



**STUDY OF REDEVELOPMENT ZONES
AND THEIR POTENTIAL IMPACTS
ON IDENTIFIED HISTORIC PROPERTIES**

TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY 07042

Prepared for:

THE MONTCLAIR HISTORIC PRESERVATION COMMISSION

Prepared by

MARY DELANEY KRUGMAN ASSOCIATES, INC. (MDKA)

December 2018

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THE MONTCLAIR HISTORIC PRESERVATION COMMISSION
Montclair Municipal Building
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Montclair, New Jersey 07042

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December 2018

Montclair Township Interactive Planning Map:

<https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

ACKNOWLEDGEMENTS

This study was financed by the Historic Preservation Commission of the Township of Montclair, New Jersey. Special thanks to Commission Chair Kathleen M. Bennett, and Stephen Rooney, Planning Board Liaison, whose comments and guidance helped shape the final product, and to Graham Petto, P.P., AICP, Commission Secretary, who supervised the administration of the study.

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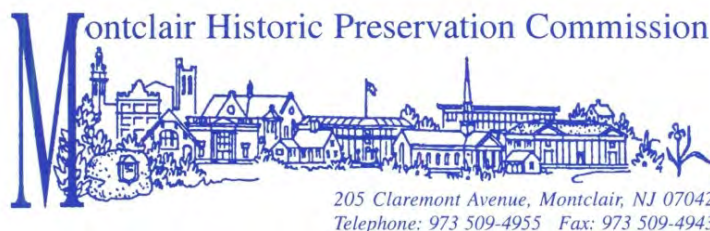
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EXECUTIVE SUMMARY

This study examined the 10 redevelopment plans of the past 20 years in Montclair and their effects on historic properties. The goal of this study was to understand how, and if, historic properties were taken into account in the plans, and how better to accommodate change while not adversely affecting historic neighborhoods and districts. What worked? What didn't?

Montclair has long been known as a “premier suburb.” However, many residents have expressed concern that the essential character of the Township is changing faster than they can absorb. One way to preserve character is by preserving a community’s historic buildings and neighborhoods, and by protecting them from buildings that are incompatible in terms of design, materials, texture, and scale.

This study provides findings and recommendations for how future redevelopment projects can preserve the best of our community while allowing it to move forward.

STUDY ADMINISTRATION

Project Name: Study of Redevelopment/Rehabilitation Plans and Their Effects on Identified Historic Properties in the Township of Montclair

Project Location: Township of Montclair, Essex County, New Jersey (town-wide)

Agency: Montclair Historic Preservation Commission
Township of Montclair Municipal Building
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METHODOLOGY

The goal of this study was to analyze how Montclair’s past redevelopment plans affected historic properties, and what can be learned from them about improving the ways that historic properties are taken into account in the future. The main documents were matrices of all the plans from 1998 to the present – a period that encompasses all of the redevelopment plans except for the first Township redevelopment project: the Lackawanna Plaza Urban Renewal Project, which took place in the 1970s.

Omitted from this study are two redevelopment areas that have been designated, but for which redevelopment plans have not been drafted, are not included here, i.e., the “Glenridge Avenue Redevelopment Area” and the “Montclair Center Gateway Redevelopment Area – Phase 2.”

Digital copies of all redevelopment plans were downloaded from the Township’s Planning Department website. Then, the designated redevelopment areas were mapped on the interactive mapping tool, the “Township of Montclair: Historic Inventory Viewer,”¹ which maps zoning districts, redevelopment areas, and cultural resources.

The redevelopment areas were analyzed for the conditions before the redevelopment and after, and noted on the matrices. Only those elements of the plans that would have the greatest physical (e.g., demolition of existing buildings) or visual effects on affected historic properties were noted in the matrix. The elements chosen for inclusion in the study were the redevelopment plan goal(s); the location within the Township; the size of the redevelopment area; permitted uses; the character of the surrounding neighborhood; bulk standards (limited to height, massing, and front setback); any architectural design standards required of the new buildings; the status of the redevelopment activity to the date of the report; a listing of identified historic properties and districts adjacent to or within the redevelopment areas. Finally, each matrix included a summary paragraph on the effects of the project on historic properties, as well as a map of the redevelopment area taken from Montclair’s interactive map of the Township’s current historic inventory.

