

Update references to 2024 to 2026

ENVIRONMENT Environment - Objectives

2. Preserve open space and identify opportunities to acquire additional open space in areas of the Township which are densely developed. As an urban suburb experiencing increased development pressures, the Township recognizes the importance of open space preservation now more than ever.	Conservation Element adopted in 2007 identified municipally owned properties in the township and their potential use for parks/open space.	The properties in the Conservation Element should be reevaluated and an updated list prepared.
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According to the Open Space Plan prepared by ANJEC the open space list should also include privately owned land. Therefore the 2026 Status should include words to indicate private land inclusion.

2006 Reexamination Report	2016 Status	2024 Status
6. Encourage a reduction in automobile usage by promoting alternate forms of transportation such as walking and bicycling.	Resolution regarding Sustainable Land Use Pledge adopted September 1, 2009 which encourages the creation of transportation choices and alternatives.	On September 6, 2016, Montclair's Township Council unanimously approved Resolution R-16-1630 supporting the Sustainable Land Use Pledge. On November 17, 2022, the Township Council approved Resolution R-22-251, reaffirming support for sustainable land use.

The Status comments do not pertain to automobile usage and belong elsewhere.

Environment – General Recommendations

Environment – General Recommendations

2006 Reexamination Report	2016 Status	2024 Status
1. Preserve the First Mountain ridgeline, designated as an Environmentally Sensitive Area in the New Jersey State Development Plan, as this is a significant natural resource to Montclair and to adjacent communities to the west. Building construction that disrupts the continuous ridgeline is inappropriate. In anticipation of further development of the Kip's Castle property, it is imperative that any such development respect the beauty of the ridgeline.	Identified in 2007 Conservation Plan Element. Not implemented by ordinance. The Kip's Castle property is no longer for sale, but the current plans for the Coptic Church development pose many environmental threats which are being addressed by the Town Council and many additional groups.	Not implemented. Coptic Church development almost complete.

Coptic Church development was completed.

Housing Statistics

Can this section be expanded to reflect changes through 2026 where it has already been updated through 2023?

Update references to DeCamp closing to reflect the completed closure.

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2. EVALUATION OF PROBLEMS AND OBJECTIVES IN 2006 AND 2016 REEXAMINATION REPORTS

ENVIRONMENT

Environment - Objectives

2006 Reexamination Report	2016 Status	2024 Status
1. Encourage smart development by preserving what is important to us—clean drinking water, clean air, green space, trees and streams—and at the same time, providing opportunities for reasonable growth. We should be mindful of the impacts of further development on our environment and establish appropriate guidelines to avoid negative impacts on our quality of life. Striking the proper balance should be the key focus moving forward.	Conservation Element adopted in 2007 recommended development regulations be adopted to protect stream corridors, flood hazard areas, wellhead protection areas and ridgelines/hilltops. The recommendations were not implemented.	This objective remains true, and the recommendations in the Conservation Element should be implemented.
2. Preserve open space and identify opportunities to acquire additional open space in areas of the Township which are densely developed. As an urban suburb experiencing increased development pressures, the Township recognizes the importance of open space preservation now more than ever.	Conservation Element adopted in 2007 identified municipally owned properties in the township and their potential use for parks/open space.	The properties in the Conservation Element should be reevaluated and an updated list prepared.

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2006 Reexamination Report	2016 Status	2024 Status
3. Protect stream corridor buffers by limiting the removal of vegetation, construction, soil disturbance, installation of impervious surfaces as well as the use of pesticides and other chemicals, within floodplains and in the vicinity of streams.	Chapter 295: Stormwater Control of Montclair Code adopted under Ordinance No. 06-18. Montclair Code 295(4)(g)(8)(d) specifies the development of stream corridor protection plans as part of a stormwater planning effort.	<u>Requirements for maintaining streams (e.g., debris removal) should be made clear to property owners and properly enforced by Township.</u>
4. Increase the amount of recycling which will have environmental as well as fiscal benefits to the Township. The less tonnage incinerated, the better the air quality. The more mixed paper recyclables sold, the more money earned by the Township, and the less spent on tipping fees.	Chapter 292, Article II, section of Montclair Code amended under Ordinance No. 15-28 on September 29, 2015. Modifications to the code added a recycling drop-off center established at 219 North Fullerton Avenue.	<u>Montclair recycles an average amount of its waste (38% of its municipal solid waste) as compared to other municipalities in Essex County (average of 40%)¹; however, both Montclair's and Essex County's municipal solid waste recycling rates are well below the state's goal of 50%. Additional efforts should be made to educate the public regarding the benefits—economic and sustainability—of increasing recycling.</u>
5. Preserve the Township's trees, particularly trees of special value due to age or species, as they are one of Montclair's most precious resources. The maintenance of trees on both public and private properties is essential to maintaining the beauty of our landscape	Chapter 324: Trees, of Montclair Code, adopted by Ordinance No. 12-44 on June 12, 2012. Code section protects shade trees.	<u>The Montclair Environmental Commission is preparing recommendations to enhance the Tree Protection Ordinance to comply with MS4 permit and NJDEP requirements and ensure enforcement by Township.</u>

¹ Data as of 2021, the latest data available, for "Generation, Disposal and Recycling Rates by Municipality. Accessed on May 6, 2024. <https://www.nj.gov/dep/dshw/recycling/stats.htm>

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2006 Reexamination Report	2016 Status	2024 Status
6. Encourage a reduction in automobile usage by promoting alternate forms of transportation such as walking and bicycling.	Resolution regarding Sustainable Land Use Pledge adopted September 1, 2009 which encourages the creation of transportation choices and alternatives.	On September 6, 2016, Montclair's Township Council unanimously approved Resolution R-16-1630 supporting the Sustainable Land Use Pledge. On November 17, 2022, the Township Council approved Resolution R-22-251, reaffirming support for sustainable land use.
7. Become a sustainable community through careful planning and decision-making. Incorporate principles of sustainability contained in the Sustainability Guide adopted by the Township Council in designing and constructing buildings, purchasing vehicles and products and conserving our water supply. Benefits of sustainable development can include improved environmental and public health and cost savings.	Township certified by Sustainable Jersey on December 17, 2013 as a Bronze certified community.	Township certified by Sustainable Jersey in 2022 as a Silver certified community.

Environment – General Recommendations

2006 Reexamination Report	2016 Status	2024 Status
1. Preserve the First Mountain ridge line, designated as an Environmentally Sensitive Area in the New Jersey State Development Plan, as this is a significant natural resource to Montclair and to adjacent communities to the west. Building construction that disrupts the continuous ridge line is inappropriate. In anticipation of further development of the Kip's Castle property, it is imperative that any such development respect the beauty of the ridge line.	Identified in 2007 Conservation Plan Element. Not implemented by ordinance. The Kip's Castle property is no longer for sale, but the current plans for the Coptic Church development pose many environmental threats which are being addressed by the Town Council and many additional groups.	Not implemented. Coptic Church development almost complete.

