



Site Remediation Legislative Reform and How it Impacts Your Municipality

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Orange West/Orange Central Valley Brownfield Development Area

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Background

- Developed and Adopted the *Orange Master Plan (2006)*.
- Joint Planning and Zoning for the Valley Neighborhood, which is located in the City of Orange and Township of West Orange
- Created the Central Valley Redevelopment Area and Plan Once the hat making Capital of the World
 - Laden with empty warehouses, industrial buildings and uses and single family detached dwellings.

Orange Master Plan-Adopted May 2006

orange
is the new
green

**economic
development**

smart growth

**transit-oriented
development**

GROWING SMART

New development is planned within a five-to-ten minute walk of the train stations with a denser mix of residential and commercial development.

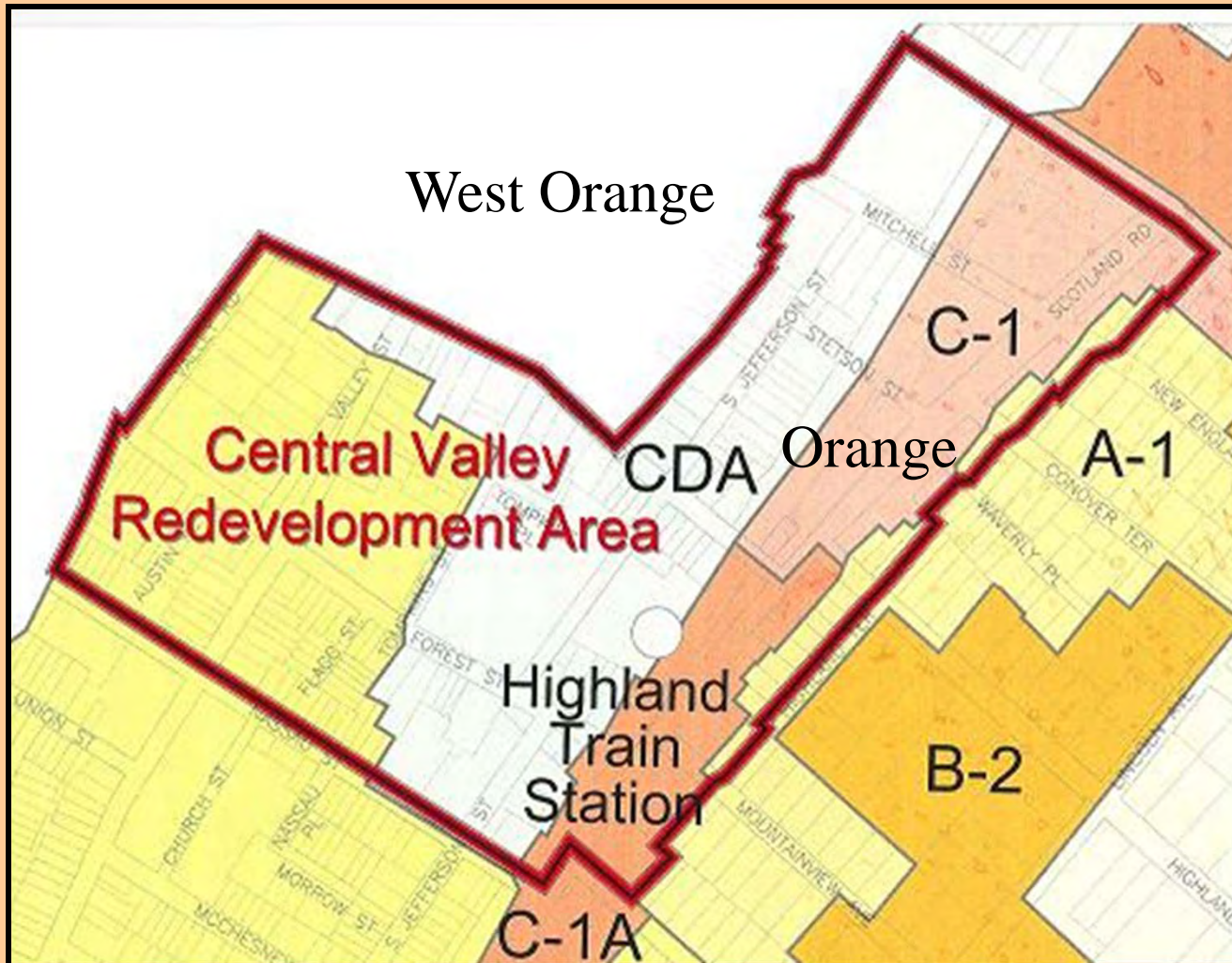
WALK, RIDE, BIKE

Transit-oriented and pedestrian-friendly development will provide building blocks for the future by capitalizing on Orange's central location and accessibility to multi-modal transportation.