As the Redevelopment Plans were each prepared by different consultants, the amount of information contained within each varied. The more recent ones were particularly wide-ranging -- some with differing building heights along each street included in the plan area; some with step-backs from the façade on upper stories, some not; landscaping setbacks, or none -- requiring distillation of the most important elements. The plans themselves can be found on the Township’s website² for readers who would like to digest the full details of each plan.

¹ *Township of Montclair Historic Inventory Viewer*, official Township interactive mapping site: URL <https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

² Link to the full texts of Montclair’s Redevelopment Plans, 1998 – 2018: https://montclairnjusa.org/government/departments/planning__community_development/redevelopment_plans

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STATUTORY BASIS FOR REDEVELOPMENT/REHABILITATION PLANS

The 1949 New Jersey Constitution, Article 8, §3, paragraph 1, provides the constitutional basis for “urban renewal” or “redevelopment.” That Article authorizes the “clearance, re-planning, development or redevelopment of blighted areas....” This provision goes on to state that “such redevelopment shall be a public purpose and public use for which private property may be taken or acquired.”³

The statutory basis for a municipality comes from the Local Redevelopment and Housing Law (“LRHL”), N.J.S. 40A:12A-1, *et seq.* This most recent iteration of the enabling statute was adopted in 1992, but is largely based on the 1949 Blighted Areas Act, which stemmed from the 1949 New Jersey Constitution. The legislation permitted the use of eminent domain or condemnation to permit a local government to seize private property. By the 1970s, there was considerable disenchantment with large-scale “urban renewal” projects and their long-term effects on communities. The meaning of the term “blighted” became the source of considerable litigation and the 1992 law replaced that terminology with an “area in need of redevelopment.”⁴

Today, “redevelopment” under the Municipal Land Use Law means “clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.”⁵

An “area of rehabilitation” provides the governing body the same powers, except that of condemnation or seizing by eminent domain. Both an “area in need of rehabilitation” and an “area in need of redevelopment” require a redevelopment plan. Montclair has both types of areas.

³ William M. Cox and Stuart R. Koenig, *New Jersey Zoning and Land Use Administration*, 2018 ed. (Newark: Gann Publishing Co., 2018).

⁴ Early New Jersey redevelopment and housing laws were based on the premise that, after the economic depression of the 1930s resulted in disinvestment in real estate and housing, clearance of deteriorated areas was a critical public need. Urban decay and disinvestment were considered “blight.” New Jersey’s redevelopment laws were spurred on by federal grant programs that formed the basis of the urban renewal programs and massive “slum clearance” of the 1950s and 1960s that destroyed whole neighborhoods in the process. See Stan Slachetka, AICP, PP and David G. Roberts, AICP, PP, ASLA, CLA, *The Redevelopment Law Handbook – A Guide to Rebuilding New Jersey’s Communities* (Trenton: NJ Department of Community Affairs and NJ Chapter of the American Planning Assn, 2003).

⁵ *New Jersey Municipal Land Use Law*, 40A:12A-3, “Definitions.”

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For an “**area in need of redevelopment**,” the governing body must find that any of the following conditions are met (NJS 40A:12A-5):

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other facts, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements thereto have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," N.J.S. 52:27H-60 *et seq.*, the execution of the actions prescribed in that act for the adoption of the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area

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of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to N.J.S. 40A:12A-5 and 40A:12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S. 40A:20-1 *et seq.*) or the adoption of a tax abatement and exemption ordinance pursuant to the provision of P.L. 1991, c.441 (C. 40A:21-1 *et seq.*). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992 c.79 (C. 40A:12A *et al.*) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

For an “**area in need of rehabilitation**,” the governing body must determine that, within a delineated area, a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community, if any of the following conditions exist:

1. A significant portion of the structures are in a deteriorated or substandard condition;
2. More than half of the housing stock in the area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties;
4. There is a persistent arrearage of property tax payments on properties in the area;
5. Environmental contamination is discouraging improvements and investments in properties; or
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.⁶

⁶ N.J.S. 40A:12A-14.

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OVERVIEW: MONTCLAIR’S HISTORIC PROPERTIES AND REDEVELOPMENT TRENDS (1998– 2018)

Azariah Crane, one of Montclair’s earliest settlers, built his home in the area in 1694 in what is now the southern portion of the Township. It was built on the slope of the First Watchung Mountain, a basalt ridge that runs north and south through New Jersey, from Paterson to south to Bound Brook. The English merchants and industrialists tended to settle in this part of town, which became the community’s business district. Few, if any, of these first frame houses have endured to the present.

