	TR-3	551.01	119.01
TR-2	401	22	TR-2	492	34	TR-3	730	13	TR-3	551.01	119
TR-2	401	21	TR-2	491	47	TR-3	730	12	TR-3	551.01	118.02
TR-2	401	20	TR-2	491	46	TR-3	730	11	TR-3	551.01	118.01
TR-2	401	19	TR-2	491	43	TR-3	730	10	TR-3	551.01	118
TR-2	401	18	TR-2	491	42	TR-3	730	9	TR-3	551.01	117.01
TR-2	401	17	TR-2	491	35	TR-3	730	7	TR-3	551.01	117
TR-2	401	16	TR-2	491	34	TR-3	730	6	TR-3	551.01	116.01
TR-2	401	15.01	TR-2	491	33	TR-3	552.01	21	TR-3	551.01	116
TR-2	401	15	TR-2	491	32	TR-3	552.01	20	TR-3	551.01	115.01
TR-2	401	14	TR-2	491	31	TR-3	552.01	19	TR-3	551.01	115
TR-2	401	13	TR-2	491	30	TR-3	552.01	13.13	TR-3	551.01	114.01
TR-2	401	12	TR-2	492	56	TR-3	552.01	13.1	TR-3	551.01	114
TR-2	401	11	TR-2	491	45	TR-3	552.01	13.12	TR-3	551.01	113.02
TR-2	401	10	TR-2	491	44	TR-3	552.01	13.11	TR-3	551.01	113.01
TR-2	401	9	TR-2	491	41	TR-3	552.01	13.09	TR-3	551.01	113
TR-2	401	8	TR-2	491	40.01	TR-3	552.01	13.08	TR-3	551.01	112.01
TR-2	401	7	TR-2	491	29	TR-3	552.01	13.07	TR-3	551.01	112
TR-2	391	33	TR-2	490	34	TR-3	552.01	13.06	TR-3	551.01	111.01
TR-2	391	32	TR-2	490	33	TR-3	552.01	13.05	TR-3	551.01	111
TR-2	391	31.01	TR-2	391	25	TR-3	552.01	13.04	TR-3	551.01	110.24
TR-2	391	31	TR-2	391	19	TR-3	552.01	13.03	TR-3	551.01	110.01
TR-2	391	30	TR-2	391	26	TR-3	552.01	13.02	TR-3	551.01	110
TR-2	391	29	TR-2	660	19	TR-3	552.01	13.01	TR-3	551.01	109
						TR-3	552.01	13			

TR-3	551.01	108	TR-3	551	67	TR-3	543	13	TR-4	660	12
TR-3	551.01	42	TR-3	551	66	TR-3	543	12	TR-4	660	10
TR-3	551.01	41	TR-3	551	65	TR-3	543	11	TR-4	660	9
TR-3	551.01	39	TR-3	551	64	TR-3	543	10	TR-4	660	6
TR-3	551.01	38	TR-3	551	63	TR-3	543	9	TR-4	660	5
TR-3	551.01	37	TR-3	551	62	TR-3	543	8	TR-4	651	20
TR-3	551.01	36	TR-3	551	61	TR-3	543	7	TR-4	651	19
TR-3	551.01	35	TR-3	551	60	TR-3	543	3	TR-4	651	18
TR-3	551.01	34	TR-3	551	55.01	TR-3	543	2	TR-4	651	17
TR-3	551.01	33	TR-3	550	23	TR-3	543	1	TR-4	651	16
TR-3	551.01	32	TR-3	550	22	TR-3	542	22.06	TR-4	651	15
TR-3	551.01	31	TR-3	550	21	TR-3	542	22.05	TR-4	651	1
TR-3	551.01	30	TR-3	550	20	TR-3	542	22.04	TR-4	564	20
TR-3	551.01	29	TR-3	550	19	TR-3	542	22.03	TR-4	564	19
TR-3	551.01	28	TR-3	550	18.01	TR-3	542	22.02	TR-4	564	18
TR-3	551.01	27	TR-3	550	18	TR-3	542	22.01	TR-4	564	17
TR-3	551.01	26	TR-3	550	17.02	TR-3	542	22	TR-4	564	16
TR-3	551.01	25	TR-3	550	17.01	TR-3	542	21	TR-4	560	43.01
TR-3	551.01	24	TR-3	550	17	TR-3	542	20	TR-4	560	43
TR-3	551.01	23	TR-3	550	16	TR-3	542	19	TR-4	551.03	103
TR-3	551.01	22	TR-3	550	15	TR-3	542	18	TR-4	551.03	106
TR-3	551.01	21	TR-3	550	14	TR-3	542	17	TR-4	551.03	53
TR-3	551.01	20	TR-3	550	13	TR-3	542	16	TR-4	551.03	54
TR-3	551	92	TR-3	550	12	TR-3	542	15	TR-4	551.03	52
TR-3	551	91.01	TR-3	550	11	TR-3	542	14	TR-4	551.03	51.24
TR-3	551	91.02	TR-3	550	9	TR-3	542	7	TR-4	551.03	51
TR-3	551	90	TR-3	544	17	TR-3	542	6	TR-4	551.03	50
TR-3	551	91	TR-3	0	0	TR-3	542	5	TR-4	551.03	49
TR-3	551	89	TR-3	0	0	TR-3	542	4	TR-4	551.03	48
TR-3	551	88	TR-3	544	12	TR-3	542	3	TR-4	551.03	47
TR-3	551	87	TR-3	544	11	TR-3	542	2	TR-4	551.03	46
TR-3	551	86	TR-3	544	10.02	TR-3	542	1	TR-4	551.03	45
TR-3	551	85	TR-3	544	10.01	TR-3	541	12	TR-4	551.03	44
TR-3	551	84.01	TR-3	544	10	TR-3	541	9	TR-4	551.02	100
TR-3	551	84	TR-3	544	9	TR-3	541	8.01	TR-4	551.02	95.01
TR-3	551	83.02	TR-3	544	8	TR-3	541	8	TR-4	551.02	94
TR-3	551	83.01	TR-3	544	7	TR-3	541	7	TR-4	551.02	93
TR-3	551	83	TR-3	544	6	TR-3	731	21	TR-4	660	4
TR-3	551	82.01	TR-3	544	5	TR-3	730	8	TRO	0	0
TR-3	551	82	TR-3	544	4	TR-3	551.01	40	TRO	0	0
TR-3	551	81.01	TR-3	544	3	TR-3	543	25	TRO	0	0
TR-3	551	81	TR-3	544	2	TR-3	551	43	TRO	530	15
TR-3	551	80	TR-3	0	0	TR-4	721	7	TRO	530	14
TR-3	551	79	TR-3	543	28	TR-4	721	6	TRO	530	13
TR-3	551	78.01	TR-3	543	24	TR-4	720	61	TRO	530	15
TR-3	551	78	TR-3	543	23	TR-4	720	60	TRO	530	14
TR-3	551	77.01	TR-3	543	22	TR-4	720	59	TRO	530	13
TR-3	551	77	TR-3	543	21	TR-4	720	58	TRO	530	15
TR-3	551	76	TR-3	543	20	TR-4	720	9	TRO	530	14
TR-3	551	75	TR-3	543	19	TR-4	720	8	TRO	530	13
TR-3	551	74	TR-3	543	18.01	TR-4	720	7	TRO	530	15
TR-3	551	73	TR-3	543	4	TR-4	720	6	TRO	530	14
TR-3	551	72	TR-3	543	18	TR-4	720	2	TRO	530	13
TR-3	551	71	TR-3	543	17	TR-4	660	17	TRO	530	15
TR-3	551	70	TR-3	543	16	TR-4	660	15	TRO	530	14
TR-3	551	69	TR-3	543	15	TR-4	660	16	TRO	530	13
TR-3	551	68	TR-3	543	14	TR-4	660	13	TRO	530	15

