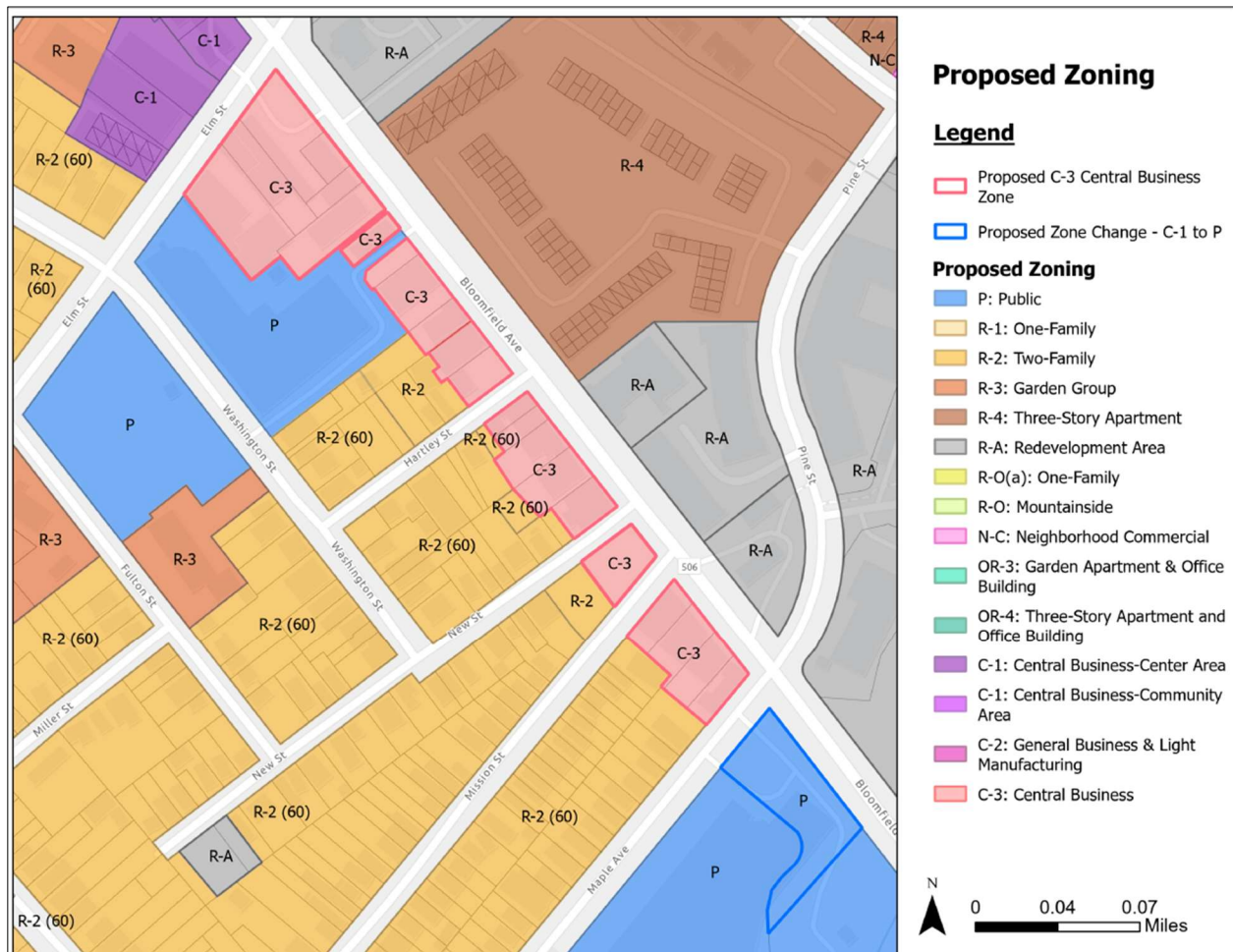


## TOWNSHIP OF MONTCLAIR

**NOTICE OF PUBLIC HEARING FOR ORDINANCE O-26-12.** Notice is hereby given that the following ordinance was introduced and passed on first reading at a meeting of the Township Council on April 7, 2026 and will be given a second reading on **May 5, 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:

The amendments proposed in Ordinance O-26-12 are as follows (new language underlined, deleted language stricken):

1. Ordinance No. 07-43 and the Elm/New & Mission Area Redevelopment Plan is rescinded.
2. Ordinance No. 07-43 and the Redevelopment Plan shall be deemed null and void as of the adoption of this Ordinance.
3. Chapter 347 of the Code of Montclair is hereby amended to make changes to the zoning map as shown below:



4. Montclair Code §347-2 Definitions is hereby amended to include a new definition of split-zone lots as outlined below:

## §347-2 Definitions

### SPLIT-ZONE LOTS

A lot or single parcel of land located in two more more zones.

5. Montclair Code §347-100 is hereby amended to expand the purpose of the C-3 Central Business Zone district.

#### **§347-100 Purpose.**

The purpose of the C-3 Central Business Zone is to preserve and reinforce the scale and character of the historic buildings \_business district along Glenridge Avenue, and Church Street, Park Street, Midland Avenue and the southern side of the eastern end of Bloomfield Avenue between Elm Street and Maple Avenue which was originally called Old Bloomfield Avenue. This district will reinforce the pedestrian-oriented streetscape environment at along the corridor, while also supporting the burgeoning cultural and entertainment-related uses that characterize the area.

6. Montclair Code §347-100.5 is hereby amended to include a new section establishing the requirements for split-zone lots in the C-3 Central Business Zone district.

#### **§347-100.5 Area, height and setback requirements.**

F. For split-zone lots, the use, bulk, height and setback requirements for each zone shall apply to the subject property, except that the minimum rear yard setback requirement for the principal building in the commercial zone shall not apply provided that the principal building shall not extend into the residential zone. The required onsite accessory parking for the commercial use may be extended into that part of the premises which is located in a residential zone district and such parking facilities shall be subject to all applicable requirements in Montclair Code Chapter 281 Site Plan Review.

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  
Published to Township Website: April 14, 2026  
Periodical: The Montclair Times – April 23, 2026