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2006 Reexamination Report		2016 Status	2024 Status
2.	Reduce excessive noise caused by the use of mechanical devices such as leaf blowers and ground-mounted air conditioning condensers which can have a negative impact on the quality of life of residents. As more and more residents work at home and spend more leisure time at home, a peaceful environment becomes more important.	Leaf blowers regulated under Montclair Code 217-6, last updated February 1, 2000 under Ordinance No. 00-02	<u>Township requires contractors to use electric leaf blowers. Needs to ensure enforcement.</u>
3.	Reduce exterior light pollution from public and private developments which can impact the quality of life of adjacent residents. Reducing light spillover and glare can be achieved while still providing safely lit exterior spaces.	Site Plan code lighting plan requirement adopted under Ordinance No. 11-53 on October 4, 2011.	<u>Township should embrace dark sky principles and limit nighttime upward-directed lights.</u>
4.	Adopt principles of sustainability and prioritize and implement recommendations as outlined in the Township's 2003 Sustainable Montclair Planning Guide, subject to financial feasibility.	Township certified by Sustainable Jersey on December 17, 2013 as a Bronze certified community.	<u>Township certified by Sustainable Jersey in 2022 as a Silver certified community.</u>
5.	Require a public open space component in all nonresidential redevelopment plans prepared pursuant to the New Jersey Local Redevelopment and Housing Law.	Included in all redevelopment plans.	<u>Continues to be included in all redevelopment plans.</u>
6.	Expand recycling efforts into schools, houses of worship, museums and other public buildings.	Not implemented. Montclair Code 292-10(c) permits collection of recyclables by private haulers. Some schools are serviced by DPW and recycling takes place.	<u>This should be implemented.</u>
7.	Reduce excessive noise caused by the sounding of train locomotive horns at 12 grade crossings by creating a 24-hour Quiet Zone as authorized under 2003 federal railroad regulations. The institution of Midtown Direct service in 2002 caused an increase in train traffic each weekday from 28 trains to over 70. The Township should strive to	Quiet Zone implementation recommended by Township Council resolution, dated June 10, 2008. Resolution supported application to Federal Railroad Administration to implement Quiet Zone restriction. Quiet Zone went into	<u>Trains no longer sound horns at grade crossings. However, they do sound horns entering stations.</u>

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2006 Reexamination Report	2016 Status	2024 Status
Implement a 24-hour Quiet Zone by fall 2008, the projected start of weekend service.	effect February 1, 2011, but it is not enforced.	
8. Identify properties for use as community gardens and open space--examine municipally owned remnant parcels for potential.	Properties identified as part of the 2007 Conservation Plan Element.	<u>The properties in the Conservation Element should be reevaluated and an updated list prepared.</u>
9. Evaluate each municipally-owned property for potential as preserved open space before selling for private development.	Municipally-owned properties identified for use as open space/parks as part of the 2007 Conservation Plan Element.	<u>The properties in the Conservation Element should be reevaluated and an updated list prepared.</u>
10. Identify other properties to increase open space inventory.	Not implemented, but will be part of next Natural Resource Inventory.	<u>An updated Environmental Resource Inventory should be prepared.</u>
11. Implement the policy steps and recommendations from the Forestry Plan which is to be prepared in 2006. Create a subcommittee of the Environmental Commission to provide policy guidance and assist the Township in the plan's implementation.	Montclair Community Forestry Management Plan 2015-2019 adopted by Environmental Commission, October 2014.	<u>The Community Forestry Management Plan shall be updated by December 2025 per NIDEF.</u>
12. Evaluate the feasibility of a well-head protection ordinance which would limit potentially polluting uses within certain radii of the Township's three existing wells and potential well sites. Consider instituting "best management practices" for existing uses such as gas stations and drycleaners within wellhead protection areas.	Not implemented.	<u>Not implemented.</u>
13. Examine the critical slope ordinance to determine whether it should be strengthened, i.e., should development be prohibited on slopes exceeding a certain percentage.	Identified in 2007 Conservation Plan Element. Not implemented by ordinance.	<u>Not implemented.</u>

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2006 Reexamination Report	2016 Status	2024 Status
14. Examine the existing leaf blower ordinance to determine whether it should be strengthened, i.e., enforcement, limitations on hours and times, extend to electric powered machines.	Not implemented. Leaf blowers regulated under Montclair Code 217-6, last updated February 1, 2000 under Ordinance No. 00-02.	<u>Township requires contractors to use electric leaf blowers.</u>
15. Examine existing noise ordinances to determine how to strengthen the language.	Not implemented.	<u>Not implemented.</u>
16. Investigate a stream buffer ordinance which goes beyond NJDEP limits to determine whether it is appropriate for the Township.	Identified in 2007 Conservation Plan Element. Not implemented by ordinance.	<u>Not implemented. Investigate as part of new MS4 permit requirements.</u>
17. Conduct a build-out analysis to determine at what point our growth tips the scale and the environmental costs become too high.	Not implemented.	<u>Not implemented and not necessary.</u>
18. Consider a conservation easement along the First Mountain Ridgeline.	Not implemented.	<u>Not implemented.</u>

Environment - Master Plan Recommendations

2006 Reexamination Report	2016 Status	2024 Status
1. Prepare a Conservation Plan Element providing for preservation, conservation, and utilization of natural resources including energy, open space, water supply, forests, soil, marshes, wetlands, waters, endangered or threatened species, and analyzes their impact on other components of the Master Plan. At a minimum, the Plan should examine the existing stream corridor buffers and identify where they should be widened for inclusion in the open space inventory.	Completed. Conservation Plan Element adopted July 2007.	<u>The Conservation Plan Element should be updated with a new Environmental Resources Inventory. Stream corridor buffers continue to be important.</u>
2. Prepare a Recycling Plan Element which incorporates the State Recycling Plan goals, including provisions for collection, disposition and recycling of materials.	Not implemented	<u>Not implemented, but should be completed.</u>

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Environment – Development Regulations Recommendations

2006 Reexamination Report	2016 Status	2024 Status
1. Incorporate the creation of public open space within private nonresidential developments above a minimum acreage through an amendment to the site plan ordinance.	Not implemented.	Not implemented.
2. Add specifications on trash and recycling storage areas for residential and commercial buildings in the site plan ordinance pursuant to the New Jersey Statewide Mandatory Source Separation and Recycling Act.	Implemented under Ordinance No. 11-53, which sets design standards for exterior garbage and recycling storage areas under Montclair Code 281-8.1(H)	Complete.
3. Prepare tree preservation ordinances which will control the number of trees removed each year, preserve trees of exceptional value and require replacement of trees removed.	Implemented under Ordinance No. 12-44, which establishes the preservation of Shade Trees under Montclair Code Chapter 324-Trees.	The Montclair Environmental Commission is preparing recommendations to enhance the Tree Protection Ordinance to comply with new NJDEP and MS4 permit requirements.
4. Add specifications for exterior lighting, including size of fixture, height, intensity and location, to the site plan ordinance.	Implemented in O-11-53.	Township should embrace dark sky principles and limit nighttime upward-directed lights.
5. Establish impervious surface coverage requirements in every zone.	Not implemented.	Janice, do we have this now? We believe it is required as part of the new stormwater management requirements.>

Commented [KP81]: Janice, do we have this already?