EXPANDING HOME OWNERSHIP

New development focuses on market rate, owner-occupied housing while Orange continues to meet the needs of low and moderate income households.

Central Valley Redevelopment Plan: Adopted December 5, 2005



Adjacent Redevelopment Areas

Two separate redevelopment areas were established adjacent to each other to encourage the construction of 228 market rate condominiums



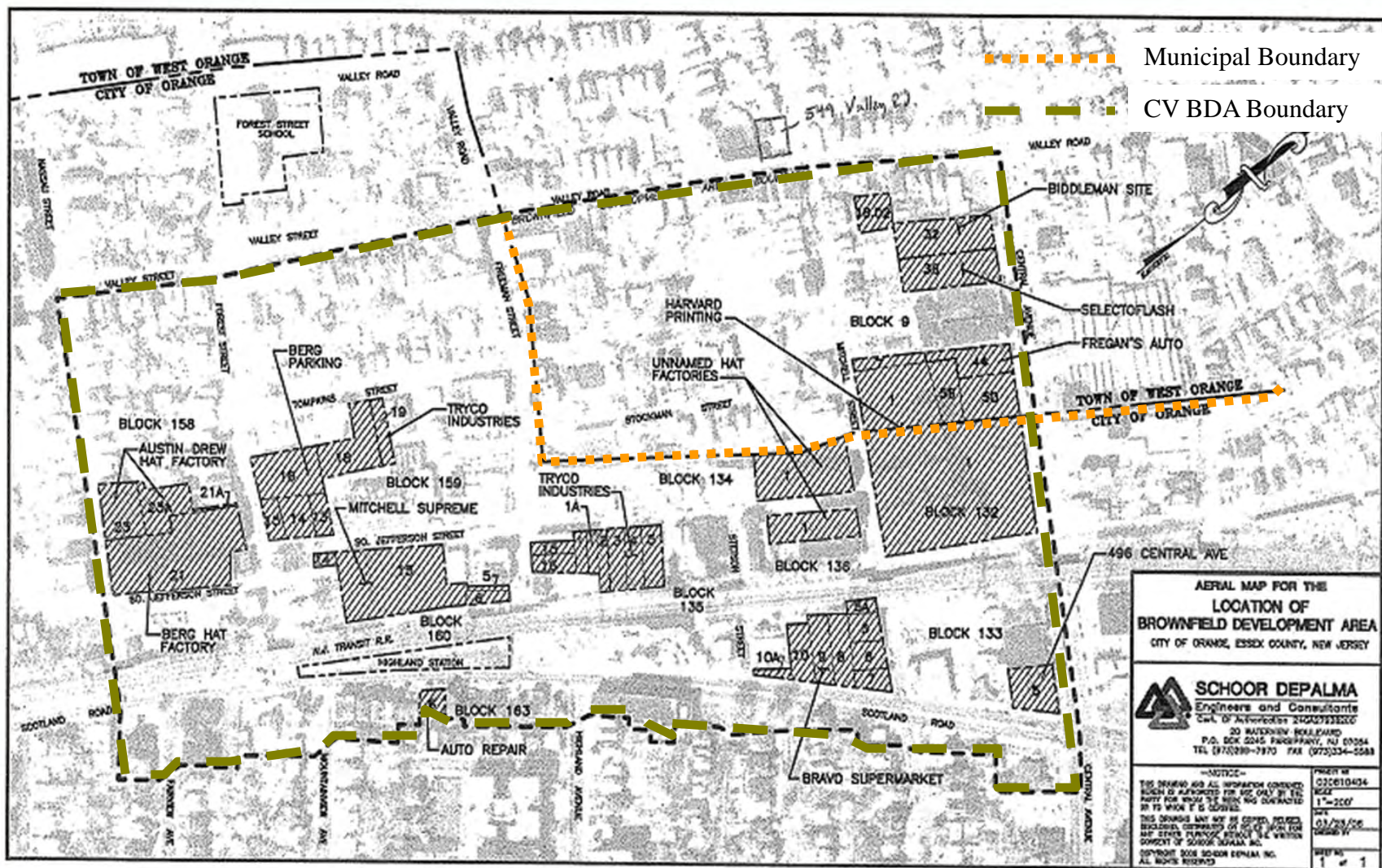
Office of Brownfield Reuse Brownfield Development Area (BDA) Program.

- This program works in partnership with municipalities and neighborhoods that are impacted by multiple Brownfield sites. The initiative coordinates planning, resources and remediation with a focus on reuse. Under the BDA approach, NJDEP works with selected communities to design and implement remediation and reuse plans for multiple Brownfield properties simultaneously.
- The DEP, through its BDA program, prioritizes sites within BDAs for faster approvals and technical assistance because such sites can serve as a catalyst for larger redevelopment.