Around the same time, Dutch farmers settled the area generally north of Watchung Avenue. They built durable houses of brown sandstone, a material that was readily available in the nearby area of Acquackanonk on the Passaic River, in what is now Little Falls. A number of these houses have survived to the present day, and are among Montclair’s many historic assets.

Most of Montclair’s historic architecture – both residences and commercial buildings - date from the late 19th to mid-20th Century, when a building boom resulted from a second commuter rail line that serviced Upper Montclair. This augmented the commuter line that already existed from Manhattan to downtown Montclair, terminating at what is now Lackawanna Plaza. During this period, accomplished architects and self-educated local builders designed homes for both the wealthy and the middle class families who migrated here, seeking out the natural beauty, healthy air, and remarkable vistas offered by the area.

Like many towns and cities across the United States, Montclair in the post-Depression, post-World War II years realized that there were areas of blight and disinvestment within its borders. It was a time when the older neighborhoods of the township had declined; the area near the defunct railroad terminal at Lackawanna Plaza was particularly deteriorated.

The New Jersey Constitution of 1949, Article 8, Section 3, ¶ 1, and Chapter 306 of the laws of 1949⁷ gave communities the power to pursue the “clearance, re-planning, development or redevelopment of blighted areas...” It was followed by a number of state statutes relating to redevelopment of blighted areas. Redevelopment efforts were furthered by federally-funded urban renewal programs that cleared blocks of “blighted” properties in our cities, arousing a sense of disorientation and loss among residents.

The Montclair Board of Commissioners (now Township Council) applied to the Secretary of Housing and Urban Development under the federal Housing Act of 1949, recognizing the need for urban renewal in the area and noting the requirement of the adoption of an urban renewal plan approved by the governing body.

⁷ This was N.J.S.A. 40:55C-1 et seq., which was repealed by L. 1991, c. 431, and L. 1992, c. 79.

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The “Lackawanna Plaza Urban Renewal Project” in 1979 was the Township’s first official redevelopment project. It was directed by the Montclair Redevelopment Agency, the “local public agency” created to oversee the project. It resulted in the redevelopment of the area around the 1913 Lackawanna Terminal, including the introduction of a supermarket and smaller shops along the old train sheds, and a new commercial use for the waiting room building.

Since 1992, redevelopment in New Jersey has been guided by the Local Redevelopment and Housing Law (N.J.S. 40A: 12A-1 *et seq.*) which replaced the 1949 legislation. Since 2001, Montclair has designated ten areas of the township “areas in need of redevelopment” or “areaz in need of rehabilitation” pursuant to that Act and its own §60-1 of the Township Municipal Code entitled “Urban Renewal.”⁸ (See Appendices A – I for the text of those plans.)

The national celebration of the American Bi-Centennial in 1976, followed by the redevelopment project at Lackawanna Plaza in 1979, inspired a local group of historians and civic-minded residents to form a historic preservation advocacy and documentation group called “Preservation Montclair.” The group, under the sponsorship of the Junior League of Montclair/Newark and led by Eleanor Price, a Montclair resident as well as an Irish architect and historian, conducted an historic sites inventory of the Township in 1980-1982 using the assistance of Montclair volunteers and graduate students from Columbia University’s Historic Preservation Program. Together they recorded their research regarding more significant buildings on individual sheets, and identified some five historic districts.

After the survey, the group then nominated many of the identified structures, historic districts, and “Thematic Listings” to the New Jersey and National Registers of Historic Places – a monumental effort that resulted in hundreds of new additions to the state and federal historic Registers. The survey was the catalyst for the adoption of the first Historic Preservation Element to the Township Master Plan in 1993 and Montclair’s first historic preservation ordinance in 1994, and the creation of the Montclair Historic Preservation Commission. Since then, some four additional historic districts and twenty-three individual properties have been locally designated as landmarks regulated under the local Historic Preservation Ordinance.

In 2016, the then 25-year old Historic Preservation Element was updated by the consulting firm Building Conservation Associates, Inc. to include hundreds more individual properties, historic districts, and streetscapes that were considered historically significant and potentially

⁸ Montclair Municipal Code, URL: <https://ecode360.com/7185136> accessed October 18, 2018.

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eligible for the National Register.⁹ It led to the creation of an interactive map,¹⁰ showing not only historic properties and potential districts but other notable areas that had some historical significance.