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3. CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN

This section of the report evaluates how policies and actions at the local, state, national and global level affect land use policies. This also includes the effect of demographic, economic and public health issues, including the COVID-19 pandemic, which started in March 2020 and created lasting impacts to the way we live and work.

Demographics

The 2020 Census took place during the height of the COVID-19 pandemic which may skew the results as people responded to the quarantine limitations by changing their location residence. The 2020 Census results indicate that the total population in Montclair increased by 2.64 % between 2010 and 2020, as shown in Table 1. While the median age in the Township has remained relatively stable, the number of younger children (under 10) has declined while the millennial population (25 - 34) and older population (60 – 74) has increased significantly. As the population is aging, the demand for senior services and housing options appropriate for older persons is increasing.

Table 1: Population Characteristics
Montclair Township, Essex County, New Jersey

Topic	2010	2020	Percent Change
Population Total	37,639	38,634	2.64%
Median age	38.9	39.1	0.51%
Population age under 5	2,310	2,186	-5.37%
Population age 5-9	3,083	2,970	-3.67%
Population age 10-14	3,024	3,105	2.68%
Population age 15-19	2,510	2,702	7.65%
Population age 20-24	1,654	1,765	6.71%
Population age 25-34	4,185	4,766	13.88%
Population age 35-44	5,681	5,071	-10.74%
Population age 45-54	6,624	5,890	-11.08%
Population age 55-59	2,682	2,372	-11.56%
Population age 60-64	1,827	2,660	45.59%
Population age 65-74	2,049	3,312	61.64%
Population age 75-84	1,292	1,196	-7.43%
Population age 85 and older	718	639	-11.00%

Source: U.S. Census Bureau

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Montclair has historically had a racially diverse community with a significant African American presence. Three African American churches in the Township were established prior to 1900. As the African American population continued to grow during the first half of the 20th century, many more African American churches of different denominations were established. Other organizations, such as the African American YMCA and YWCA were established in 1903 and 1912, respectively, and the Montclair NAACP, which was established in 1916, formed to meet the needs of the Township's growing African American population.

The change in racial characteristics in the Township is shown in Table 2. The Black/African American population has declined between 2010 and 2020, losing over 3.5 percent representing the lowest number since 1950. In comparison, the Hispanic/Latino and Asian population has increased significantly, and the White/Caucasian population has remained relatively static.

Table 2: Racial Characteristics
Montclair Township, Essex County, New Jersey

Ethnicity	2010	2020	Percent Change
White/Caucasian	23,931	24,000	0.29%
Black/African American	10,149	9,783	-3.61%
American Indian & Alaska Native	45	27	-40.00%
Asian	1,470	1,925	30.95%
Hispanic/Latino	2,296	3,899	69.82%

Source: U.S. Census Bureau

Housing

Housing Statistics

The 2020 Census indicates that the number of housing units in Montclair Township decreased between 2010 and 2020, as shown in Table 3. This contradicts the fact that 644 new dwelling units have either been built, approved, or are proposed since 2016, with another 302 units built since 2010. The decrease in occupied housing units may be attributable to residents relocating from their apartments and homes to "ride out" the quarantine period with other family members. This trend is reinforced by the fact that the average household size in Montclair increased from 2.57 to 2.71 between 2010 and 2020, which is a change from previous decades both locally and regionally that saw a consistent reduction in household size. Montclair's housing stock continues to provide a mix of owner-occupied and renter-occupied options, with 61% of the housing stock owner-occupied and 39% of the housing stock renter-occupied. This ratio has not changed significantly since 2010.

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Table 3: Housing Characteristics
Montclair Township, Essex County, New Jersey

Topic	2010	2020	Percent Change
# Housing units	15,513	15,276	-1.53%
# Occupied housing units	14,520	14,097	-2.91%
# Owner-occupied housing units	8,714	8,596	-1.35%
# Renter-occupied housing units	5,806	5,501	-5.25%
% Owner-occupied housing units	60%	61%	1.67%
% Renter-occupied housing units	40%	39%	-2.50%
Average household size	2.57	2.71	5.45%

Source: U.S. Census Bureau

Even though the 2020 Census shows a decrease in housing units, Montclair Township has continued to experience strong residential development activity since the adoption of the 2016 Master Plan Reexamination Report. As indicated in Tables 4 through 7, a total of 644 new dwelling units has either been built, approved, or are proposed. This includes 606 multi-family units, 10 units in two-family homes and 30 new single-family homes. In addition, the Township approved three accessory dwelling units over the same period.

Table 4: New Single-Family Dwelling Units, 2016 – 2023
Montclair Township, Essex County, New Jersey

App. #	Address	Application Type	# of new lots	Status
2833	509 Park Street	Major subdivision	2	Pending
2829	16-22 Pleasant Ave/23 Cedar	Major subdivision	10	Pending
2794	264 Upper Mountain Ave	Minor subdivision	1	Approved
2779	14 Douglas Rd.	Minor Subdivision	1	Pending
2702	25 Pleasant Ave.	Minor Subdivision	1	Approved
2610	96 High Street	Minor Subdivision	1	UC
2573	40 South Fullerton Avenue	Major Subdivision	2	Built
2565	448 Washington Avenue	Minor subdivision	1	Built
2502	107 Claremont Avenue	Minor subdivision	1	Approved
2479	44 Pleasant Avenue	Major Subdivision	8	Built
Total			28	

Source: Montclair Township Department of Planning and Community Development

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Table 5: New Two-Family Dwelling Units, 2016 – 2023
Montclair Township, Essex County, New Jersey

App. #	Address	Application Type	# New Dwelling Units	Status
2810	70 Grove Street	Use variance	1	Pending
2763	13 Wheeler Street	Bulk variance	4	UC
2691	60 Montague Place	Variance	1	UC
2625	133 Forest Street	Bulk Variance	2	UC
2468	12 Frink Street	Bulk Variance	2	Built
Total			10	

Source: Montclair Township Department of Planning and Community Development

Table 6: New Accessory Dwelling Units, 2016 – 2023
Montclair Township, Essex County, New Jersey

App. #	Address	Application Type	# of New ADUs	Status
2776	29 Cedar Ave	Minor site plan	1	Approved
2767	173-177 Highland Ave	Use variance	1	UC
2611	5 Pierpont Drive	Conditional use	1	Built
Total			3	

Source: Montclair Township Department of Planning and Community Development

Table 7: New Multi-Family Dwelling Units, 2016 – 2023
Montclair Township, Essex County, New Jersey