TRO	530	14	TR-O	671	1
TRO	530	13	TR-O	670	21
TRO	530	15	TR-O	670	20
TRO	530	14	TR-O	670	19
TRO	530	13	TR-O	670	18
TRO	530	15	TR-O	670	17
TRO	530	14	TR-O	670	16
TRO	530	13	TR-O	670	14
TRO	530	15	TR-O	670	15
TRO	530	14	TR-O	670	13
TRO	530	13	TR-O	660	49
TRO	530	15	TR-O	660	48
TRO	530	14	TR-O	660	3
TRO	530	13	TR-O	660	2
TRO	530	15	TR-O	660	1
TRO	530	14	TR-O	532	21
TRO	530	13	TR-O	532	20
TRO	530	15	TR-O	532	19
TRO	530	14	TR-O	532	3
TRO	530	13	TR-O	532	2
TRO	530	15	TR-O	532	1
TRO	530	14	TR-O	530	29
TRO	530	13	TR-O	530	28
TRO	530	15	TR-O	530	27
TRO	530	14	TR-O	530	16
TRO	530	13	TR-O	530	15
TR-O	804	10	TR-O	530	14
TR-O	804	9	TR-O	530	13
TR-O	804	8	TR-O	381	25
TR-O	804	2	TR-O	381	24
TR-O	801	11	TR-O	381	23
TR-O	674	15	TR-O	381	22
TR-O	674	14	TR-O	381	21
TR-O	674	13	TR-O	381	10
TR-O	674	12	TR-O	381	9
TR-O	674	11	TR-O	381	8
TR-O	674	10	TR-O	381	7
TR-O	674	9	TR-O	381	6
TR-O	674	8	TR-O	0	0
TR-O	674	7	TR-O	0	0
TR-O	674	6	TR-O	381	3
TR-O	674	5.01	TR-O	380	4
TR-O	674	5	TR-O	380	22
TR-O	674	4	TR-O	804	14
TR-O	674	3	TR-O	804	12
TR-O	674	2	TR-O	804	11
TR-O	674	1	TR-O	804	13
TR-O	673	13			
TR-O	673	12			
TR-O	673	11			
TR-O	673	10			
TR-O	673	9			
TR-O	673	8			
TR-O	673	3			
TR-O	673	2			
TR-O	673	1			
TR-O	671	23			
TR-O	671	22			
TR-O	671	21			
TR-O	671	20			

Redevelopment Plan: Block and Lot Numbers by Sub-District:

APPENDIX

DMR Architects

684.0000	2.0000	671.0000	21.0000	660.0000	29.0000	552.0000	28.0000
684.0000	1.0000	671.0000	20.0000	660.0000	28.0000	552.0000	27.0000
683.0000	1.0000	671.0000	19.0000	660.0000	24.0000	552.0000	26.0000
683.0000	5.0000	671.0000	18.0000	660.0000	23.0000	552.0000	25.0000
683.0000	4.0200	671.0000	17.0000	660.0000	22.0000	552.0000	24.0000
683.0000	4.0100	671.0000	16.0000	660.0000	21.0000	552.0000	23.0000
683.0000	1.0100	671.0000	15.0000	660.0000	27.0000	552.0000	5.0600
680.0000	1.0000	671.0000	14.0000	660.0000	26.0000	552.0000	5.0500
674.0000	15.0000	671.0000	13.0000	660.0000	25.0000	552.0000	5.0400
674.0000	14.0000	671.0000	12.0000	660.0000	20.0000	552.0000	5.0300
674.0000	13.0000	671.0000	11.0000	660.0000	17.0000	552.0000	5.0200
674.0000	12.0000	671.0000	10.0100	660.0000	15.0000	552.0000	5.0100
674.0000	11.0000	671.0000	10.0000	660.0000	16.0000	5.0000 552.0000	
674.0000	10.0000	671.0000	9.0100	660.0000	13.0100	4.0000	
674.0000	9.0000	671.0000	9.0000	660.0000	13.0000	552.0000	3.0000
674.0000	8.0000	671.0000	8.0000	660.0000	12.0000	552.0000	2.0000
674.0000	7.0000	671.0000	7.0000	660.0000	10.0000	552.0000	1.0000
674.0000	6.0000	671.0000	6.0000	660.0000	9.0000	551.0300	103.0000
674.0000	5.0100	671.0000	5.0000	660.0000	6.0000	551.0300	106.0000
674.0000	5.0000	671.0000	4.0000	660.0000	5.0000	551.0300	53.0000
674.0000	4.0000	671.0000	3.0000	660.0000	3.0000	551.0300	54.0000
674.0000	3.0000	671.0000	2.0000	660.0000	2.0000	551.0300	52.0000
674.0000	2.0000	671.0000	1.0000	660.0000	1.0000	551.0300	51.2400
674.0000	1.0000	670.0000	21.0000	651.0000	20.0000	551.0300	51.0000
673.0000	13.0000	670.0000	20.0000	651.0000	19.0000	551.0300	50.0000
673.0000	12.0000	670.0000	19.0000	651.0000	18.0000	551.0300	49.0000
673.0000	11.0000	670.0000	18.0000	651.0000	17.0000	551.0300	48.0000
673.0000	10.0000	670.0000	17.0000	651.0000	16.0000	551.0300	47.0000
673.0000	9.0000	670.0000	16.0000	651.0000	15.0000	551.0300	46.0000
673.0000	8.0000	670.0000	14.0000	651.0000	1.0000	551.0300	45.0000
673	3	670.0000	15.0000	564.0000	20.0000	551.0300	44.0000
673.0000	2.0000	670.0000	13.0000	564.0000	19.0000	551.0200	100.0000
673.0000	1.0000	670.0000	12.0000	564.0000	18.0000	551.0200	95.01
672.0000	29.0000	670.0000	11.0000	564.0000	17.0000	551.0200	94.0000
672.0000	28.0000	670.0000	9.0000	564.0000	16.0000	551.0200	93.0000
672.0000	27.0000	670.0000	8.0000	560.0000	43.0100	551.0200	59.0000
672.0000	26.0000	670.0000	6.0000	560.0000	43.0000	551.0200	58.0000
672.0000	25.0000	670.0000	5.0000	552.0100	21.0000	551.0200	57.0000
672.0000	24.0000	670.0000	4.0200	552.0100	20.0000	551.0200	56.0000
672.0000	23.0000	670.0000	4.0100	552.0100	19.0000	551.0200	55.0000
672.0000	22.0000	670.0000	4.0000	552.0100	13.1300	551.0100	123.0100
672.0000	21.0000	670.0000	3.0000	552.0100	13.1000	551.0100	123.0000
672.0000	19.0000	660.0000	41.0000	552.0100	13.1200	551.0100	122.0100
672.0000	20.0000	660.0000	40.0000	552.0100	13.1100	551.0100	122.0000
672.0000	18.0000	660.0000	48.0000	552.0100	13.0900	551.0100	121.0100
672.0000	12.0000	660.0000	47.0000	552.0100	13.0800	551.0100	121.0000
672.0000	11.0000	660.0000	46.0000	552.0100	13.0700	551.0100	120.0100
672.0000	9.0000	660.0000	45.0000	552.0100	13.0600	551.0100	120.0000
672.0000	10.0000	660.0000	44.0000	552.0100	13.0500	551.0100	119.0100
672.0000	8.0000	660.0000	43.0000	552.0100	13.0400	551.0100	119.0000
672.0000	7.0100	660.0000	42.0000	552.0100	13.0300	551.0100	118.0200
672.0000	7.0000	660.0000	39.0000	552.0100	13.0200	551.0100	118.0100
672.0000	6.0000	660.0000	33.0000	552.0100	13.0100	551.0100	118.0000
672.0000	5.0000	660.0000	37.0000	552.0100	13.0000	551.0100	117.0100
672.0000	4.0000	660.0000	36.0000	552.0100	12.0000	551.0100	117.0000
672.0000	3.0000	660.0000	35.0000	552.0100	11.0000	551.0100	116.0100
672.0000	2.0000	660.0000	34.0000	552.0100	10.0000	551.0100	116.0000
672.0000	1.0000	660.0000	32.0000	552.0100	9.0000	551.0100	115.0100
671.0000	23.0000	660.0000	31.0000	552.0000	29.0100	551.0100	115.0000
671.0000	22.0000	660.0000	30.0000	552.0000	29.0000		