While Montclair's historic properties and historic districts have been marginally taken into account by some of the ten redevelopment plans adopted to date, there has been no uniform requirement to do so. Some of the redevelopment projects have had a beneficial effect on the surrounding neighborhood and historic properties in the vicinity. Others have been less successful. Some redevelopment plans have even had an adverse effect on historic properties and older neighborhoods. This study hopes to find lessons that can guide future projects to better results.

⁹ Michele Boyd, Emily Rinaldi, Alex Ray, *Historic Preservation Element of the Township Master Plan, Township of Montclair, County of Essex, State of New Jersey* (New York, Building Conservation Associates, Inc., adopted November 2016).

¹⁰ Montclair Township Interactive Planning Map, URL
<https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

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SUMMARY ANALYSES: REDEVELOPMENT/REHABILITATION PLANS OF THEIR EFFECTS ON MONTCLAIR'S HISTORIC PROPERTIES (1998 - 2018)

- A. DETERIORATED HOUSING PROJECT REDEVELOPMENT PLAN (1998; 2007).**
Karen A. Kadus, Montclair Township, Director of Planning and Community Development (Adopted 1999; revised 2007).

Effect on Historic Properties: The Deteriorated Housing Project was first adopted in 1998 to address an increasing number of deteriorated and vacant properties, mostly residential, that were scattered throughout the Township. It is the only Plan that included non-continuous sites (also called a “scatter site” approach). The initiative, spearheaded by the Montclair Housing Coalition, had the support of the Township’s Department of Planning and Community Development.

In 1997, the Coalition began to identify deteriorating properties where owners were unresponsive to property maintenance violations or scheduled court appearances. The Coalition identified 17 properties, which were found to qualify as an “area in need of redevelopment” and a Redevelopment Plan was adopted. Over time, an additional 14 properties were added. The Plan included a selection of individual properties throughout the Township that were identified between 1998 and 2007 as being within an Area in Need of Redevelopment and stipulates that any of the selected properties that are acquired by the Township must be considered for conversion to affordable housing before they can be sold to a private entity.

In 2007, the initial plan was updated with new language that reflected the Township’s intent to first consider each of the properties listed for rehabilitation or new construction as affordable housing units. At that time, the 27 properties were removed from the list, having been fully renovated, with only one (26 Central Avenue) having once been condemned by the Township later sold to a redeveloper who satisfactorily renovated the structure.

As is shown by the table included in this Plan’s appendix, over 25 properties had been rehabilitated by 2007. At the time, it was noted that few of the targeted properties were located within a local historic district. However, since then, several new historic districts have been designated, and the 2016 HPE evaluation identified a large number of potential historic areas and individual properties.

Four properties still remain on the original list of 31 in the Plan (Nos. 53 and 55 New Street, 22 Pleasant Avenue, and 249 Orange Road). One of those properties has been sensitively rehabilitated (249 Orange Road) and now has a substantial market value. The remaining three are vacant lots awaiting redevelopment.

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While the Plan has succeeded in many of its goals, many of the renovations included vinyl siding, loss of architectural detail, and replacement windows. In some cases, there was an effort to incorporate a feature with historic references, but otherwise, the resulting look was clean, tidy, but devoid of architectural interest.

Recommendation: *Future iterations of this type of scatter-site “Redevelopment Plan” approach to non-contiguous sites should better be defined as a “Rehabilitation Plan” as permitted under the revised legislation. This is especially important in a community with so many older and identified historic resources. Compliance with design guidelines and Historic Preservation Commission review and approval of rehabilitation plans should be required of all renovations/rehabilitations involving identified historic resources.*

B. BAY STREET STATION SITE REDEVELOPMENT PLAN - PHASE II

(Adopted: September 25, 2001; Revised: August 10, 2004). Prepared by Karen A. Kadus, PP/AICP, Dir. of Planning and Community Development, Twp. of Montclair NJ.

The neighborhood between Glenridge and Bloomfield Avenues before the redevelopment was, although somewhat productive for various service businesses, did not attract investment in the area and failed to serve some of Montclair’s planning priorities for increased and diverse housing availability, increased retail business, and needed facilities for public safety and other community needs. These facilities were successfully integrated into the community fabric without the loss of historic properties. The design standards required that the height of buildings to street width should not exceed 1:1, which was the ratio found in many buildings on the surrounding streets.¹¹ In addition, the standards required that the architectural style of the new buildings must complement the historic structures in surrounding neighborhoods, using similar materials, colors, and style found in the historic buildings.¹² In this way, the impact of the new construction adjacent to the Pine Street Historic District was minimized.