App. #	Project Name	Address	Application Type	# of Dwelling Units	Status
2823		25 N. Fullerton Ave	Site plan	2	Approved
2805		82 Pine Street	Site plan	3	Approved
2798		102 Pine Street	Site plan	6	Pending
2790		176 Walnut St.	Use variance	2	Pending
2757		10 Elm St.	Major site plan	20	Approved
2751		260 Bellevue Ave	Site plan	2	Pending
2744		6 Depot Sq.	Site plan	2	UC
2726		41 Harrison Avenue	Site plan	1	UC
2723		224 Lorraine Ave.	Minor site plan	1	Approved
2719		92 Bay Street	Site plan	2	Built
2696		37 North Willow St.	Site Plan	1	UC
2687		157-159 Forest St	Major site plan	4	UC
2686		65 Church Street	Major site plan	74	UC
2631		182 Glenridge Ave	Major site pan	4	Approved
2589		137 Walnut St	Major site plan	5	Approved
2582	MC Residences	37 Orange Road	Major site plan	40	UC
2546	256 Park	256 Park Street	Major site plan	11	Built
2543	Lackawanna Plaza	1 Lackawanna Plaza	Major site plan	154	Approved
2489		369-371 Bloomfield	Major site plan	11	UC
2483	Two South Willow	370-372 Bloomfield	Major site plan	200	Built
2463	The Vestry	147-155 Bloomfield	Major site plan	46	Built
2458		172 Glenridge Ave	Major site plan	17	Built
Total				606	

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Source: Montclair Township Department of Planning and Community Development

Housing Affordability

High housing costs are a serious problem, particularly for lower-income households and households of color, following the COVID-19 pandemic.² While higher interest rates have cooled the homebuying market, and many apartments under construction continue to supply the rental market, the surge in the prices of gas, food, and other necessities has made matters worse for lower-income households. The nation's housing stock is in dire need of investment to meet the demands of a rapidly aging population and the threats posed by climate change.

As indicated in Table 8, median monthly rent in Montclair has increased by 35 percent between 2010 and 2020. Rental households are significantly cost burdened, with 41.8% of all rental households spending more than 30% of household income on rent. This is significantly greater than the national average where the percentage of cost-burdened households is currently at 30%. Renters have seen an increase in cost burden as cost-burdened renter-occupied homes increased from 39.9% in 2010 to 41.8% in 2020.

As an Urban Aid municipality, Montclair's State-mandated affordable housing obligation is zero pursuant to New Jersey law. The Township, however, has an active affordable housing program that creates new affordable housing through inclusionary zoning and redevelopment. The Township has collected over \$5 million in development fees that have been placed in an Affordable Housing Trust Fund, with a Court-approved Spending Plan that includes a Housing Rehabilitation Program, Extension of Affordability Controls Program, Market to Affordable Program, Rental Assistance Program, and a Down Payment Assistance Program. The Housing Trust Fund currently has a balance more than \$2 million.

Montclair Township has over 700 affordable housing units, 203 of which the Township manages the affirmative marketing. These units were created through the following:

- 83 through inclusionary zoning;
- 102 through redevelopment;
- 12 through the market to affordable program; and
- 6 through a 100% affordable housing partnership;

In addition, the Township has

- 181 prior-cycle units that were created prior to 1980;
- 294 units of senior housing; and
- 36 units of special needs housing.

Not surprisingly, the demand for affordable housing in Montclair remains strong. Montclair's declining historic African American population provided support for an amendment to the Affordable Housing Ordinance in 2019 to create a local preference, prioritizing local residents and employees for Montclair's affordable housing. Currently, there are 21,563 households on the waiting list for affordable rental units, of which 1,259 are from Montclair. There are 12,438 households on the waiting list for affordable sales units, of which 749 are from Montclair.

² Joint Center for Housing Studies of Harvard University, [The State of the Nation's Housing 2022](#). June 2022.

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**Table 8: Selected Monthly Housing Costs as a Percentage of Household Income
Montclair Township, Essex County, New Jersey**

	2010	2020	Percent Change
Median monthly rent	\$1,281	\$1,732	35.21%
Median selected monthly owner costs (units with a mortgage)	\$3,652	\$3,952	8.21%
UNITS WITH MORTGAGE	6,605	5,821	-11.87%
Less than 20.0 percent	1,882	2,236	18.81%
20.0 to 24.9 percent	903	1,058	17.17%
25.0 to 29.9 percent	1,068	512	-52.06%
30.0 to 34.9 percent	594	419	-29.46%
35.0 percent or more	2,158	1,596	-26.04%
Not computed	27	29	
UNITS WITHOUT MORTGAGE	2,082	2,732	31.22%
Less than 10.0 percent	388	980	152.58%
10.0 to 14.9 percent	403	451	11.91%
15.0 to 19.9 percent	343	329	-4.08%
20.0 to 24.9 percent	220	144	-34.55%
25.0 to 29.9 percent	148	269	81.76%
30.0 to 34.9 percent	72	82	13.89%
35.0 percent or more	508	477	-6.10%
Not computed	0	14	
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME			
Less than 15.0 percent	747	780	4.42%
15.0 to 19.9 percent	896	893	-0.33%
20.0 to 24.9 percent	851	957	12.46%
25.0 to 29.9 percent	713	471	-33.94%
30.0 to 34.9 percent	463	405	-12.53%
35.0 percent or more	1,851	1,894	2.32%
Not computed	285	101	

Source: U.S. Census Bureau

The Township has continued to amend local policies to address the need for affordable housing. The Township adopted a rent control ordinance in 2022, recognizing that rising rents are creating an untenable cost burden for renters. In response to increasing demand for flexible housing options for seniors and multi-generational housing, the Township amended the Accessory Dwelling Unit ordinance in 2023 to make it easier to create ADUs.

The Township has worked with HOME Corp, a local non-profit organization, to create new affordable units through a market to affordable program. HOME Corp, however, is experiencing significant

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administrative and financial issues and the Township is looking for additional partners to participate in the market to affordable program.

Montclair Township may have a Fourth Round (July 1, 2025) affordable housing obligation if the Township loses its Urban Aid status. If that is the case, the Township will have to prepare a Declaratory Judgement action to remain immune from a builder's remedy lawsuit. The Fourth-Round obligation will be based on anticipated growth during the 10-year period. It is important that the Township continue to provide affordable housing that meets State requirements so that every unit counts towards a potential future obligation.

Commercial Development

Most of the larger commercial projects approved or built in Montclair post 2016 were office uses, with 125,316 square feet of new office space approved, as show in Table 9. Much of this office space is medical office, including the 45,000 square feet of medical office space that was approved as part of the Mountainside Hospital Redevelopment Plan (and which is in Glen Ridge). The only light industrial class space approved in Montclair Township is an 82,660 square foot self-storage facility approved at 103 Grove Street.

