

**PENDING ORDINANCE O-26-12
TOWNSHIP OF MONTCLAIR**

AN ORDINANCE OF THE TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, NEW JERSEY RESCINDING ORDINANCE 07-43 AND THE ELM/NEW & MISSION AREA REDEVELOPMENT PLAN AND AMENDING THE ZONING MAP IN SECTION 347 ZONING OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY

April 7, 2026 (date of introduction)
May 5, 2026 (date of public hearing)

WHEREAS, the Mayor and Council of the Township of Montclair (the “Mayor and Council”), in the County of Essex, State of New Jersey (the “Township”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) to determine whether certain parcels of land within the Township constitute an “area in need of redevelopment”; and

WHEREAS, the Mayor and Council previously adopted a resolution pursuant to the Redevelopment Law designating the properties commonly known on the Township tax maps as

- Block 3102, Lots 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26
- Block 3110, Lot 10
- Block 3111, Lots 1 and 2

as “an area in need of redevelopment” (the “Redevelopment Area”); and

WHEREAS, on September 11, 2007, the Mayor and Council adopted Ordinance No. 07-43, approving a redevelopment plan entitled “Redevelopment Plan for the Elm/New & Mission Area” (“Redevelopment Plan”) for the Redevelopment Area; and

WHEREAS, as set forth in Ordinance No. 07-43, the Redevelopment Plan was to supersede all previous zoning standards and development regulations for the Redevelopment Area and amend the zoning district map of the Township to reflect the rezoning of the Redevelopment Area by the Redevelopment Plan; and

WHEREAS, the Mayor and Council finds the redevelopment plan has not been implemented and development activity consistent with its objectives has not occurred, other than construction of the Charles H. Bullock School; and

WHEREAS, the Mayor and Council seeks to encourage reinvestment, adaptive reuse, and lower-scale compact development within the Redevelopment Area while maintaining its historic character and pedestrian-oriented environment in a manner that is consistent with the Unified Land Use and Circulation Element of the Master Plan; and

WHEREAS, the Mayor and Council has determined that it is in the best interest of the Township to rescind Ordinance No. 07-43 and its adoption of the Redevelopment Plan, and to rezone the properties in the Redevelopment Area to reflect the recommendations in the Unified Land Use and Circulation Plan and promote development that is consistent with the existing neighborhood scale and character; and

WHEREAS, the Mayor and Council recommends that the properties located along Bloomfield Avenue be placed in the C-3 Central Business Zone and that the properties that front on side streets

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be placed in the R-2 Two-Family Residential Zone; and

WHEREAS, rescission of Ordinance No. 07-43 and the Redevelopment Plan adopted on September 11, 2007, shall result in the Ordinance and the Redevelopment Plan being null and void upon adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey as follows:

1. Ordinance No. 07-43 and the Elm/New & Mission Area Redevelopment Plan is rescinded.
2. Ordinance No. ~~20~~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 the changes to the zoning map as shown in Exhibit A.
4. Montclair Code §347-2 Definitions is hereby amended to include a new definition of split-zone lots.

§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 environmental ~~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.

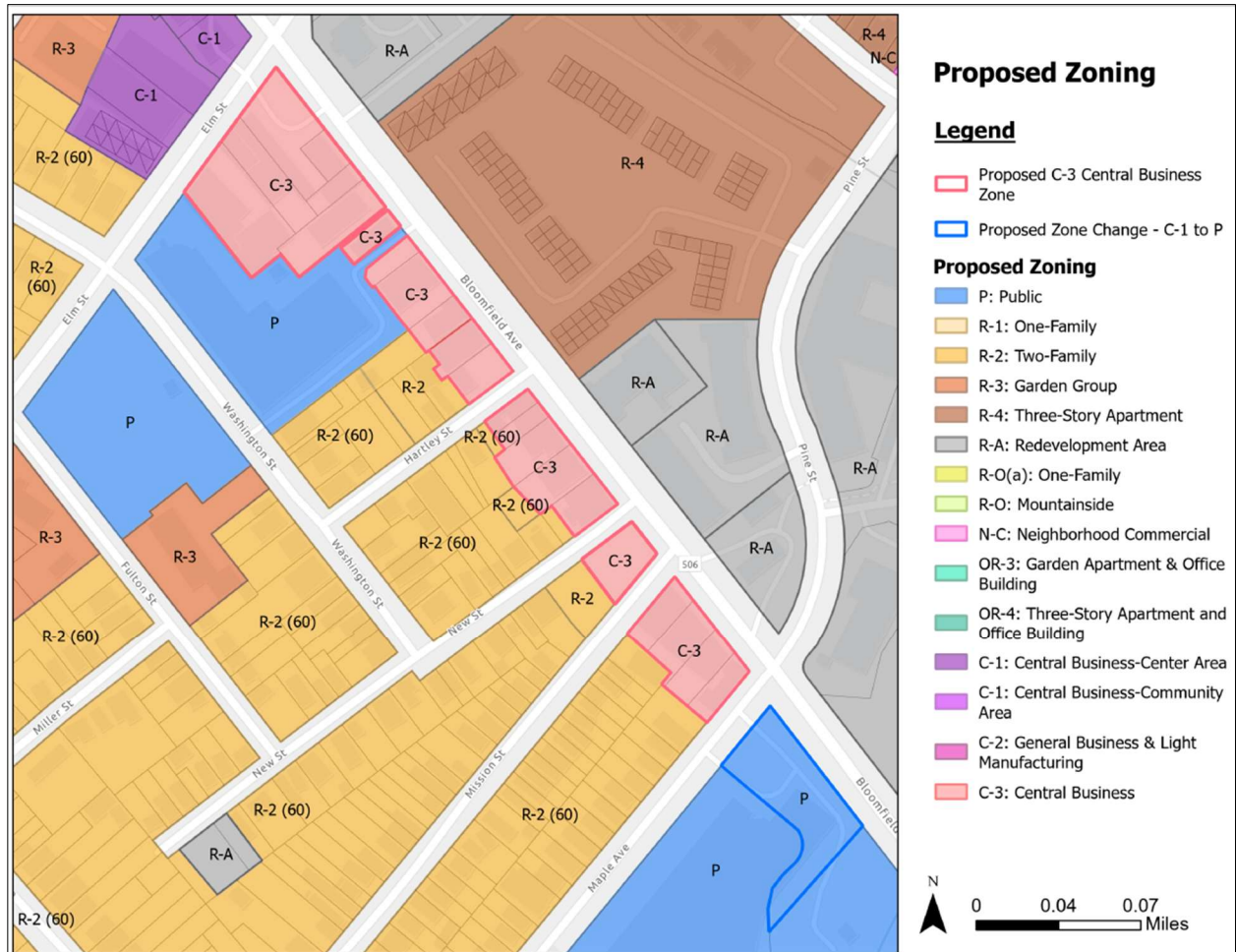
§347-100.5 Area, height and setback requirements.

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.

7. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

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Exhibit A



RECORD OF COUNCIL VOTE ON INTRODUCTION						
COUNCIL MEMBER	MOVANT	SECOND	YES	NO	ABSTAIN	ABSENT
Deputy Mayor Andersen			✓			
Councilor Birmingham			✓			
Councilor D'Amato				✓		
Councilor Harrison			✓			
Councilor Toler	✓		✓			
Councilor Williams			✓			
Mayor Baskerville		✓	✓			

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-12 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on April 7, 2026.

An Bermudez Nieves
 Angelese Bermudez Nieves, Township Clerk