

TOWNSHIP OF MONTCLAIR

NOTICE OF PUBLIC HEARING FOR ORDINANCE O-26-06. Notice is hereby given that the following ordinance was introduced and passed on first reading at a meeting of the Township Council on February 10, 2026 and will be given a second reading on February 24, 2026 at 5:30 P.M. or soon thereafter as possible, at the Municipal Building, 205 Claremont Avenue, Montclair, New Jersey, at which time all persons interested shall be given the opportunity to be heard on this Ordinance: AN ORDINANCE TO AMEND CHAPTER 347 ZONING OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY

The proposed amendments to Chapter 347 Land Use implement the changes to the New Jersey Fair Housing Act (“Amended FHA”) and the new Uniform Housing Affordability Controls (“New UHAC”) that were adopted into law on December 15, 2025. These amendments include an update to the affirmative marketing requirements with modern housing search practices and aligning certification calculations and processes with other external affordable housing programs.

The changes to Chapter 347 involve Article XXVI Inclusionary Zoning to reflect changes in State law.

A copy of this pending ordinance is available on the Township website at: <https://www.montclairnjusa.org/Public-Notices> and will be available at no cost during regular business hours in the Office of the Township Clerk, 205 Claremont Avenue, Montclair, New Jersey for members of the general public who shall request the same up to and including the time when the Township Council shall further consider this ordinance for final passage.

Angelese Bermúdez Nieves, Township Clerk
Periodical: The Star Ledger – February 13, 2026