Table 9: New Commercial and Mixed-Use Development, 2016 – 2023
Montclair Township, Essex County, New Jersey

App. #	Address	Retail (Square Feet)	Office (Square Feet)	Lt. Industrial (Square Feet)
2774	103 Grove St.	0	0	82,660
2743	6 Gates Ave.	4,655	14,000	0
2483	Seymour Street	45,410	33,710	0
2543	Lackawanna Plaza	29,000	21,726	0
2513	Grove/Walnut Project	8,000	10,880	0
2550	Mountainside Hospital	0	45,000	0
Total		58,094	125,316	82,660

Source: Montclair Township Department of Planning and Community Development

Office Trends

The COVID 19 pandemic paved the way for acceptance of remote and hybrid office work which has significantly improved the work/life balance for many office workers. However, the new normal is not yet clearly defined, not everyone is comfortable with certain changes. According to a 2022 McKinsey study, 58 percent of employees in the United States now have the option to work remotely for all or part of the week, 33 percent can work remotely on a full-time basis, and 23 percent can work remotely part-time or on occasion.³ This has impacts on office parking, commuter patterns and public transportation. Remote and hybrid work schedules reduce the need for office space and changing the parking needed for office uses. Similarly, parking for residential uses has changed as more office employees work from home. Shared parking arrangements for mixed-use buildings should be re-examined.

The COVID-19 pandemic has played a major role in fueling a recent boom in U.S. entrepreneurship. The U.S. Census Bureau report a record 5.4 million billion business applications in 2021, with another record

³ McKinsey & Company, "[Americans are embracing flexible work – and they want more of it.](#)" June 23, 2022.

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likely in 2022.⁴ The rise of second- and third-generation social media platforms has led to massive growth of an economy of independent content creators. Along with third-party tools and services that assist with content creation (such as video production and finances), this new "creator economy" is allowing content creators to build reliable revenue streams in a variety of fields such as vlogging, writing, education and skill building, and gaming. There is significant potential for the creator economy to continue to disrupt traditional industries.

Retail Trends

Shopping habits have changed as more goods are purchased online rather than by visiting physical stores. This extends to groceries, meals, and other goods. There is increased demand for loading as the number of deliveries per household and business have increased and streets need to be designed to handle more delivery vehicles. New land uses including fulfillment centers, delivery lockers and residential drop boxes have become prominent.

The nature of retail has shifted with the rise of e-commerce. During the pandemic, Amazon and similar e-commerce companies made up 40% of all sales in the US and brick and mortar retail stores shrank in size and number, while niche markets for restaurants and high-end personal services expanded. While long-term trends point to continued growth in the e-commerce sector, the waning of pandemic restrictions has caused some major e-commerce retailers to reevaluate their plans for growth. E-commerce stocks have declined considerably over the past year, as consumers have reduced spending and investors have pulled back. Since November 2022, Amazon has laid off thousands of workers within its retail and technology services divisions and more layoffs are planned for 2023.

Many brands, however, are seeking to break away from the centralized hold that e-commerce giants like Amazon hold over the online marketplace. Brands are opening their own online and physical storefronts to better control the experience of potential customers and to capture a larger share of revenues. Digital brands are seeking out physical storefronts and pop-up locations. To be successful, small businesses must cater to local preferences including customized service and delivery that caters to the local market. As a result, local streets are being used for increased pick-up and delivery parking.

In 2021, Governor Murphy signed the [New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act](#) into law, legalizing and regulating cannabis use and possession for adults aged 21 years and older and decriminalizing marijuana and hashish possession. (P.L. 2021, c. 19). Montclair chose to opt-in and permit cannabis uses and adopted a local cannabis ordinance on August 10, 2021. The local ordinance established local requirements for cannabis uses to permit three cannabis retailers, one cannabis cultivator and one cannabis manufacturer in the Township. The zoning ordinance was amended to identify the areas where these uses are permitted as conditional uses. The Planning Board has heard three applications for conditional use permits for cannabis retailers and currently the Township has one cannabis retailer located on Bloomfield Avenue. The Township Council is evaluating applications for the two remaining cannabis retail uses.

Manufacturing and Warehousing Trends

The local supply chain issues created during the pandemic created a disrupted economy, food supply challenges and inflation. As a result, previously global solutions are now being sought on national and local levels and manufacturing and warehousing is making its way back to the United States. Some of

⁴ NPR, "[New businesses soared to record highs in 2021.](#)" January 12, 2022.

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the COVID-induced growth patterns in tech and in e-commerce have slowed down, creating more uncertainty about the direction of the economy.⁵ Amazon, the leading U.S. e-commerce retailer, and others have invested heavily in warehouse and distribution center development as they sought to reduce delivery times. More recently, Amazon has sought to sublease millions of square feet of its distribution center space as online sales have failed to keep pace with its expansion.

Disruptions in global logistics and shipping are spurring many retailers to develop their own integrated storage and long-distance shipping solutions. E-commerce and bricks-and-mortar retailers such as Amazon, Walmart and Target are increasingly looking toward consolidating shipping operations, including cargo ship and aircraft, to protect their own supply chains in the face of global disruptions.

The State's new cannabis regulations have created a local demand for cannabis cultivation and manufacturing uses. Cannabis cultivation and manufacturing uses are permitted in the C-2 General Business and Light Manufacturing zone district and the Planning Board has approved two applications for conditional use permits for a cannabis micro-cultivator and micro-manufacturer for a building located on Pine Street in the C-2 zone district.

Parking and Transportation

The COVID-10 pandemic has changed the way we work, with many office employees working remotely either part-time or full-time. This has led to changes in commutation patterns, with reduced use of public transportation and changes in parking demand. As indicated in Table 10, parking activity in the Township's parking decks has decreased from pre-pandemic levels with activity at the Bay Street deck decreasing by 5.8 percent and activity at the Crescent Deck decreasing by 10.7 percent.

Table 10: Parking Deck Occupancy
Township of Montclair, Essex County, New Jersey

Parking Deck	Peak Occupancy Time	Total Peak Occupancy, 2019	Total Peak Occupancy, 2023	Net Change	Percent Change
Bay Street Deck	12 – 1 pm	51,674	48,664	-3,010	-5.8%
Crescent Deck	1 – 2 pm	52,926	47,228	-5,698	-10.7%
Midtown Deck	7 – 8 pm	NA	9,588		

Source: Montclair Township Parking Utility

Both train and bus ridership in Montclair has decreased dramatically between 2019 and 2023, as indicated in Tables 11 and 12. Train ridership levels decreased by over 40% at the Mountainside, Walnut Street and Watchung train stations. Likewise, bus ridership decreased between 40% and 50%. DeCamp bus company, which has been in operation for 153 years and provides daily service to New York City, is closing because 2023 ridership is only 20% of pre-pandemic levels.⁶

⁵American Planning Association and Lincoln Institute of Land Policy. [2023 Trend Report for Planners](#). 2023.

⁶Montclair Local. "[Montclair's DeCamp Bus Lines ending commuter services to New York.](#)" March 20, 2023.