551.0100	114.0100	551.0000	79.0000	544.0000	12.0000	542.0000	3.0000
551.0100	114.0000	551.0000	78.0100	544.0000	11.0000	542.0000	2.0000
551.0100	113.0200	551.0000	78.0000	544.0000	10.0200	542.0000	1.0000
551.0100	113.0100	551.0000	77.0100	544.0000	10.0100	541.0000	2.0000
551.0100	113.0000	551.0000	77.0000	544.0000	10.0000	541.0000	13.0000
551.0100	112.0100	551.0000	76.0000	544.0000	9.0000	541.0000	12.0000
551.0100	112.0000	551.0000	75.0000	544.0000	8.0000	541.0000	9.0000
551.0100	111.0100	551.0000	74.0000	544.0000	7.0000	541.0000	8.0100
551.0100	111.0000	551.0000	73.0000	544.0000	6.0000	541.0000	8.0000
551.0100	110.2400	551.0000	72.0000	544.0000	5.0000	541.0000	7.0000
551.0100	110.0100	551.0000	71.0000	544.0000	4.0000	541.0000	5.0000
551.0100	110.0000	551.0000	70.0000	544.0000	3.0000	541.0000	1.0000
551.0100	109.0000	551.0000	69.0000	544.0000	2.0000	540.0100	28.0000
551.0100	108.0000	551.0000	68.0000	543.0000	24.0000	540.0100	27.0000
551.0100	42.0000	551.0000	67.0000	543.0000	23.0000	540.0100	26.0000
551.0100	41.0000	551.0000	66.0000	543.0000	22.0000	540.0100	23.0000
551.0100	39.0000	551.0000	65.0000	543.0000	21.0000	540.0100	23.0000
551.0100	38.0000	551.0000	64.0000	543.0000	19.0000	540.0100	23.0000
551.0100	37.0000	551.0000	63.0000	543.0000	18.0100	540.0100	22.0000
551.0100	36.0000	551.0000	62.0000	543.0000	4.0000	540.0100	21.0000
551.0100	35.0000	551.0000	61.0000	543.0000	18.0000	540.0100	20.0000
551.0100	34.0000	551.0000	60.0000	543.0000	17.0000	540.0100	19.0000
551.0100	33.0000	551.0000	55.0100	543.0000	16.0000	540.0100	18.0000
551.0100	32.0000	551.0000	9.0000	543.0000	15.0000	540.0100	17.0000
551.0100	31.0000	551.0000	8.0100	543.0000	14.0000	540.0100	16.0000
551.0100	30.0000	551.0000	8.0000	543.0000	13.0000	540.0100	13.0000
551.0100	29.0000	551.0000	7.0000	543.0000	12.0000	540.0100	15.0000
551.0100	28.0000	551.0000	5.0000	543.0000	11.0000	540.0100	14.0000
551.0100	27.0000	551.0000	4.0000	543.0000	10.0000	540.0100	10.0000
551.0100	26.0000	551.0000	3.0000	543.0000	9.0000	540.0100	10.0000
551.0100	25.0000	551.0000	2.0000	543.0000	8.0000	540.0000	33.0000
551.0100	24.0000	551.0000	1.0000	543.0000	7.0000	540.0000	8.0100
551.0100	22.0000	550.0000	23.0000	543.0000	3.0000	533.0000	28.0000
551.0100	21.0000	550.0000	22.0000	543.0000	2.0000	533.0000	27.0000
551.0100	20.0000	550.0000	21.0000	543.0000	1.0000	533.0000	25.0000
551.0100	17.0000	550.0000	20.0000	542.0000	22.0600	533.0000	24.0000
551.0100	16.0000	550.0000	19.0000	542.0000	22.0500	533.0000	15.0000
551.0100	15.0000	550.0000	18.0100	542.0000	22.0400	533.0000	14.0000
551.0100	14.0000	550.0000	18.0000	542.0000	22.0300	533.0000	13.0000
551.0100	12.0000	550.0000	17.0200	542.0000	22.0200	533.0000	12.0000
551.0000	92.0000	550.0000	17.0100	542.0000	22.0100	533.0000	11.0000
551.0000	91.0100	550.0000	17.0000	542.0000	22.0000	533.0000	10.0100
551.0000	91.0200	550.0000	17.0000	542.0000	21.0000	533.0000	10.0000
551.0000	90.0000	550.0000	16.0000	542.0000	20.0000	533.0000	9.0000
551.0000	91.0000	550.0000	15.0000	542.0000	19.0000	533.0000	8.0000
551.0000	89.0000	550.0000	14.0000	542.0000	18.0000	533.0000	7.0000
551.0000	88.0000	550.0000	13.0000	542.0000	17.0000	533.0000	6.0000
551.0000	87.0000	550.0000	12.0000	542.0000	16.0000	533.0000	5.0000
551.0000	86.0000	550.0000	11.0000	542.0000	15.0000	533.0000	4.0000
551.0000	85.0000	550.0000	9.0000	542.0000	14.0000	533.0000	3.0000
551.0000	84.0100	550.0000	8.0000	542.0000	13.0000	533.0000	2.0100
551.0000	84.0000	550.0000	7.0000	542.0000	12.0000	533.0000	2.0000
551.0000	83.0200	550.0000	6.0000	542.0000	11.0000	533.0000	1.0000
551.0000	83.0100	550.0000	5.0000	542.0000	10.0000	532.0000	21.0000
551.0000	83.0000	550.0000	4.0000	542.0000	9.0000	532.0000	20.0000
551.0000	82.0100	550.0000	3.0000	542.0000	8.0000	532.0000	19.0000
551.0000	82.0000	550.0000	2.0000	542.0000	7.0000	532.0000	17.0000
551.0000	81.0100	550.0000	1.2400	542.0000	6.0000	532.0000	15.0000
551.0000	81.0000	550.0000	1.0000	542.0000	5.0000	532.0000	14.0000
551.0000	80.0000	544.0000	17.0000	542.0000	4.0000	532.0000	14.0000