Central Valley Steering Committee

- Encourage Private Development Through the Remediation of Buildings
- Participants
 - City of Orange
 - City of West Orange
 - Property Owners
 - Developers
 - HANDS
 - Community Leaders
- Grant consultant assisted the Steering Committee in preparing the BDA application
- HANDS retained an engineering firm to prepare the data information sheets for each property.

Original Submission: Central Valley BDA 2006





STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEP COMMISSIONER ANNOUNCES BROWNFIELD DEVELOPMENT AREAS FOR NEPTUNE TOWNSHIP, ORANGE AND WEST ORANGE, AND SALEM CITY

January 12, 2007 - Department of Environmental Protection Commissioner Lisa P. Jackson today announced efforts to revitalize more than 200 blighted properties through the designation of Brownfield Redevelopment Areas for Neptune Township, Monmouth County; **Orange Township and West Orange Township**, Essex County; and Salem City, Salem County.

BDA Results To-Date

- 17 sites in BDA
- 4 NFA Letters Received
- 4 sites HDSRF funds allocated
- 1 Approved Work Plan (one each in Orange and West Orange)
- 2 Preliminary Investigations underway
- 5 sites proposed for BDA expansion in 2010

Central Valley Brownfield Development Area

Proposed BDA Parcels for 2010



Proposed Central Valley BDA Additions:

- A: Block 133, Lots 1, 9 and 10 (additional Bravo lots)**
- B: Block 158, Lots 21A.01 and 23 (former Stanley Prop.)**
- C: Block 158, Lot 18 (the former Forest St. firehouse)**

A Request for Proposals/Qualifications Issued in 2006

Harvard Development Associates awarded development rights for 6 blocks of the Central Valley Redevelopment Area.

Anchor projects include the conversion of the former Berg Hat Factory and former Harvard Printing Company into mixed use commercial, retail and residential units



Valley Arts District

- Arts as an Economic Engine
- Valley Designated an Arts District in 2010
- HANDS/Valley Arts Organization
- O.R.N.G. Ink
- Daily Soup Bar and Café
- Hat City Kitchen
- Luna Studio
- Luna Stage

Jefferson Art Walk

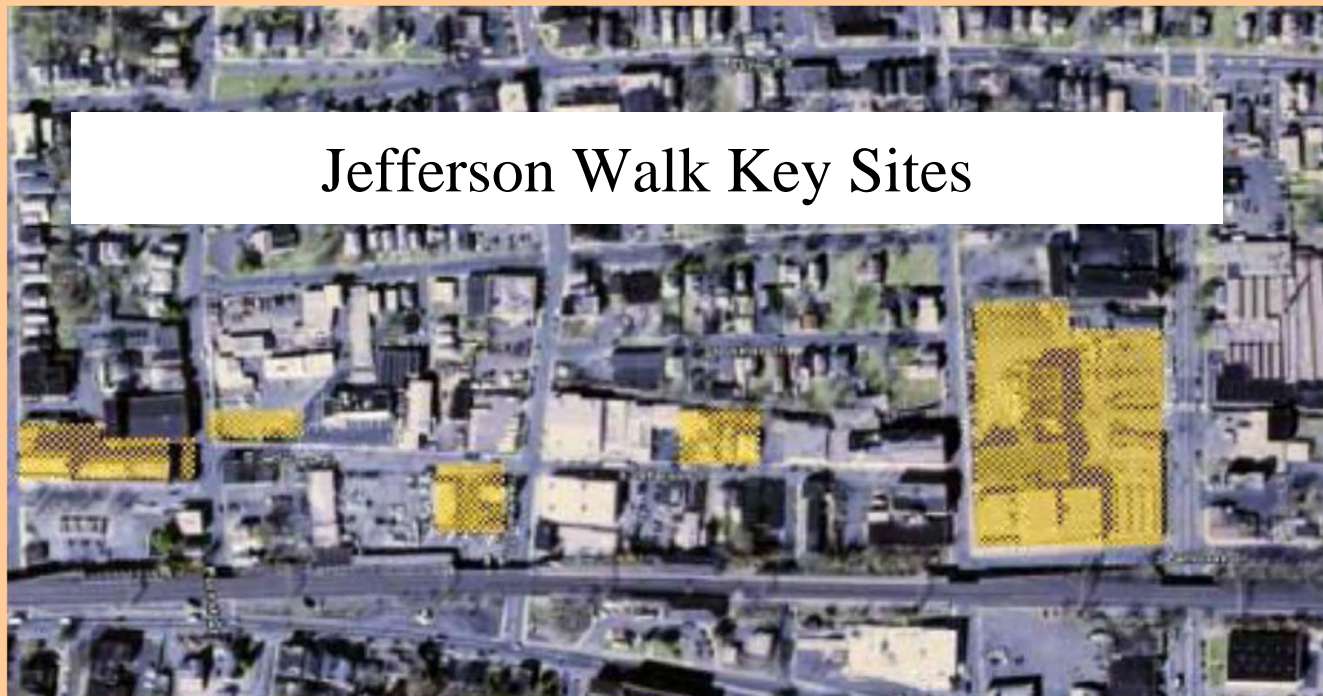


A proposal to create an urban village
in the Central Valley Neighborhood of Orange, New Jersey

HARVARD DEVELOPMENT ASSOCIATES

A partnership of
The Alpert Group
Applied Development
HANDS, Inc.