Recommendation: *Future redevelopment might consider a similar standard for ratio of building height to street width in adjacent areas, rather than just using the existing zoning envelope for building heights. In some areas, the existing building height envelope is over-scale for adjacent historic neighborhoods, and will create discordant neighborhoods. This technique will not work in all cases, however.*

¹¹ *Redevelopment Plan – Bay Street Station Site Phase II*, at 17.

¹² *Redevelopment Plan – Bay Street Station Site Phase II*, at 20.

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C. MONTCLAIR COMMUNITY HOSPITAL REDEVELOPMENT PLAN.

Heyer, Gruel & Associates, Community Planning Consultants (Adopted: December 2002).

The Montclair Community Hospital (the Hospital) was built in the southern section of the Township in 1928, with additions in 1953 and 1961. The site was located on Harrison Avenue near Llewellyn Avenue, a one-family zone (R-1). Over the course of many years, the hospital gradually became underutilized and finally closed permanently in 1999. The Hospital was a non-conforming use in that area when it closed; it is unknown what zoning governed the site under the first Montclair zoning ordinance, which was adopted in 1921.

The surrounding neighborhood consisted of single family, detached residences that were built predominantly in the late 19th and early 20th Centuries. Although not specifically mentioned in the plan, several of these residences were identified in the 1980-1982 Preservation Montclair historic sites inventory of the Township¹³; the hospital, however, was neither identified in that study nor in any other cultural resources survey known to date (see Table at Appendix B).

The redevelopment project was undertaken by a developer and was constructed during the years from ca. 2006 – 2009.

The general effect on the historic context from the removal of a non-conforming, obsolete, and vacant property and the creation of new housing that was similar in scale, materials, and design to the surrounding context for an underserved demographic had an overall positive effect on the neighborhood.

Recommendation: *This rather early and small-scale redevelopment plan had a clear objective – the removal of a non-conforming use in a vacant building in a residential neighborhood – and the creation of a more compatible, attractive residential development for singles and older couples that were not well served elsewhere in the Township. Future redevelopment projects should look to this as an example of a successful strategy for managing change, rather than the overly large-scale redevelopment projects that often cause community displacement and disorientation.*

¹³ Preservation Montclair, *Montclair 1694-1982, An Inventory of historic, Cultural, and Architectural Resources* (Montclair: Preservation Montclair, a Project of the Jr. League of Montclair/Newark, 1982).

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D. PINE STREET REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REHABILITATION)
Montclair Department of Planning and Community Development (Adopted: June 2003).

This is the only redevelopment plan in the Township that is based on a determination of an “*area in need of rehabilitation*.” As such, the treatment afforded the properties in this district, from the perspective of available financial incentives and the protection from condemnation, is better than most. However, one would have to review what has actually happened over the 15 years since it was adopted to see if the designation and redevelopment plan have improved the situation with regard to rehabilitation of existing buildings, perhaps as compared with other similar designated areas. That could easily be the subject of its only study at some time in the future.

The goal of creating more affordable housing units from this designation, however, may be in jeopardy. In recent articles in the local press¹⁴ there is a trend to gentrification of the Pine Street area. Current residents fear that the neighborhood, now immediately adjacent to several new market-rate housing sites and another project in development around the nearby former Lackawanna Terminal, will become too expensive for them. Although not directly a historic preservation issues, gentrification still presents an issue for this historic neighborhood. As buildings are renovated for a new demographic, Montclair HPC design reviews should ensure that appropriate *Standards and Guidelines* of the U.S. Secretary of the Interior will guide those projects.

Recommendation: *The “Area in Need of Rehabilitation” is a tool that should be used more often in Montclair. This is a small-scale remedy that has a noticeable impact in struggling neighborhoods, as it has in the Pine Street area. Similar results have been gained in the neighborhood of Mission Street, where HOME Corp, the affordable housing advocacy group, has sensitively rehabilitated almost all of the formerly deteriorated houses on that street. However, the rehabilitation work on existing buildings should be done sensitively and in accordance with the Secretary of Interior’s Standards and Guidelines for the Treatment of Historic Properties, so as to better preserve the character of the neighborhood. As a designated local historic district, HPC design review and approval of significant rehabilitation plans will ensure better results. Coupled with financial incentives for such work (e.g., low-income housing tax credits, historic rehabilitation tax credits, low interest loans, and grants), sensitive rehabilitations can make a great difference to the vitality and continuity of a neighborhood.*

¹⁴ Kelly Nicholaides, “Pine Street Renewal?” *Montclair Local* (October 18, 2018): 1, 11.