532.0000	3.0000	524.0000	28.0000	522.0000	18.0000	513.0000	13.0100
532.0000	2.0000	524.0000	27.0000	522.0000	17.0000	513.0000	12.0000
532.0000	1.0000	524.0000	23.0000	522.0000	16.0000	513.0000	11.0000
531.0000	5.0000	524.0000	22.0000	522.0000		513.0000	10.0000
531.0000	15.0000	524.0000	21.0100	15.0000 522.0000		513.0000	9.0000
531.0000	14.0000	524.0000	21.0000	14.0000		513.0000	8.0000
531.0000	13.0000	524.0000	20.0000	522.0000	12.0000	513.0000	7.0100
531.0000	12.0000	524.0000	19.0000	522.0000	11.0000	513.0000	7.0000
531.0000	11.0000	524.0000	18.0100	522.0000	10.0000	513.0000	6.0000
531.0000	9.0100	524.0000	18.0000	522.0000	8.0000	513.0000	5.0000
531.0000	6.0300	524.0000	16.0000	522.0000	7.0000	513.0000	4.0000
531.0000	6.0200	524.0000	15.0000	522.0000	6.0000	513.0000	3.0000
531.0000	6.0100	524.0000	12.0000	522.0000	5.0000	513.0000	2.0200
531.0000	1.0000	524.0000	11.0000	522.0000	4.0000	513.0000	2.0100
530.0000	50.0000	524.0000	10.0000	522.0000	3.0000	513.0000	1.0000
530.0000	49.0000	524.0000	9.0000	522.0000	2.0000	512.0000	22.0000
530.0000	48.0000	524.0000	8.0000	522.0000	1.0000	512.0000	21.0000
530.0000	47.0000	524.0000	7.0000	521.0000	14.0000	512.0000	20.0000
530.0000	46.0000	524.0000	6.0000	521.0000	13.0000	512.0000	19.0000
530.0000	45.0000	524.0000	5.0000	521.0000	12.0000	512.0000	18.0100
530.0000	44.0000	524.0000	4.0000	521.0000	11.0000	512.0000	18.0000
530.0000	43.0000	523.0000	34.0000	521.0000	10.0000	512.0000	17.0000
530.0000	42.0000	523.0000	37.0000	521.0000	9.0000	512.0000	16.0000
530.0000	41.0000	523.0000	36.0000	521.0000	8.0000	512.0000	15.0000
530.0000	40.0000	523.0000	35.0000	521.0000	6.0000	512.0000	14.0000
530.0000	39.0000	523.0000	33.0100	521.0000	5.0100	512.0000	13.0000
530.0000	38.0000	523.0000	33.0000	521.0000	5.0000	512.0000	12.0000
530.0000	37.0000	523.0000	32.0000	521.0000	4.0000	512.0000	11.0000
530.0000	36.0000	523.0000	31.0000	521.0000	3.0000	512.0000	10.0000
530.0000	35.0000	523.0000	30.0000	521.0000	1.0000	512.0000	9.0000
530.0000	34.0000	523.0000	29.0000	521.0000	2.0000	512.0000	8.0000
530.0000	33.0000	523.0000	28.0000	521.0000	7.0000	512.0000	7.0000
530.0000	32.0000	523.0000	25.0000	520.0000	23.0000	512.0000	6.0000
530.0000	31.0000	523.0000	24.0000	520.0000	22.0000	512.0000	5.0000
530.0000	30.0000	523.0000	23.0000	520.0000	21.0000	512.0000	4.0000
530.0000	29.0000	523.0000	22.0000	520.0000	20.0000	512.0000	3.0000
530.0000	28.0000	523.0000	21.0000	520.0000	18.0000	512.0000	2.0000
530.0000	27.0000	523.0000	20.0000	520.0000	17.0000	512.0000	1.0000
530.0000	16.0000	523.0000	19.0000	520.0000	16.0000	511.0000	20.0000
530.0000	15.0000	523.0000	18.0000	520.0000	15.0000	511.0000	19.0000
530.0000	14.0000	523.0000	17.0000	520.0000	14.0000	511.0000	18.0000
530.0000	13.0000	523.0000	16.0000	520.0000	13.0000	511.0000	17.0000
530.0000	12.0100	523.0000	15.0000	520.0000	12.0000	511.0000	16.0000
530.0000	12.0000	523.0000	14.0000	520.0000	11.0000	511.0000	15.0000
530.0000	11.0000	523.0000	13.0000	520.0000	10.0000	511.0000	14.0000
530.0000	10.0000	523.0000	12.0000	520.0000	9.0000	511.0000	13.0000
530.0000	9.0000	523.0000	11.0000	520.0000	8.0000	511.0000	12.0000
530.0000	8.0000	523.0000	10.0000	520.0000	7.0000	511.0000	11.0000
530.0000	7.0000	523.0000	9.0000	520.0000	6.0000	511.0000	10.0000
530.0000	6.0000	523.0000	8.0000	520.0000	5.0000	511.0000	9.0000
530.0000	5.0000	523.0000	7.0100	520.0000	4.0000	511.0000	8.0000
530.0000	4.0000	523.0000	7.0000	520.0000	3.0000	511.0000	7.0000
530.0000	3.0000	523.0000	6.0100	520.0000	2.0000	511.0000	6.0000
530.0000	2.0000	523.0000	6.0000	520.0000	1.0000	511.0000	5.0000
530.0000	1.0000	523.0000	5.0000	513.0000	18.0000	511.0000	4.0000
524.0000	34.0000	523.0000	4.0000	513.0000	17.0000	511.0000	3.0000
524.0000	32.0000	523.0000	3.0000	513.0000	16.0000	511.0000	2.0000
524.0000	31.0000	523.0000	2.0000	513.0000	15.0000	511.0000	1.0000
524.0000	30.0000	523.0000	1.0000	513.0000	14.0000	510.0000	30.0000
524.0000	29.0000					510.0000	28.0000

510.0000	29.0000	403.0000	15.0000	391.0000	33.0000	381.0000	22.0000
510.0000	27.0000	403.0000	14.0000	391.0000	32.0000	381.0000	21.0000
510.0000	26.0000	403.0000	13.0000	391.0000	31.0100	381.0000	10.0000
510.0000	25.0000	403.0000	12.0000	391.0000	31.0000	381.0000	9.0000
510.0000	24.0100	403.0000	11.0000	391.0000	30.0000	381.0000	8.0000
510.0000	24.0000	403.0000	10.0000	391.0000	29.0000	381.0000	7.0000
510.0000	23.0000	403.0000	9.0100	391.0000	28.0000	381.0000	6.0000
510.0000	20.0000	403.0000	9.0000	391.0000	27.0000	0.0000	0.0000 TRO
510.0000	19.0000	403.0000	8.0000	0.0000	0.0000 TRO	0.0000	0.0000
510.0000	18.0000	403.0000	7.0000	0.0000	0.0000 TRO	TR-2	
510.0000	17.0000	403.0000	6.0000	0.0000	0.0000 MSE	381.0000	3.0000
510.0000	16.0000	403.0000	5.0000	387	1 MSE	380.0000	4.0000
510.0000	15.0000	403.0000	4.0000	0.0000	0.0000 MSE	380.0000	28.0100
510.0000	14.0000	403.0000	3.0000	386.0000	7.0000	380.0000	28.0100
510.0000	13.0000	403.0000	2.0000	386.0000	6.0100	380.0000	27.0000
510.0000	12.0000	403.0000	1.0000	386.0000	6.0000	380.0000	26.0000
510.0000	11.0000	402.0000	29.0000	386.0000	5.0000	380.0000	25.0000
510.0000	10.0000	402.0000	28.0000	386.0000	4.0000	380.0000	24.0000
510.0000	9.0000	402.0000	27.0000	386.0000	3.0000	380.0000	22.0000
510.0000	8.0000	402.0000	26.0000	386.0000	2.0000	380.0000	3.0000
510.0000	7.0100	402.0000	25.0000	386.0000	1.0000	380.0000	2.0000
510.0000	7.0000	402.0000	24.0000	385.0000	5.0000	373.0000	24.0000
510.0000	6.0000	402.0000	23.0000	385.0000	4.0000	373.0000	23.0000
510.0000	5.0000	402.0000	22.0000	385.0000	3.0000	373.0000	22.0100
501.0000	23.0000	402.0000	21.0000	385.0000	2.0300	373.0000	22.0000
492.0000	45.0100	402.0000	20.0000	385.0000	2.0200	373.0000	21.0000
492.0000	45.0000	402.0000	19.0000	385.0000	2.0100	373.0000	20.0100
492.0000	44.0000	402.0000	18.0000	385.0000	2.0000	373.0000	20.0000
492.0000	43.0000	402.0000	17.0000	385.0000	1.0100	373.0000	19.0000
492.0000	42.0000	402.0000	16.0000	385.0000	1.0000	373.0000	18.0000
492.0000	41.0000	402.0000	15.0000	384.0000	8.0000	373.0000	17.0000
491.0000	40.0000	402.0000	14.0000	384.0000	7.0100	373.0000	16.0000
491.0000	39.0000	402.0000	13.0000	384.0000	7.0000	373.0000	15.0000
491.0000	38.0000	402.0000	11.0000	384.0000	6.0000	373.0000	14.0000
491.0000	37.0000	402.0000	12.0000	384.0000	5.0000	373.0000	12.0000
491.0000	36.0000	402.0000	10.0000	384.0000	4.0000	373.0000	10.0000
490.0000	31.0300	402.0000	9.0000	384.0000	4.0000	373.0000	13.0000
490.0000	31.0200	402.0000	8.0000	384.0000	2.0000	373.0000	9.0000
490.0000	31.0100	402.0000	7.0000	384.0000	1.0100	373.0000	8.0000
490.0000	30.0000	402.0000	6.0000	384.0000	1.0000	373.0000	7.0000
380.0000	1.0000	402.0000	5.0000	383.0000	43.0000	373.0000	6.0000
404.0000	18.0000	402.0000	4.0000	383.0000	42.0000	373.0000	5.0200
403.0000	32.0000	401.0000	22.0000	383.0000	41.0000	373.0000	5.0100
403.0000	31.0000	401.0000	21.0000	383.0000	40.0000	373.0000	5.0000
403.0000	30.0000	401.0000	20.0000	383.0000	39.0000	373.0000	4.0000
403.0000	29.2400	401.0000	19.0000	383.0000	38.0000	373.0000	3.0000
403.0000	29.0000	401.0000	18.0000	383.0000	37.0000	373.0000	2.0000
403.0000	28.0000	401.0000	17.0000	383.0000	36.0000	373.0000	1.0000
403.0000	27.0000	401.0000	16.0000	383.0000	35.0000	372.0000	31.0000
403.0000	26.0000	401.0000	15.0100	383.0000	32.0000	372.0000	30.0000
403.0000	25.0000	401.0000	15.0000	383.0000	8.0000	372.0000	24.0000
403.0000	24.0000	401.0000	14.0000	383.0000	9.0000	372.0000	25.0000
403.0000	23.0000	401.0000	13.0000	383.0000	6.0000	372.0000	23.0000
403.0000	22.0000	401.0000	12.0000	383.0000	5.0000	372.0000	22.0000
403.0000	21.0000	401.0000	11.0000	383.0000	4.0000	372.0000	21.0000
403.0000	20.0000	401.0000	10.0000	383.0000	3.0000	372.0000	20.0000
403.0000	19.0000	401.0000	9.0000	383.0000	2.0000	372.0000	19.0000
403.0000	18.0000	401.0000	8.0000	383.0000	1.0000	372.0000	18.0000
403.0000	17.0000	401.0000	7.0000	381.0000	25.0000	372.0000	14.0000
403.0000	16.0000	401.0000	7.0000	381.0000	24.0000	372.0000	8.0100
				381.0000	23.0000	372.0000	8.0000

