



Township of Montclair

205 Claremont Avenue

MONTCLAIR PLANNING BOARD

Montclair, NJ 07042

tel: 973-509-4954

fax: 973-509-4943



*Janice E. Talley, PP/AICP
Director of Planning and Community Development
jtalley@montclairnjusa.org*

MASTER PLAN REEXAMINATION REPORT 1st WARD COMMUNITY MEETING NOTES August 5, 2026

Thirty people attended the meeting, including Planning Board members Councilor Erik D'Amato and Nicole Wallace; Board of Adjustment Vice Chair Jerry Simon and member Charlie Griffith; and Historic Preservation Commission Chairperson Kathleen Bennett. A list of attendees is attached. Ms. Talley discussed the Master Plan Reexamination process which included a PowerPoint presentation. Residents had the following comments:

1. A traffic and parking study of the Upper Montclair commercial area is necessary as there is constant gridlock traffic on Valley Road from the Acme at 510 Valley Road to the Lorraine Avenue intersection. There is a mix of oversized vehicles, children on electric bikes, and pedestrians crossing.
2. The Master Plan's goals should be reorganized. Currently, there is too much focus on business areas and insufficient prioritization of residential areas. The focus areas identified in 2016, which primarily consist of commercial areas, should be abandoned in favor of a neighborhood map of the Township. All neighborhoods should be evaluated for traffic patterns, stormwater management, and development trends, with individual goals and action items created for each neighborhood.
3. The Zoning Map appears to be incorrect in some areas, and the Township should reexamine the maps to ensure their accuracy. Any areas where there is uncertainty, such as 260 Park Street, should be reevaluated.
4. The Unified Land Use and Circulation Element of the Master Plan states that Essex County evaluated the feasibility of a traffic light at the Plaza's main intersection and determined that it was not feasible. Residents questioned why a traffic light was ultimately installed at the intersection.
5. Residents asked how the success of the Master Plan would be evaluated going forward. They recommended regular and ongoing resident engagement to hold the Township accountable for the goals established in the Plan and to build consensus around priorities. Residents recommended that a vision or mission statement for the Town be adopted.
6. Less than 80 residents have attended the four Master Plan Reexamination Community Meetings. There should be more opportunities for engagement for people who cannot come to meetings in person, and people should understand why it is important for them to participate.

1st Ward Community Meeting Notes

7. Residents expressed concern that the Land Use Boards and Township Council may be working in silos and lack coordination around shared goals. They recommended greater collaboration among the Township's decision-making bodies and consideration of broader quality-of-life factors, including noise, waste management, aesthetics, and overall livability, when evaluating new development proposals. Residents recommended holding a joint meeting with the land use boards and Township Council every two years to hear resident concerns and priorities.
8. There have been certain projects approved by the Planning Board, including 260 Park Street and 10 Elm Street, where the Board felt that their hands were tied and they had to approve the development. There should be weight given to the impacts of such projects in the review and approval process.
9. Development should be distributed more equitably across all four wards. The Fourth Ward has experienced substantial multifamily and affordable housing development and recommended creating additional opportunities for multifamily housing throughout the Township.
10. Transit-oriented development has significantly changed the character of the Third and Fourth Wards and will likely continue to do so in the First and Second Wards. Montclair was historically characterized as quaint, cozy, and diverse, but these qualities are becoming increasingly difficult to maintain as the Township becomes more densely developed and urbanized. Montclair is rapidly losing its diversity and becoming more populated and congested.
11. The Township is battling an aging power grid and subterranean infrastructure which cause blackouts and flooding as population keeps increasing. Montclair should work closely with NJDEP to maintain sustainable infrastructure systems.

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NAME	ADDRESS	EMAIL
Liz ZAZZI	2 Amherst Pl	LizZazzi@gmail.com
Kevin Riordan	530 Valley St	Riordan2023@gmail.com
Jeffrey Grayson		
Steven Magianis	Wouldn't YOU like to know!	vurgolfman2000@comcast.net
MARCIA Acema		
Merrily Ervin	318 Park St	
FRANK D'Amico	25 NORWOOD	
Joe Link	121 Buckingham Rd	jorlink1@yahoo.com
William Scott	23 CEDAR AVE	
Suzanne Aptman	120 Westview Rd	saptman2024@gmail.com
Kendy Lacey	319 Park Street	teamLacey@aol.com
MJ WELDON	2 CHESTER ROAD	mj.weldon@icloud.com
Graceur Thon	219 N. Feltus	gthweldon@MontclairNJ.gov
David Serra	136 Lincoln St	glhrrn@aol.com
Lisanne Renner	42 Godfrees	gracerenner@verizon.net
Peter Vogel	25 Greenview	vogelpet@gmail.com

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NAME	ADDRESS	EMAIL
FRANK RUBINCKY	398 UP MOUNTAIN	—
Rachel Fernberg	54 Warfield St	montclair@rachelpreisen.com
JERRY SIMON	8 CHESTER RD	
KATHERINE DEWITT	10 Glenwood	Kbennett725@gmail.com
Susan S. Andersen		
Nicole Hearn	55 Warfield St.	nbhear1@gmail.com
JOHN HEARN	55 WARFIELD ST.	JVRHEARN@gmail.com
Mary Knowles	190 Summit Ave	maryknowles@comcast.net
Nichelle McLean	81 Claremont Ave.	blackberry@yahoo.com
Adriana D Allemen	1000 Exec. Pr.	nnadall eman@gmail.
Donna Pickett	255 Park St.	Donnapickett0910@gmail
Charles Griffith	15 Norwood Ave.	cgriffith@ermeat.com
Nicole Wallace	9 Northview	—
Alexis Buryk	34 Oakwood Ave	alexis.buryk@gmail.com