Montclair Township Interactive Planning Map:

<https://mntjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

E. AMENDED HAHNE’S REDEVELOPMENT PLAN (THREE SITES)
Heyer, Gruel & Associates (Adopted: July 2003)

E-1. FORMER HAHNE’S DEPARTMENT STORE SITE, INCLUDING TRINITY PLACE LOT

Effect on Historic Properties: The long-vacant Hahne’s department store had a depressing effect on the economic vitality of Montclair’s downtown. It was designed by Roland Wank, a leading exponent of the International Style, and since it opened in 1952, the sleek store was an elegant beacon of retail and a congregating place for special events. It survived the rise of the shopping mall outside of town during the 1950s and 1960s, but bricks-and-mortar retail stores located in downtowns suffered further declines the 1990s as a result of the rise in Internet shopping. By 1989, Hahne’s closed its doors for good, leaving a large windowless building façade and an enormous floor plate – some 108,000 sf of floor area - ripe for redevelopment. Several schemes for its redevelopment were floated by various developers, but none was successful.

In 2002, the township sought a study regarding the future of the malingering site, which became a redevelopment plan for, not only the store building, but also the nearby surface parking lots located on Church Street, Trinity Place, and the Crescent, behind the retail stores on Church Street between South Park Street and South Fullerton Avenue.

The successful redevelopment proposal for the Hahne’s site was presented by a joint venture of Pinnacle Companies and Kohl Partners, which then constructed a 7-story multi-unit residential, mixed-use building on the site, with retail on the street level. When units went on sale *ca.* 2009, it was well-received as a solution to Montclair’s “empty nesters,” for whom there were few options in town for a downsized, but still fashionable lifestyle.

As for the project’s compatibility with the fabric of Montclair’s downtown, it has yielded mixed reviews. First, it is taller than any other building in the vicinity. The building is located within the Town Center Historic District, and is surrounded by no fewer than five individually identified historic buildings, all of which consist of just two or three stories. At 7 stories, it exceeds the C-1 zone’s permissible height by 1 story; the top floor, however, is set back from the lower stories, which makes it less overwhelming. A change of materials at the bottom two floors and extensive areas that repeat the buff brick colors of the historic Claridge Apartments (1928) on the opposite corner successfully break up the mass.

Montclair Township Interactive Planning Map:

<https://mntjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

The building has contributed to an increased street vitality and economic activity in the downtown, all of which benefits the Town Center Historic District overall.

Recommendation: *Hahne's Department Store presented Montclair with a difficult challenge. On the one hand, the building had been a focal point for Montclair from the 1950s through the early 1980s, until the economic market conditions for the building type changed. The future of the building was also compromised by its architecture – an enormous floor plate and windowless walls – that became difficult to adapt to a new retail or residential use compatible with the Town Center. Presented with these factors, as well as the deadening of the downtown after the store's closure, there was little else to do but to allow the site to move on. And yet, the Siena – the multi-use building that replaced it -- does not offer the same aesthetic pleasure that the Art Moderne composition did. Where the Hahne's building spoke to a particular era; the Siena is a pedestrian building design that might be found in any city in the United States. In future, when replacing an icon with a new building, special effort should be made to attract good designers of exciting contemporary architecture. A design competition may have successfully drawn more exciting architectural designs for this important location.*

E-2. THE CRESCENT DECK MUNICIPAL PARKING FACILITY

Effect on Historic Properties: The completion of the Crescent Parking deck was well received by the Township, its residents, and the business owners of the Town Center. There were no existing buildings that were removed in this redevelopment scheme (its previous use was as a surface parking lot) and the building design was developed in compliance to the design standards required by the redevelopment plan. The scale and fenestration of the garage made it compatible with the adjacent neighborhoods, which on two sides were 2- and 3-story commercial properties, and on the Crescent side were primarily 2-1/2-story residential properties. The parking deck has been welcomed as a way to bring visitors and economic activity into the historic Town Center, and therefore can be considered to have a positive effect on that area.

Recommendation: *This project presents a good example for future parking structures. It was placed in a site that required no removal of existing buildings, it was built in scale with the surrounding neighborhood, it was compatible in terms of materials with nearby buildings, and it incorporated artwork. Parking garages present a*

Montclair Township Interactive Planning Map:
<https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

unique opportunity to incorporate good design and artistry into practical architecture.