372.0000	6.0000	363.0000	20.0000	360.0000	24.0000	492.0000	46.0000
372.0000	4.0000	363.0000	19.0000	360.0000	22.0000	492.0000	40.0000
372.0000	3.0000	363.0000	18.0000	360.0000	20.0000	492.0000	39.0000
372.0000	1.0000	363.0000	17.0000	360.0000	19.0000	492.0000	38.0000
371.0000	28.0000	363.0000	16.0100	360.0000	18.0100	492.0000	37.0000
371.0000	27.0000	363.0000	16.0000	360.0000	18.0000	492.0000	36.0000
371.0000	22.0000	363.0000	15.0000	360.0000	17.0100	492.0000	35.0000
371.0000	21.0000	363.0000	14.0000	360.0000	17.0200	492.0000	34.0000
371.0000	20.0000	363.0000	13.0000	360.0000	17.0000	491.0000	47.0000
371.0000	19.0000	363.0000	12.0100	360.0000	16.0000	491.0000	46.0000
371.0000	18.0000	363.0000	12.0000	360.0000	15.0000	491.0000	43.0000
371.0000	17.0000	363.0000	11.0000	360.0000	14.0000	491.0000	42.0000
371.0000	16.0000	363.0000	10.0000	360.0000	13.0000	491.0000	35.0000
371.0000	15.0000	363.0000	9.0200	360.0000	12.0000	491.0000	34.0000
371.0000	14.0000	363.0000	9.0100	360.0000	11.0000	491.0000	33.0000
371.0000	13.0000	363.0000	9.0000	360.0000	10.0000	491.0000	32.0000
371.0000	12.0000	363.0000	8.0000	360.0000	9.0000	491.0000	31.0000
371.0000	11.0000	363.0000	7.0000	360.0000	7.0000	491.0000	30.0000
371.0000	10.0000	363.0000	6.0100	360.0000	6.0000	492.0000	56.0000
371.0000	9.0000	363.0000	6.0000	360.0000	2.0000	491.0000	45.0000
371.0000	8.0000	363.0000	5.0000	360.0000	1.0000	491.0000	44.0000
371.0000	4.0000	363.0000	4.0000	271.0000	40.0000	491.0000	41.0000
371.0000	3.0000	363.0000	3.0000	271.0000	39.0000	491.0000	40.0100
371.0000	2.0000	363.0000	2.0000	271.0000	36.0000	491.0000	29.0000
371.0000	1.0000	363.0000	1.0000	250.0000	26.0100	490.0000	34.0000
370.0000	34.0000	362.0000	23.0000	250.0000	26.0000	490.0000	33.0000
370.0000	33.0100	362.0000	26.0000	250.0000	25.0000	391.0000	25.0000
370.0000	33.0000	362.0000	25.0000	250.0000	24.0000	391.0000	19.0000
370.0000	32.0000	362.0000	23.0100	250.0000	23.0000	391.0000	26.0000
370.0000	31.0000	362.0000	23.0000	250.0000	22.0000	804.0000	14.0000
370.0000	30.0000	362.0000	22.0000	250.0000	21.0000	804.0000	12.0000
370.0000	29.0000	362.0000	21.0000	250.0000	20.0000	804.0000	11.0000
370.0000	28.0000	362.0000	19.0000	250.0000	19.0000	804.0000	13.0000
370.0000	27.0000	362.0000	18.0000	250.0000	18.0000	660.0000	19.0000
370.0000	26.0000	362.0000	17.0000	250.0000	17.0000	551.0100	40.0000
370.0000	25.0000	362.0000	16.0000	250.0000	3.0000	660.0000	4.0000
370.0000	24.0000	362.0000	15.0000	250.0000	2.0000	543.0000	25.0000
370.0000	23.0000	362.0000	14.0000	241.01	1 MSE	551.0100	19.0000
370.0000	22.0000	362.0000	13.0000	523.0000	26.0100	551.0100	18.0000
370.0000	21.0000	362.0000	12.0000	523.0000	26.0200	250.0100	2.0000
370.0000	20.0000	362.0000	6.0000	523.0000	26.0300	540	2
370.0000	18.0000	362.0000	5.0100	523.0000	26.0400	801	11
370.0000	17.0000	362.0000	5.0000	523.0000	26.0500	804	2
370.0000	16.0000	362.0000	4.0000	523.0000	26.1300	804	8
370.0000	15.0000	362.0000	3.0000	523.0000	26.0800	804	9
370.0000	14.0000	362.0000	2.0000	523.0000	26.0700	804	10
370.0000	13.0000	362.0000	1.0000	523.0000	26.1100	804	22
370.0000	12.0000	361.0000	22.0000	523.0000	26.0900	804	23
370.0000	11.0000	361.0000	20.0000	523.0000	26.1000	804	24
370.0000	10.0000	361.0000	19.0000	731.0000	21.0000	804	25
370.0000	9.0000	361.0000	18.0500	730.0000	8.0000	804	26
370.0000	8.0000	361.0000	18.0400	492.0000	55.0000	523	26.12
370.0000	7.0000	361.0000	18.0300	492.0000	54.0000	523	26.06
370.0000	6.0000	361.0000	18.0200	492.0000	53.0000		
370.0000	5.0000	361.0000	18.0100	492.0000	52.0000		
370.0000	4.0000	361.0000	18.0000	492.0000	51.0000		
370.0000	3.0000	361.0000	17.0000	492.0000	50.0000		
370.0000	2.0100	361.0000	16.0000	492.0000	49.0000		
370.0000	2.0000	361.0000	15.0000	492.0000	48.0000		
370.0000	1.0000	360.0000	24.0200	492.0000	47.0000		
		360.0000	24.0100				