The Orange/West Orange Central Valley Brownfield Development Area includes 17 properties straddling Orange and West Orange. The 12-acre area is roughly bounded by Nassau Street, Valley Road, Central Avenue and Scotland Road. The planned end use for this area includes 1,500 market-rate residential units and 250,000 square feet of commercial retail space. An additional component calls for 800 residential units and a public park.

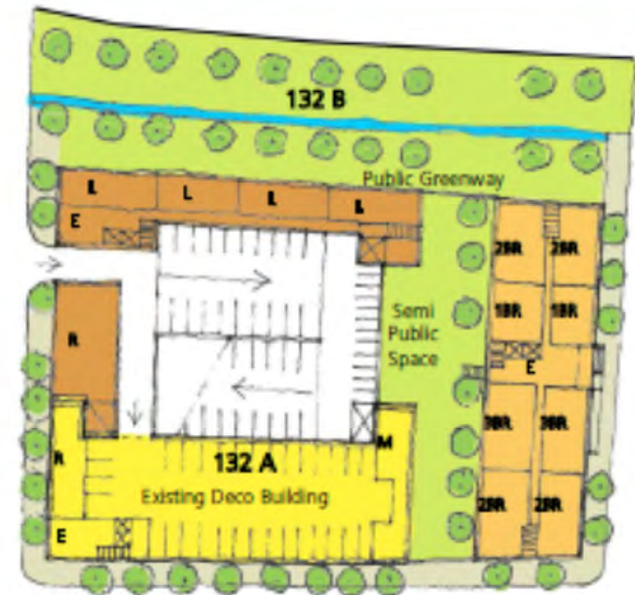


Jefferson Walk Key Sites

Brownfield Site: Harvard
Printing Company, Orange:
Proposed: 128 Market Rate
Condominium Re-open East
Rahway River



Harvard Printing site photo E.J. Carr

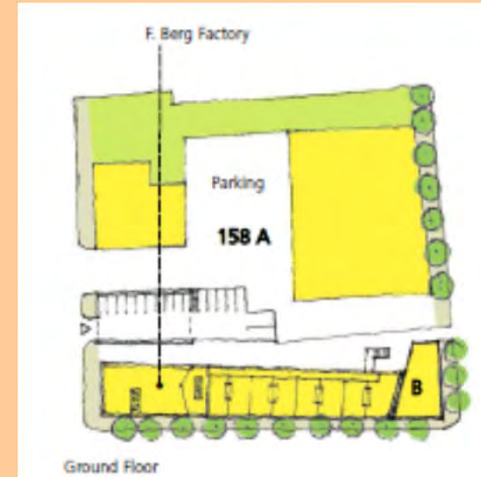


Ground Floor





F. Berg Factory, John Winkelmann, design architect



F. Berg Factory, photo E.J. Carr

Former Berg Hat Factory...
 Received NFA in 2009—
 revised site plans being
 submitted for mixed use,
 market rate residential



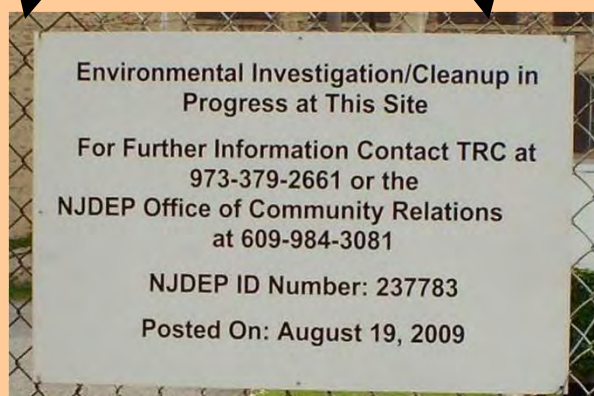
297 Scotland Road
Proposed CVBDA site...



Getty and Delta: Recently
funded HDSRF sites



Mitchell Street—2 HDSRF Funded investigations initiated...





Hat City Kitchen



Memorial Park



406 Tompkins did not need HDSRF funds but historic fill was removed from the site—now a urban garden and artist space...





The Luna Stage
549 Valley Road, West Orange
(Also houses a police substation)