E-3. THE CHURCH STREET [PARKING] LOT

Effect on Historic Properties: As this matter has not been realized, to date there is no effect on the many adjacent historic properties. However, the Amended Redevelopment Plan's Design Standards are much less specific than those that governed the design of the Crescent Deck, except that general principals of "protecting" the Unitarian Church through design sensitivity and architectural details, and being compatible with the Church Street commercial architectural style are recited.

Recommendation: *The status of this property being unsettled, it is important to preserve the nature and quality of the surrounding historic environments, and the Town Center Historic District. Great care should be taken in the development of the next design scheme for this vulnerable area at the edge of the Historic District.*

F. ELM STREET/NEW STREET & MISSION AREA - REDEVELOPMENT PLAN (2006). The Louis Berger Group, Inc., in association with Amman & Whitney (Adopted September 2006)

Effect on Historic Properties: This redevelopment area is part of the "Lower Bloomfield Avenue" corridor and the neighborhood immediately south of it. This area had experienced a decline in the period leading up to the 1980s and many buildings were in need of rehabilitation. The new elementary school and playground was to be the centerpiece of the neighborhood's revitalization. In fact, some improvement in the area is noticeable, as reinvestment in properties along Bloomfield Avenue has been taking place during the past 10 years. Unfortunately, these renovations are not particularly sensitive to the extant historic architecture, as architectural detail has been removed, windows have been replaced with contemporary units, and vinyl siding is the default fix for deteriorating clapboard.

The neighborhood along New Street has suffered from disinvestment over the years, although there remains sufficient integrity for it to be eligible for the National Register as an extension to the Miller Street Historic District of workers' housing. The plan calls this condition "underutilization" – an especially damning description for an area slated to be part of the "Transit Village" – an area focused on market rate housing, and upscale offices and commercial establishments.

Montclair Township Interactive Planning Map:

<https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

The loss of the National Register-eligible wood frame Washington Street YMCA, which had served the predominant African-American population of the neighborhood since 1926, was indeed the loss of a popular Montclair institution, albeit in deteriorating condition. However, the benefit to the Township from the new elementary school is thought to far outweigh the value of the “old Y” to the community.

***Recommendations:** There should be careful concern over the future direction of the design for the infill buildings along Bloomfield Avenue that are anticipated. While the plan notes that future development should be mindful of compatible scale, the truth of the matter is that in the vicinity around this redevelopment area, the buildings are rising to the top of the permissible building envelope. This would mark the death knell for the small scale commercial and modest housing that has marked this area for 100 years. In addition, a plaque in a prominent location in the school building on the history and importance of the Washington Street YMCA would be a fitting way to memorialize that institution in the building that replaced it.*

- G. MONTCLAIR CENTER GATEWAY PHASE 1 REDEVELOPMENT PLAN (2011)**
Phillips Preiss Grygiel, LLC, Planning and Real Estate Consultants (Adopted: October 4, 2011; Amended: December 11, 2012; May 14, 2013; June 18, 2013; March 4, 2014; January 9, 2018)

Effect on Historic Properties: Although the goals of the Gateway Redevelopment Plan are laudable, the effects of the first of the proposed developments on the historic context have been fallen short of the “pedestrian-friendly” urban node compatible with the historic town center that was hoped for. Its position on the boundary of the Town Center Historic District makes its impact particularly noticeable.

The first components built in the Plan area were the “Valley & Bloom” apartments, a 258-unit residential complex completed in 2015. Although the project was to “reinforce the eclectic and historic sense of place” and “harmonize with its scale and character,” the 6-story Valley & Bloom complex is massively *out of scale* with its surrounding context – which consists mostly of 1- to 3-story buildings. In Phase II, concepts of which were advanced in a preliminary public exploration of the second area of redevelopment, the plan threatens to result in buildings within and adjacent to the historic district rising defensively to stop from being overwhelmed.