NORTH WALNUT NEIGHBORHOOD: REDEVELOPMENT AREA BOUNDARIES:

<u>BLOCK:</u>	<u>LOT:</u>
360	ALL LOTS
361	ALL LOTS
362	ALL LOTS
363	ALL LOTS

TO BE ACQUIRED:

<u>BLOCK:</u>	<u>LOT:</u>
262	19
360	1
360	13
360	14
360	15
360	16
360	17
360	17.01
360	17.02
360	18
360	18.01
360	19
360	20
360	22
360	24
360	24.01
361	1
361	24
361	2
361	5
361	16
361	20
362	3
362	4
362	9
362	10
362	11
362	23
362	24
362	23.01
363	1
363	2
363	3
363	4
363	5
363	6
363	6.01
363	12
363	14
363	15
363	16.01
363	16

PARTIAL/MAY BE ACQUIRED:

<u>BLOCK:</u>	<u>LOT:</u>
361	7
361	15
361	23.01

MAY BE ACQUIRED:

<u>BLOCK:</u>	<u>LOT:</u>
361	22
362	17
362	18
363	12.01
363	13

Central Business District: REDEVELOPMENT AREA BOUNDARIES:

<u>BLOCK:</u>	<u>LOT:</u>
540	2
540	3
540	5
540	6
540	7
540	8.01
540	32
540	33
540	34
540	35
540	36
544	1
544	2
544	4
544	5
544	6
544	7
544	8
544	9
544	10
544	10.01
544	10.02
544	11
544	12
544	13
544	16
680	1 (EO only)
683	1
683	1.01
683	4.01
683	4.02
683	5
684	1
684	2
684	3
684	3.01
684	4
684	15
688	1
688	2
688	3

TO BE ACQUIRED:

<u>BLOCK:</u>	<u>LOT:</u>
540	2

540	3
540	5
540	6
540	7
540	8.01
540	32
540	33 (partial)
540	34
540	35
540	36
544	1
544	6
544	7
544	8
544	9
544	10
544	10.01
544	10.02
544	11
544	12
544	13
544	16
684	4

MAY BE ACQUIRED:

BLOCK:	LOT:
540	33 (partial)
544	2
544	4
544	5
683	4.01
683	4.02
683	5
684	1
684	2
684	3
684	3.01

NOT TO BE ACQUIRED:

BLOCK:	LOT:
680	1 (East Orange portion only)
683	1
683	1 .01
684	15
688	1 (Avail. to be leased by agreement bt. the developer and NJ Transit)
688	2 (Avail. to be leased by agreement bt. the developer and NJ Transit)
688	3 (Avail. to be leased by agreement bt. the developer and NJ Transit)

TO BE LEASED BY DEVELOPERS:

BLOCK:	LOT:
688	1
688	2
688	3

Requirements for Real Property “Not To Be Leased” or “Not To Be Acquired”

- a. The listing of properties not to be acquired found under Section E.I.b. of this Plan constitutes those non-residential properties scheduled to remain within the “Redevelopment Area.” Non-residential rehabilitation standards outlined under E.2 of this Plan will apply to all of these properties.
- b. The N.J. Transit-Erie-Lackawanna Station, its related facilities, including all elevated railway viaducts and columns within the “Redevelopment Area” shall be subject to the following special controls:
 1. The use of such facilities or areas shall be restricted to the following: Retail Uses, Personal Service Uses and Pedestrian Access Ways plus customarily related uses, and passenger station.
 11. All such uses itemized in (a) above shall face upon the “Redevelopment Area,” and/or interior pedestrian access ways.
 111. There shall be servicing areas for common use by all commercial users within these facilities. Location and design standards shall be subject to review and approval by the “City” and New Jersey Transit.
- c. In the event that the improvements on any or all of the “not to be acquired” properties are removed, the re-use of the property shall be in accordance with the Land Use Provisions and Building Requirements for new construction outlined under Section D .2.a and D.2. b of the Plan where the aggregate land area is ample for the enforcement of those requirements. The requirements of Section D.2.a and D.2.b shall also apply to the owner of a “not to be acquired property” when the owner thereof acquires project land. In the event that the requirements are not realistically applicable to the property or properties so made available, the “City” may make exception to the Land Use Provisions and Building Requirements and may endorse appropriate action for the re-use of said property or properties that are consistent with the standards for the UR-I zoning district. Such reconstruction so endorsed shall be in full accordance with all local and applicable State code, ordinances and building provisions and shall, in the opinion of the “City” reflect the intent of the Urban Renewal Plan.

Acquisition Classifications (or the Muir’s-Berkeley Project Area

The following acquisition classifications apply to Muir’s-Berkeley Project Area:

1. To Be Acquired

Includes property to be acquired for clearance and redevelopment. The City of East Orange reserves the right not to demolish the Berkeley Building (Block 540, Lot 34), if it is determined to be economically feasible to rehabilitate this structure and/or the existence of this building does not encumber the redevelopment of the area.

II. May Be Acquired

Includes property which requires rehabilitation and may be acquired in order to effectuate the purposes of the Redevelopment Plan. The City of East Orange reserves the right to acquire this property if it is

considered detrimental to surrounding uses and/or it encumbers property disposition, clearance and redevelopment of the area. If the property is not acquired, it must be rehabilitated by the owner in accordance with the property rehabilitation standards of the Brick Church Urban Renewal Plan.

111 Not To Be Acquired

Includes property not to be acquired, but subject to the property rehabilitation -standards of the plan.

EVERGREEN SQUARE AREA: REDEVELOPMENT AREA BOUNDARIES:

BLOCK:	LOT:		
524	11	700	9
524	12	700	10
524	19	700	11
524	20	700	12
524	21	700	14
524	21.01	700	15
524	22	700	34
524	23	700	35
524	27	700	40
524	28	700	41
524	29	700	42
524	30	700	47
524	31	700	49
524	32	700	53
524	34	700	55
532	14	700.01	17
532	15	700.01	18
532	17	700.01	19
533	14	700.01	20
533	15	700.01	21
533	17	700.01	23
533	20	700.01	29
533	22	700.01	30
533	24	700.01	30.01
533	25	700.01	31
533	26	700.01	32
690	1	700.01	32.01
690	3	710	1.01
690	4	710	4
690	7	710	4.01
690	8	710	5
690	9	710	7
691	1	710	7.01
691	4	710	11
691	5	710	12
691	6	710	13
691	20	710	16
691	21	710	17
691	21.01	710	18
691	22	710	18.01
691	22.01	710	18.02
691	23	710	19
691	24	710	20
691	25	710	21
691	26	710	26
691	27	710	28
691	28	711	6
692	7	711	7.01
692	8	711	8.01
694	8	711	9
694	9.01	711	10
700	1	711	11
700	7	711	12
700	8	711	13
700	8.01	712	1
		712	2
		712	2.01
		712	2.03
		712	3
		712	4

EVERGREEN SQUARE AREA:**(PREVIOUSLY EVERGREEN /HALSTED AREA)
REDEVELOPMENT AREA BOUNDARIES:**

BLOCK:	LOT:
691	7
691	8
691	9
691	10
691	12.01
691	12
691	13
692	2
692	3
692	4
692	5
692	6
692	10
692	24
692	25

**LOWER MAIN STREET ARTS DISTRICT:
(PREVIOUSLY LOWER MAIN DISTRICT)
REDEVELOPMENT AREA BOUNDARIES:**

BLOCK:	LOT:
540.01	10
540.01	11
540.01	12
540.01	13
540.01	14
540.01	15
540.01	16
540.01	17
540.01	18
541	1
541	2
541	5
370	1
370	2
370	2.01
370	3
370	4
370	5
241.01	1
371	2
371	3
371	8
371	9
371	10
371	11
371	12
371	13
372	ALL LOTS
373	ALL LOTS
387	ALL LOTS
387.01	1
387.02	1
387.03	1

