

More Info:

* www.OGWO.org or www.OurGreenWestOrange.org



* NJ.com / Star-Ledger article: <http://www.nj.com/essex/index.ssf/2018/04/west-orange-essex-green-shopping-center.html>

* Boxer Report: https://img1.wsimg.com/blobby/go/8b077786-e9ac-41f3-88b5-7b48129212fc/downloads/1car14p2l_45321.pdf

* West Orange Township: <http://www.westorange.org>

* West Orange Town Calendar: <http://www.westorange.org/calendar.aspx>

Zoning Board: ZoningBoard@westorange.org

Planning Board: PlanningBoard@westorange.org

Township Council: Council@westorange.org

Mayor: mayor@westorange.org

* Spinning Orange Productions:

▶ [Essex Green ReDevelopment 101](#)

▶ [Essex Green ReDevelopment: Family Ties](#)

▶ [The ReDevelopment Zone: Part 1 of 3](#)



Residents Need Answers

Township of West Orange
Presents their version of the
Essex Green ReDevelopment
Plan. (Sometimes it's what
someone doesn't say that
provides the most information.)

- If West Orange has a Planning Board, Zoning Board & Town Council, don't we already have a "seat at the table"? Why is the mayor, Town Attorney, and Council President continually telling residents the reason to designate Essex Green Shopping Center as An Area in Need of Redevelopment is so we can "have a seat at the table?"
- When the Mayor recused himself from all aspects of the redevelopment project, how come he posted such a lengthy, favorable opinion piece about the project on Facebook? Especially when he himself leased office space from the developer up until this month?
- Why did the Town Attorney not permit the town planner to come before the Town Council to clarify his Redevelopment Report? (Especially when previous planners were not only allowed to come before the Council, but were introduced by the same Town Attorney?)
- The Town Council attorney (Mr. Kayser) and the Township Attorney (Mr. Trenk) each told the Town Council that the other had consulted an independent attorney regarding possible conflicts of interest of having a voting Planning Board member (Andrew Trenk) vote on the very plan his father (Richard Trenk) has been pushing. How come an independent attorney wasn't consulted before the vote took place?
- The mayor has stated that it is going to be retail, and that's all he knows. Is it true that the Township doesn't know what other plans the developers who purchased Essex Green Shopping Center & Executive properties have?
- Do you feel that it is a conflict of interest that the redeveloper BNE Millenium Homes has made campaign contributions to you?
- Will you renew your lease at Executive Drive once this is over? Are you now leasing in another upcoming "blighted" building?

Continued on reverse

Questions Residents Need Answers To

- Is it true that the Public Works Facility is considered “public use,” and would therefore fulfill the developer’s obligation of a “public use” space at Essex Green Shopping Center/Executive Drive location?
- There is a new extended stay Cambria Suites Hotel being built behind Shoprite - neighboring the proposed new Public Works facility. Has the Town reached out to the hotel owners to see if they are okay with this? (We are a business friendly town, correct?)
- The Township has \$9 million in PILOT funding from the Edison Project. How come the Township worked so hard to designate Essex Green as an Area in Need of ReDevelopment if we don’t need money for the Public Works facility? Is it not enough money?
- At a Council Meeting in January, Councilman Krakoviak proposed adopt a resolution that contingent upon the Essex Green area being designated as an AINR, that their be NO TAX ABATEMENTS. Why wasn’t this proposal discussed more, instead of being immediately dismissed by the Township Attorney and Council Present McCartney?
- Has the mayor taken any campaign contributions - either directly or indirectly - from the development companies (or their families/friends) involved in this sale, the current leasing companies, or any of the companies that may eventually bid on the redevelopment of Essex Green and Executive Drive?
- Why did you not require prism to provide financial documents before granting them the contract for the redevelopment of the Edison battery building, and is this a precedent that will continue with BNE?
- Why did you not put developer PRISM in default on the Edison battery building redevelopment project after the project languished for almost 10 years and how do we know that this won’t repeat itself here at Essex Green Executive Drive?
- Why did you put the town attorney’s son on the planning board? What are his qualifications?
- Why did you remove such a qualified architect and only planner Jerry Eben from the planning board? Is it just a coincidence that he wasn’t reappointed after being the sole vote on the Planning Board against the ReDevelopment Plan, and for discussing the possible conflict of having the Township Attorney’s son voting on his father’s and his boss’s plan?
- Why did the township choose BNE as a developer when the law states that the developer is chosen after the area in need of redevelopment designation occurs?
- Why did you state in a recent meeting that the owner of The Executive Drive offices chose BNE as the developer when the law only permits the township to select the developer?
- What is your plan for the redevelopment area?
- Why are there 0 units of affordable housing at the battery building phase 1 on Main Street when the original agreement between prism and the town 10 years ago called for 70 units? Now where will they go?
- Why would you declare Essex Green and Executive Drive an area need of redevelopment when the law requires that designation to be based on blight? Why did the vacancy rate increase multifold soon after the developer bought the property? How does high vacancy effect determining whether an area is indeed blighted?
- Why did you choose the town planner to do the plan as opposed to an independent planner as has been the case in prior redevelopment proposals?
- We are concerned that you will issue 30 year tax abatements to the detriment of our revenue receipts and a lack of fairness to the other taxpayers in town, what is your response?
- Essex Green & Executive Drive are no more blighted or vacant than many, many buildings in West Orange. You are setting the bar very low. Is this Plan the new wave of the WO future?