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**Table 11: Rail Weekday Boardings by Station
Montclair Township, Essex County, New Jersey**

Station	FY19	Q2 FY23	Change
Bay Street train station	1,453	944	-35%
Walnut Street train station	1,180	620	-47%
Watchung Avenue train station	820	484	-41%
Upper Montclair train station	582	388	-33%
Mountainside train station	146	71	-52%
Montclair Heights train station	326	320	-2%

Note: Q2 FY23 from October 2022 - December 2022

Source: NJ Transit

**Table 12: Ridership by Bus Stop
Montclair Township, Essex County, New Jersey**

Bus Stop	Sept. 2019		Jan. 2023		% Change	
	On	Off	On	Off	On	Off
18121 – Bloomfield Avenue at South Park Street – 11, 29, 34 Lines	208	37	110	18	-47%	-51%
18138 – Park Street at Bloomfield Avenue – 28, 34, 97 Lines	99	219	66	165	-33%	-25%
18132 – Bloomfield Avenue at Maple Place – 11, 29 Lines	40	102	24	61	-40%	-40%
18139 – Bellevue Plaza at Bellevue Avenue – 28 Line (in)	65	2	54	3	-17%	50%
18140 – Bellevue Plaza at Bellevue Avenue – 28 Line (out)	8	61	7	55	-13%	-10%

Source: NJ Transit

Micromobility

Growth in the micromobility industry, which includes a range of lightweight vehicles such as bicycles, e-scooters, and mopeds, was strong prior to the COVID-19 pandemic. Micromobility vehicles, particularly electric micromobility vehicles, have increased in popularity due to their convenience, affordability and eco-friendliness compared to traditional modes of transportation. In 2019, the industry was projected to be a \$300 billion to \$500 billion market by 2030.⁷ While this projection was not realized because of limitations caused by the pandemic, micromobility is anticipated to grow as commuting patterns change and local governments invest in safe travel lanes for micromobility vehicles.

One such investment is the Essex Hudson Greenway, an approximately nine-mile, 100-foot wide linear corridor spanning Essex and Hudson counties through eight municipalities. The New Jersey Department of Environmental Protection (NJDEP) acquired the property from Norfolk Southern on August 19, 2022.

⁷ McKinsey & Company, “[The future of micromobility: Ridership and revenue after a crisis](#),” July 16, 2020.

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The NJDEP's vision is to convert the corridor into a thriving recreation and transportation corridor that ultimately connects Montclair Township to Jersey City. The Greenway will create a linear multi-modal recreational and transit corridor enabling seamless walking, biking and transit opportunities while serving as a catalyst for environmental improvements including updated stormwater infrastructure.

E-Vehicles

The trend of electric mobility has been accelerating, largely due to global developments in energy markets, the improvements in battery technology, tax rebates and other monetary incentives to purchase electric vehicles.⁸ This includes increasing use of electric automobiles and electric bicycles, creating a need to provide infrastructure that supports electric mobility for both bicycles and automobiles. According to the New Jersey Department of Environmental Protection, the number of registered electric vehicles went from 338 in 2012 to more than 80,000 in 2022.

In 2021, New Jersey adopted a law requiring the State Department of Community Affairs to create a model ordinance about infrastructure for plug-in vehicles that is applicable throughout the State (P.L.2021, c. 171). The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as accessory use in all zoning districts and establishes requirements for the installation of EVSE. Montclair Township has been enforcing these provisions in new development projects since the law went into effect. Adaptive reuse of gas stations should be part of the Township's long-range planning, particularly with the Governor's plan to require that all vehicles sold in the State be electric by 2035.

Montclair Township

The Montclair SAFE Complete Streets Implementation Plan was prepared in 2017. The Plan provides an assessment of the Township's street network and a framework for implementing complete streets policies on the various road typologies in the Township. The Plan was incorporated into the Unified Land Use and Circulation Plan by reference in 2020.

The Township has installed new four-way stop signs and flashing crosswalk beacons at key intersections in the Township. Montclair Township is building a two-way bike lane (cycle track) on Glenridge Avenue that will connect the Essex Hudson Greenway to Montclair Center and the Bay Street Train Station. The first phase, located between Forest Street and Bloomfield Avenue, has been completed. Future sections will be completed through a combination of grants and developer contributions. With more people than ever riding bikes in the United States, Montclair should adapt to this trend and provide infrastructure to support bicycles such as bike lanes and bike parking racks.⁹

The impacts from increasing delivery truck activity on local streets are leading to poor air quality, considerably more traffic congestion, and extra stress on local infrastructure. Trucks and cars frequently double park on local streets to make deliveries. Our local streets need to be redesigned to provide more loading areas as well as short-term parking to create safer circulation for all vehicles, while also providing safe means of travel for pedestrians and micromobility vehicles. With the closure of DeCamp Bus service in Montclair, the Township should evaluate the need to resume jitney service to bring local commuters to train stations.

⁸ American Planning Association and Lincoln Institute for Land Policy, [2023 Trend Report for Planners](#), 2023

⁹ American Planning Association and Lincoln Institute for Land Policy, [2023 Trend Report for Planners](#), 2023.

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Essex County

In 2022, Essex County completed improvements to twelve intersections along the Bloomfield Avenue corridor to improve pedestrian safety. The new signals include new pedestrian crosswalk signals with countdown features, curbed bump outs where appropriate, new striping and enhanced cross walks. The County is working with the Township to install a new traffic signal at the intersection of Watchung Avenue and Park Street and to install flashing crosswalk beacons at strategic locations on County roads.

Essex County is in the process of preparing [Essex 2045](#), an updated transportation plan for the County. This plan will evaluate the needs for motorists, pedestrians, bicyclists, and transit users and will direct transportation improvements for the next 20+ years. The Plan is expected to be completed by June 2023. The County recently received a grant to prepare a Vision Zero Action Plan. This plan will identify specific strategies to reduce traffic deaths and serious injuries through street design, outreach, enforcement, legislation, and campaigns.

Climate Change

The New Jersey Municipal Land Use Law (MLUL) has been amended several times in the past few years to require that municipal master plans address environmental sustainability. Montclair Township amended the Unified Land Use and Circulation Plan to address environmental sustainability, including a Climate Change-Related Hazard Vulnerability Assessment, on March 27, 2023.

In February 2023, New Jersey Governor Murphy issued an executive order that established an all-clean energy goal by 2035. Governor Murphy also announced orders requiring the state's Board of Public Utilities to work with stakeholders to determine the role of natural gas as a utility and a non-mandatory plan to retrofit 400,000 residential dwellings and 20,000 commercial spaces with electric power by 2030. It is anticipated that financing for these changes will come from the Federal Inflation Reduction Act. A timeline is still being established to require that all vehicles sold in the State be electric by 2035. The Township should tap into these resources and initiate programs to replace gas and oil-powered systems with electric systems in Township facilities.