387.03	2
384	ALL LOTS
385	ALL LOTS
386	ALL LOTS
534	1
531	ALL LOTS

**LOWER MAIN RESIDENTIAL AND
COMMERCIAL DISTRICT:
(PREVIOUSLY LOWER MAIN 2 DISTRICT)
REDEVELOPMENT AREA BOUNDARIES:**

BLOCK:	LOT:
370	6
370	7
370	8
370	9
370	10
370	11
370	12
370	13
370	14
370	15
370	16
370	17
370	18
370	20
370	21
370	22
370	23
370	24
370	25
370	26
370	27
370	28
370	29
370	30
370	31
370	32
370	33
370	33.01
370	34
371	4
371	14
371	15
371	16
371	17
371	18
371	19
371	20
371	21
371	22
371	27
371	28
540.01	19
540.01	20
540.01	21
540.01	22

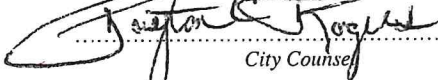
540.01	23
540.01	24
540.01	25
540.01	26
540.01	27
540.01	28
540.01	29
540.01	30
541	7
541	8
541	8.01
541	9
541	12
541	13
541	14

ORDINANCE OF THE CITY OF EAST ORANGE, NEW JERSEY

1ST Reading: 7, 24, 17
Public Hearing: 8, 14, 17
2nd Reading & Adoption: 8, 14, 17

Referred to Planning Board: ____/____/____
Received from Planning Board: ____/____/____

Approved as to Formal and Legality
On Basis of Facts Set forth:


City Counselor

Factual Contents Certified to By:


Department Head

Appropriations:

..... Tabled: ____/____/____
Comptroller

Removed From Table: ____/____/____

Councilman/ Councilwoman BULLOCK/HOLMAN Presents the following Ordinance:

ORDINANCE NO. 22 OF 2017

AN ORDINANCE AMENDING AND SUPPLEMENTING THE TRANSIT VILLAGE DISTRICT REDEVELOPMENT PLAN ("TVD") TO ALLOW RESIDENTIAL CONVERSIONS TO OFFICE USES, AS A PERMITTED PRINCIPAL USE, LIMITED TO EXISTING ONE (1), TWO (2), AND THREE (3) FAMILY DWELLINGS IN THE TR2 ZONE WITH PROPERTY FRONTAGE ON PARK AVENUE, BETWEEN WASHINGTON TERRACE AND GLENWOOD AVENUE IN ACCORDANCE WITH N.J.S.A. 40A:12A-7

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL") provides the statutory basis for municipalities for encouraging land redevelopment, and authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment and to create redevelopment plans; and

WHEREAS, pursuant to the LRHL, the City Council of the City of East Orange adopted Ordinance No. 57 of 2015, which created the East Orange Transit Village District Redevelopment Plan ("TVD") around the Brick Church Train Station; and

WHEREAS, pursuant to Resolution I-144 of 2017, the City Council of the City of East Orange authorized and directed the East Orange Planning Board to evaluate whether the TVD Redevelopment Plan should be amended to allow residential conversions to office uses, as a permitted principal use, limited to existing one (1), two (2), and three (3) family dwellings in the TR2 zone with property frontage on Park Avenue; and

WHEREAS, the East Orange Planning Board held public hearings on May 3, 2017 and June 7, 2017 in accordance with law, at which time there was direct testimony and cross examination of John McDonough, AICP, PP, the board's

planning consultant, whereby the proposed amendments were discussed in detail; and

WHEREAS, by Resolution PB 688-17, adopted July 5, 2017 the East Orange Planning Board determined that the proposed amendments are substantially consistent with the goals and objectives of the TVD Redevelopment Plan and the City of East Orange Master Plan; and

WHEREAS, the City Council of the City of East Orange finds that changes recommended by the Planning Board are necessary to facilitate and effectuate the positive redevelopment of the area.

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

SECTION 1. The Transit Village District Redevelopment Plan ("TVD") is hereby amended and supplemented as set forth in the sections below.

SECTION 2. Section 5.7. of the TVD pertaining to "Permitted Uses" shall be amended and supplemented to add the following language:

7. Office uses, limited to conversions of existing one (1), two (2), and three (3) family dwellings with property frontage on Park Avenue.

SECTION 3. Section 5.7. of the TVD pertaining to "Accessory Uses" shall be amended and supplemented to add the following language:

4. For conversions of existing one-, two-, and three-family dwellings with property frontage on Park Avenue, all parking shall be surface parking or in a garage, subject to the following special regulations:
 - a. Driveway aprons and curb openings on Park Avenue shall be maintained at the minimum dimensions and standards set by the County of Essex.
 - b. Driveway aprons and curb openings on Washington Terrace shall be a maximum of 18 feet wide.
 - c. The minimum driveway width shall be 10 feet.
 - d. Semi-circular driveways shall be permitted, provided the minimum turning radius is 24 feet.

- e. Parking requirements for any residential conversions shall comply with Section 5.12. as though it were a new use, and existing buildings shall not be exempted from the parking requirements therein.
- f. Parking requirements for residential conversions shall be located in the side or rear yard, or via a one-way driveway with ingress on one street and egress on another street.
- g. Parking requirements shall also comply with City Code Chapter 51, where not otherwise addressed or superseded by the Redevelopment Plan, such as parking stall dimensions, aisle dimensions, and pavement depths.
- h. There shall be a landscaped area between the parking area and any lot line, which shall be a minimum of 4 feet wide.
- i. Solid fencing no taller than 6 feet is permitted in the side and rear yards. Fencing no taller than 4 feet is permitted in the front yard, provided that such fencing in the front yard must have be a minimum of 50% open visibility through the fence. Any existing nonconforming fence shall be removed and replaced with a conforming fence.
- j. Refuse shall be contained within an enclosed area for cans and recycling along the building or as close to accessibility for a private hauler to obtain via a front loader or rear loader.
- k. All improvements shall be subject to site plan approval in accordance with City Code Chapter 51.

SECTION 4. Section 5.7. of the TVD pertaining to “Bulk Standards” shall be amended and supplemented to add the following language:

- 7. All bulk requirements for conversions of existing one-, two-, and three-family dwellings with property frontage on Park Avenue shall be the same as the bulk requirements for the least restrictive residential category in the TR2 zone, however the maximum lot coverage shall be 80% to allow for parking.

SECTION 5. Severability of Ordinance Provisions. Each section of this ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity of constitutionality of any other sections or parts thereof.

SECTION 6. That all ordinances and parts of ordinances and conflicts that are inconsistent with this ordinance are hereby repealed but only to the extent of such conflict or inconsistency

SECTION 7. That this ordinance shall take effect upon final passage upon expiration of twenty (20) days following publication unless otherwise provided.

FIRST READING

COUNCILMEMBER	AYE	NAY	N.V.	A. B.	VETO
BULLOCK	X				
BRENT				X	
JOHNSON	X				
LEWIS	X				
COOPER	X				

COUNCILMEMBER	AYE	NAY	N.V.	A.B.	VETO
HOLMAN	X				
GOMEZ	X				
JAMES	X				
TALMADGE	X				
GREEN	X				

SECOND READING & FINAL PASSAGE

COUNCILMEMBER	AYE	NAY	N.V.	A. B.	VETO
BULLOCK	X				
BRENT	X				
JOHNSON	X				
LEWIS				X	
COOPER	X				

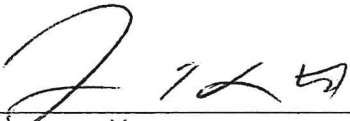
COUNCILMEMBER	AYE	NAY	N.V.	A.B.	VETO
HOLMAN	X				
GOMEZ	X				
JAMES	X				
TALMADGE	X				
GREEN	X				

X- Indicates Vote A.B.- Absent N.V.-Not Voting (Abstained or Excused) ACTION ON VETO: ↓ To Sustain ↯ To Over-Ride

Passed on First Reading: 7 / 24 / 2017
Adopted on final Reading: 8 / 14 / 2017
Presented to Mayor: 8 / 15 / 2017
Approved: 8 / 17 / 2017

Vetoed: / / 2017
4

Reconsidered by Council: / / 2017


Mayor


Council Chairman

City Clerk

EAST ORANGE
THE CITY OF
EAST ORANGE, NEW JERSEY
ORDINANCE NO. 22 of 2017
ON FIRST READING

Purpose: To Allow Residential Conversions to Office Uses, as a Permitted Principal Use, Limited to Existing One (1), Two (2) and Three (3) Family Dwellings in the TR2 Zone With Property Frontage on Park Avenue, Between Washington Terrace and Glenwood Avenue

Public Notice is hereby given that at a Regular Meeting of the East Orange City Council held on Monday, July 24, 2017 the following Ordinance was introduced and passed on First Reading and that said Ordinance will be taken up for further consideration and final passage at a Meeting of the East Orange City Council to be held on Monday, August 14, 2017 at 6:00 PM at East Orange City Hall, 44 City Hall Plaza, East Orange, New Jersey in City Council Chambers.

AN ORDINANCE AMENDING AND SUPPLEMENTING THE TRANSIT VILLAGE DISTRICT REDEVELOPMENT PLAN ("TVD") TO ALLOW RESIDENTIAL CONVERSIONS TO OFFICE USES, AS A PERMITTED PRINCIPAL USE, LIMITED TO EXISTING ONE (1), TWO (2), AND THREE (3) FAMILY DWELLINGS IN THE TR2 ZONE WITH PROPERTY FRONTAGE ON PARK AVENUE, BETWEEN WASHINGTON TERRACE AND GLENWOOD AVENUE IN ACCORDANCE WITH N.J.S.A. 40A:12A-7

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL") provides the statutory basis for municipalities for encouraging land redevelopment, and authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment and to create redevelopment plans; and

WHEREAS, pursuant to the LRHL, the City Council of the City of East Orange adopted Ordinance No. 57 of 2015, which created the East Orange Transit Village District Redevelopment Plan ("TVD") around the Brick Church Train Station; and

WHEREAS, pursuant to Resolution I-144 of 2017, the City Council of the City of East Orange authorized and directed the East Orange Planning Board to evaluate whether the TVD Redevelopment Plan should be amended to allow residential conversions to office uses, as a permitted principal use, limited to existing one (1), two (2), and three (3) family dwellings in the TR2 zone with property frontage on Park Avenue; and

WHEREAS, the East Orange Planning Board held public hearings on May 3, 2017 and June 7, 2017 in accordance with law, at which time there was direct testimony and cross examination of John McDonough, AICP, PP, the board's planning consultant, whereby the proposed amendments were discussed in detail; and

WHEREAS, by Resolution PB 688-17, adopted July 5, 2017 the East Orange Planning Board determined that the proposed amendments are substantially consistent with the goals and objectives of the TVD Redevelopment Plan and the City of East Orange Master Plan; and

WHEREAS, the City Council of the City of East Orange finds that changes recommended by the Planning Board are necessary to facilitate and effectuate the positive redevelopment of the area.

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

SECTION 1. The Transit Village District Redevelopment Plan ("TVD") is hereby amended and supplemented as set forth in the sections below.

SECTION 2. Section 5.7. of the TVD pertaining to "Permitted Uses" shall be amended and supplemented to add the following lan-

guage:

7. Office uses, limited to conversions of existing one-, two-, and three-family dwellings with property frontage on Park Avenue.

SECTION 3. Section 5.7. of the TVD pertaining to "Accessory Uses" shall be amended and supplemented to add the following language:

4. For conversions of existing one-, two-, and three-family dwellings with property frontage on Park Avenue, all parking shall be surface parking or in a garage, subject to the following special regulations:

a. Driveway aprons and curb openings on Park Avenue shall be maintained at the minimum dimensions and standards set by the County of Essex.

b. Driveway aprons and curb openings on Washington Terrace shall be a maximum of 18 feet wide.

c. The minimum driveway width shall be 10 feet.

d. Semi-circular driveways shall be permitted, provided the minimum turning radius is 24 feet.

e. Parking requirements for any residential conversions shall comply with Section 5.12. as though it were a new use, and existing buildings shall not be exempted from the parking requirements therein.

f. Parking requirements for residential conversions shall be located in the side or rear yard, or via a one-way driveway with ingress on one street and egress on another street.

g. Parking requirements shall also comply with City Code Chapter 51, where not otherwise addressed or superseded by the Redevelopment Plan, such as parking stall dimensions, aisle dimensions, and pavement depths.

h. There shall be a landscaped area between the parking area and any lot line, which shall be a minimum of 4 feet wide.

i. Solid fencing no taller than 6 feet is permitted in the side and rear yards. Fencing no taller than 4 feet is permitted in the front yard, provided that such fencing in the front yard must have be a minimum of 50% open visibility through the fence. Any existing nonconforming fence shall be removed and replaced with a conforming fence.

j. Refuse shall be contained within an enclosed area for cans and recycling along the building or as close to accessibility for a private hauler to obtain via a front loader or rear loader.

k. All improvements shall be subject to site plan approval in accordance with City Code Chapter 51.

SECTION 4. Section 5.7. of the TVD pertaining to "Bulk Standards" shall be amended and supplemented to add the following language:

7. All bulk requirements for conversions of existing one-, two-, and three-family dwellings with property frontage on Park Avenue shall be the same as the bulk requirements for the least restrictive residential category in the TR2 zone, however the maximum lot coverage shall be 80% to allow for parking.

SECTION 5. Severability of Ordinance Provisions. Each section of this ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity of constitutionality of any other sections or parts thereof.

SECTION 6. That all ordinances and parts of ordinances and conflicts that are inconsistent with this ordinance are hereby repealed but only to the extent of such conflict or inconsistency.

SECTION 7. That this ordinance shall take effect upon final passage upon expiration of twenty (20) days following publication unless otherwise provided.

By Order of the East Orange City Council
CYNTHIA S. BROWN
City Clerk

TED R. GREEN
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.

E56951 EOR August 3, 2017 (\$72.00)

EAST ORANGE

CITY OF EAST ORANGE
ORDINANCE ON SECOND READING

ORDINANCE NO. 22 OF 2017
ON SECOND READING

AN ORDINANCE AMENDING AND SUPPLEMENTING THE TRANSIT VILLAGE DISTRICT REDEVELOPMENT PLAN ("TVD") TO ALLOW RESIDENTIAL CONVERSIONS TO OFFICE USES, AS A PERMITTED PRINCIPAL USE, LIMITED TO EXISTING ONE (1), TWO (2), AND THREE (3) FAMILY DWELLINGS IN THE TR2 ZONE WITH PROPERTY FRONTAGE ON PARK AVENUE, BETWEEN WASHINGTON TERRACE AND GLENWOOD AVENUE IN ACCORDANCE WITH N.J.S.A. 40A:12A-7

PURPOSE: To allow Residential Conversions to Office Uses, as a Permitted Principal Use, Limited to Existing One (1), Two (2) and Three (3) Family Dwellings in the TR2 Zone with Property Frontage on Park Avenue, Between Washington Terrace and Glenwood Avenue

We certify that the foregoing Ordinance was passed by the City Council of the City of East Orange on Monday, August 14, 2017

CYNTHIA S. BROWN
City Clerk

THEODORE R. GREEN
City Council Chairman

APPROVED
Lester E. Taylor III, MAYOR

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.

ESP04 EOR August 24, 2017 (\$17.28)