In January 2024, the Montclair Environmental Commission produced a Climate Action Plan, which is a strategic framework and guide for Township administration, businesses, and residents to reach suggested carbon emission reduction targets by 2030. The plan is informed by the Intergovernmental Panel on Climate Change (IPCC) which calls for a 50% global reduction in greenhouse gas (GHG) emissions by 2030. In addition, it aligns with the overall goals established in the 2007 New Jersey Global Warming Response Act mandating an 80% reduction in GHG emissions in New Jersey by 2050; New Jersey's Global Warming Reduction Act 80 x 50 Report, providing strategies to meet those goals; and the more concrete goals established in the 2019 New Jersey Energy Master Plan. With 2030 only six years away, the plan recommends actions with the greatest value payback in emissions reductions (i.e., lowest cost per emission reduction).

Technology

The COVID-19 pandemic led to dramatic changes in the planning process including remote public meetings and frequent posting of information online for public review. Many planning offices shifted to online community engagement practices which are more inclusive, offering more flexibility for those with internet or other remote access. Hybrid meetings allow for a wider reach and larger participation overall, adding more inclusivity. Digital online tools help visualize plans while creating them together with community members.

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Information and communication technology advancements are driving a shift towards dynamic planning. The availability of massive volumes of data in real time allows planning to become more agile and plans to be updated more frequently. At the same time, technological advances are changing the way government works. With the evolution of digitalization, customer expectations regarding online municipal services, personalization and customization are rising. Government services are expected to be flexible and responsive to individual needs. For example, transit agencies are piloting on-demand transit (or micro-transit) in areas that do not meet the density requirements for public transportation. The programs can use either fixed or customized routes and fixed or on-demand schedules.

Governments are investing more than ever in internet-connection technologies (like sensors) to improve parking, streetlights, and other public services. The expansion of broadband internet and cybersecurity measures to reduce digital vulnerabilities are a top priority in many areas.

Zoning Amendments

Following the adoption of the 2016 Master Plan Reexamination Report, Planning Department staff worked with the Zoning Subcommittee on a comprehensive amendment to the Township's land development regulations that consolidated several chapters, reorganized the regulations for clarity and advanced the recommendations in the Master Plan Reexamination Report. The governing body felt the scope of the changes was too broad and directed the staff to introduce the changes in smaller steps that could be easily understood. Below is a list of amendments to land use ordinances that were adopted following the adoption of the 2016 Master Plan Reexamination Report.

Ordinance Number	Date	Purpose
O-23-09	3/14/23	Amendment to development fees
O-23-08	2/21/23	Amendment to minimum lot depth for residential lots
O-22-27	10/25/22	Accessory Dwelling Unit (ADU) ordinance
O-22-24	10/25/22	Permit veterinary offices in MC Gateway Phase 1 Redevelopment Plan
O-22-23	10/25/22	Add max. impervious coverage requirement in residential zones
O-22-17	7/26/22	Changes to requirements for mixed-use buildings
O-22-16	7/26/22	Addition of setback requirements in C-1 zone and zone map change from C-1 to C-3
O-21-23	8/10/21	Changes to parking requirements
O-21-18	8/10/21	Amendment to permit cannabis uses in certain zone districts
O-21-14	6/1/21	Amendment to development fees
O-21-09	4/20/21	Amendment to Inclusionary Zoning Ordinance
O-21-03	3/16/21	Amendment to definitions, accessory buildings, and rooftop equipment in zoning ordinance
O-21-02	2/16/21	Amendment to Chapter 295 Stormwater Control
O-19-29	8/20/19	Amendment to development application submission requirements
O-19-28	7/23/19	Amendment to add local preference in affirmative marketing requirements
O-19-21	10/29/19	Demolition Review Ordinance
O-19-20	5/7/19	Clarification of referrals to Historic Preservation Commission
O-19-19	5/7/19	Change to performance and maintenance guarantee requirements

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O-19-18	5/7/19	Change to Environmental Commission requirements
O-19-12	3/19/19	Change to lot width measurement and sign requirements
O-19-01	1/22/19	Amendment to Hahne's Redevelopment Plan
O-17-38	11/13/17	Amendment to MC Gateway Redevelopment Plan – Phase 1
O-17-02	1/24/17	Amendment to development application submission requirements
O-16-18	5/24/16	Creation of new C-3 Zone District

Source: Montclair Township Department of Planning and Community Development

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4. RECOMMENDATIONS CONCERNING THE MASTER PLAN AND DEVELOPMENT REGULATIONS

Conservation

The Township's Green Team has achieved Sustainable Jersey certification and received bronze level certification in 2013. Sustainable Jersey is a municipal recognition and incentive program started in 2009 that includes required and elective actions that municipalities can implement to receive the certification. While a municipality can cite zoning and master plan changes as part of its application for certification, Sustainable Jersey does not dictate zoning or supersede local authority. This program requires periodic renewal (every three years). The Conservation Element should be expanded to also address sustainability and updated to address the following:

1. A new ~~Natural-Environmental~~ Resource Inventory should be prepared under the guidance of the Environmental Commission and the Township Environmental Affairs department.
2. Implement the recommendations in Section 2.7 "Environmental Sustainability" of the Land Use and Circulation element.
3. The Residential Tree Removal/Replacement Ordinance should be updated according to new NJDEP requirements and specific needs in Montclair, and a draft Public Tree Preservation Ordinance should be prepared. The Environmental Commission should lead these efforts with the Township leading enforcement.
2. Environmental Commission should receive enforcement reports and transparency in implementation of the Tree Preservation Ordinance.
3. Environmental Commission to provide recommendations on increased eVehicle usage for municipal fleet, school buses and intra-local shuttle.
4. Township should continue to pursue Sustainable Jersey certification every three years.
5. Environmental Commission to seek update from/discuss with the Water Department on the feasibility of a well-head protection ordinance.
6. Environmental Commission to evaluate noise ordinances in area to provide model language for local noise ordinance.
7. Environmental Commission to conduct a build-out analysis to determine at what point growth tips the scale and the environmental costs become too high.
- 8.6. A conservation easement along the First Mountain ridgeline to be explored in the Natural Environmental Resources Inventory prepared by the Environmental Commission.
7. Establish requirements for construction of "green buildings."
- 9.8. Incorporation of the Climate Action Plan.

Commented [KP2]: Janice, has this been completed already?

In addition, the Conservation Element should establish the basis for zoning changes to properly guide the installation of commercial renewable energy facilities to minimize negative impacts and promote appropriate design. Potential standards could include prohibiting facilities in front yard areas, mandating setbacks from side and rear property lines, setting maximum height regulations and requiring screening for such facilities. The past few years have seen a tremendous surge in municipal green

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building policies and a growing number of local governments in New Jersey and throughout the country recognize that changing building practices is important not only for conserving scarce natural resources and preventing pollution, but also for improving health and achieving economic sustainability. Some communities are requiring the use of green design techniques for largescale projects in an effort to offset the negative impacts of development on ~~natural-environmental~~ resources. Montclair's recent redevelopment plans include policies that promote and encourage the use of sustainable design and green building practices.

Sustainable Jersey

~~The Township's Green achieved Sustainable Jersey silver level certification in 2022 and previously held Team has achieved Sustainable Jersey certification and received bronze level certification in 2013 since the beginning of the Sustainable Jersey program. Sustainable Jersey is a municipal recognition and incentive program started in 2009 that includes required and elective actions that municipalities can implement to receive the certification. While a municipality can cite zoning and master plan changes as part of its application for certification, Sustainable Jersey does not dictate zoning or supersede local authority. This program requires periodic renewal (every three years). Montclair should strive for maintaining silver level certification and should pursue gold star actions.~~

Conservation Element

The Conservation Element of the Master Plan was adopted on June 29, 2007. The table below summarizes the recommendations in the Conservation Element.

2007 Recommendations	2024 Comments
1. Regulate development to preserve existing stream corridors and flood hazard areas.	<u>Still valid, and more important due to climate change. The Township should implement the requirements of the new MS4 permit and state stormwater management rules and of Section 2.7 "Environmental Sustainability" in the Land Use and Circulation Element.</u>
2. Establish greenways that link Montclair's historic core and outlying areas, public recreation areas, and environmentally sensitive areas.	<u>Still valid.</u>
3. Regulate development in wellhead protection areas.	<u>Still valid.</u>
4. Protect hilltops and ridgelines.	<u>Still valid. The Environmental Resources Inventory should evaluate the hilltops and ridgelines.</u>
5. Strengthen steep slope regulations.	<u>Still valid. The Township should be evaluated for additional areas that should be protected by steep slopes regulations. Incorporate relevant sections from NJ's model steep slopes ordinance.</u>

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2007 Recommendations	2024 Comments
6. Encourage energy efficiency and renewable energy goals in community development and at community facilities.	<u>Still valid, and also should encourage the same for residential development. See Climate Action Plan for details.</u>
7. Promote tree conservation.	<u>Still valid. Tree conservation should be promoted through active maintenance of existing trees, and through new tree plantings of appropriate trees. The Township should have a goal of no net loss of trees and 10% canopy growth by 2040. A Shade Tree Commission should be established to support public tree preservation.</u>
8. Increase recycling in the community with an implementation framework.	<u>Still valid, and should expand to food waste recycling (to the extent recycling facilities are available). Township should continue to advocate for increased recycling of mandatory items, especially in light of being below the NJ recycling goal.</u>
9. Improve habitats for wildlife by preserving existing densities and promoting backyard habitat projects that attract birds and other small species.	<u>Still valid.</u>
10. Evaluate the Township noise ordinance.	<u>Reevaluate existing noise ordinance to ensure it meets current needs.</u>
11. Establish a Township OpenSpace and Preservation Program.	<u>Still valid.</u>
12. Require development and redevelopment practices that preserve open space and reduce environmental impacts.	<u>Still valid.</u>
13. Encourage pedestrian circulation and bikeways.	<u>Still valid.</u>
14. Improve the water quality of local streams.	<u>Still valid. Implement the new stormwater management rules amended in July 2023 and MS4 permit requirements amended in January 2024.</u>
15. Improve requirements to stabilize stream banks, shorelines and slopes.	<u>Still valid. Implement the new stormwater management rules amended in July 2023 and MS4 permit requirements amended in January 2024.</u>

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2007 Recommendations	2024 Comments
16. Regulate stormwater management for infill development.	<u>Ensure development adheres to stormwater and soil erosion and sediment management laws/regulations. Implement the new stormwater management rules amended in July 2023 and MS4 permit requirements amended in January 2024.</u>
17. Create scatter site redevelopment areas and plans.	<u>Does not apply?</u>
18. Consider a Transfer of Development Rights program.	<u>No longer valid.</u>
19. Create a Township-wide GIS program.	<u>Complete.</u>
20. Amend the Montclair Code to include the following ordinances:	
a. Tree preservation ordinance	<u>Complete, and is being updated (see above).</u>
b. "In-lieu" contributions for recreation fees.	<u>Still valid.</u>
c. Bicycle rack requirements.	
d. Increased steep slope requirements.	<u>Still valid.</u>
e. Stream corridor protection.	<u>Still valid. Comply with new rules.</u>
f. Landscape plans.	<u>This is required for site plan approval. Should incorporate native plant ordinance.</u>
g. Environmental impact statements.	<u>Unnecessary.</u>
h. Wellhead protection overlay.	<u>Still valid.</u>
i. Stormwater management.	<u>Still valid, needs update, see above. Comply with new rules for stormwater management and MS4 permits.</u>
j. Recycling.	<u>Complete.</u>
21. Prepare a Recreation and Open Space Element of the Master Plan.	<u>Still valid.</u>
22. Create a file management program for contaminated sites.	<u>Unclear what the recommendation entails. NJDEP maintains files for contaminated sites. Montclair prepared a list of its brownfield properties.</u>

Commented [KPB3]: Janice, do we have this already?

Commented [KPB4]: Janice, is it required for as-of-right development?

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2007 Recommendations	2024 Comments
23. Create a brownfield remediation program.	It does not seem that there are many properties where redevelopment is not occurring due to contamination.
24. Expand Transit Village districts.	Current Transit Village areas are sufficient. See recommendations elsewhere in this document regarding land use.
25. Investigate rails with trails options along NJ Transit right of ways and Toney's Brook.	Essex County Greenway secured for old CSX rail line.
26. Monitor the condition of existing pedestrian alleys.	Still valid, and require upgrades as appropriate.
27. Create a Recycling Element of the Master Plan.	Unnecessary; recycling is the law.
28. Incorporate pedestrian and bicycle friendly design into redevelopment projects and improvements near train stations.	Still valid.
29. Participate in the Tree City USA program.	Still valid.

Stormwater Element

[The Montclair Environmental Commission recommends the following regarding stormwater and the Stormwater Element of the Master Plan:](#)

- [1. Cross-reference to the stormwater-related portions of §2.7 "Environmental Sustainability" of the Land Use and Circulation Element, especially the Climate Change Related Hazard Vulnerability Assessment and Township Initiatives therein.](#)
- [2. Evaluation of a stormwater detention ordinance, requiring stormwater detention for commercial properties, with the municipal stormwater utility.](#)
- [3. Assessment of potential contamination sources within the Well Head Protection Areas, and appropriate monitoring.](#)
- [4. Revision to Township Code §295 \(Stormwater Management\) to qualify for Sustainable Jersey points.¹⁰](#)
- [5. Emphasis on implementation of the Stormwater Management Strategy section to the extent those items are not already complete.](#)

¹⁰ [To qualify for the minimum number of points, the intent of the ordinance must be revised to incorporate the required text from Sustainable Jersey.](#)

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6. Education of property owners regarding their responsibility to maintain stormwater conveyances (e.g., Toney's Brook) existing on their property.

Commented [KP85]: See a brown highlighted area in the Reexamination Report to complete. MPO wants to ensure an action plan to address items in the Reexamination Report/ MPO/2/ Plan.