And, in spite of the original concept of a lively, “eclectic” façade by selecting diverse materials and color changes that are meant to add variety, the façade still reads like

Montclair Township Interactive Planning Map:
<https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

any contemporary residential development being built in many of our New Jersey cities, and are similar to others that have been built recently in the Township. Some have called this style “Anywhere USA” architecture.¹⁵

Recommendations: *So many elements of the “Gateway” redevelopment plan are unrealized that the full effect of the project on historic properties cannot be appreciated to date. However, one element that is clearly at odds with the historic context is the over-scale size of the buildings. The building envelope should have been reduced to a more compatible four stories at the center of the blocks, perhaps 6 stories at the corners in order to be more in scale with the historic buildings that surround it. The over-scale and a-contextual architecture has no chance of a “dialogue” with the older historic buildings that populate the streetscape in the adjacent blocks. Furthermore, although the plans were reviewed by the Historic Preservation Commission, which provided its recommendations, they seem to have been, for the most part, ignored. There also apparently was no follow-up review of the construction documents that would have shown that the recommendations of the Redevelopment Plan itself were only marginally followed. There should be procedures in place that require a comparison between the project’s site plan and construction documents and the guidance found in the related Redevelopment Plan.*

H. EASTERN GATEWAY REDEVELOPMENT PLAN (2013).

Janice Talley, PP., AICP, Director of Planning and Community Development, Township of Montclair, NJ, Adopted July 9, 2013; amended August 23, 2016.

Effect on Historic Properties: The only historic property identified in the “Eastern Gateway” area when the Redevelopment Plan was adopted was the Mount Carmel Holy Church (ca. 1930), 147-155 Bloomfield Avenue. The building survived the first wave of urban renewal in the 1970s, but the Eastern Gateway Redevelopment Plan finally claimed it. The loss of this building is part of the large-scale remaking of area between Lackawanna Plaza and the Bay Street Station into a new, more intensely settled area, spurred on by the completion of the Montclair Connection. Once an area of uncertainty, with newfound stability new investment can now proceed.

The Mount Carmel Holy Church was the last historic building remaining in the Town Center Historic District east of Lackawanna Plaza on the north side of Bloomfield Avenue. As such, the Historic District is now limited to the south side of Bloomfield Avenue west of the Maple Avenue boundary.

¹⁵ See the *Seymour Street Redevelopment Plan* in Appendix J.

Montclair Township Interactive Planning Map:

<https://mntjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

Recommendation: Future concern for the Town Center Historic District is focused on the buildings facing the Eastern Gateway, on the south side of Bloomfield Avenue. Many of those buildings are one- to three-story vernacular commercial buildings from the early 20th Century. These buildings are an important remembrance of the low-scale development of the working class neighborhoods in that vicinity and carry their own significance. The bulk standards for the C-1 district are incompatible with this scale and should be down-sized before they become an even greater incentive to redevelopment.

I. HUMC/MOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN (2016).
H2M Associates, Inc. and VHB (Adopted July 2016).

Effect on Historic Properties: The Redevelopment Area circumscribed by this Plan did not affect nearby or adjacent historic properties within Montclair, and offers improvements to the neighboring residential areas in terms of landscaped setbacks, improved parking and circulation, and building design. Although not identified “historic neighborhoods,” adjacent residential areas are still pleasant, tree-lined, older homes, and promise to be protected and enhanced by the proposed Redevelopment Plan. The input of the Glen Ridge Historic Preservation Commission offered the development team excellent guidance for compatible architecture.

Recommendation: The input of the Glen Ridge Historic Preservation Commission was very valuable to the Redevelopment Plan for this area (See Appendix I: HUMC/Mountainside - "Architectural Design"). Even though no historic buildings are directly impacted by this redevelopment project on either side of the municipal boundary between Glen Ridge and Montclair, the sensitivity shown to the older neighborhoods that surround the hospital site promise a better result. In general, future redevelopment projects in Montclair should encourage greater general participation in the process by the Montclair Historic Preservation Commission, so as to ensure that aesthetics and good design elements for a historic context can be incorporated into the redevelopment plan and not adversely affect Montclair’s older neighborhoods.

J. SEYMOUR STREET REDEVELOPMENT PLAN (2016).
Phillips Preiss Grygiel, LLC, (Adopted September 6, 2016).

Effect on Historic Properties: The numerous historic properties on the western edge of this area (South Fullerton Avenue) are somewhat insulated from the intense development that will be taking place elsewhere in the Redevelopment Area. The future of the Wellmont Theater, the key focus of the arts district, is all but guaranteed for the foreseeable future. The quiet residential neighborhood of one- and two-family

Montclair Township Interactive Planning Map:
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dwellings along South Willow Street is perhaps the most dramatically affected by the larger mass and incompatible character of new adjacent parking structures, as well as the increased traffic when finished. These buildings, however, have not been identified as “historic.” The ca. 1930s apartment buildings on Seymour St. suffer less from the contrast between the proposed parking garages with the existing open lots, although the light and air offered by open lots is considered beneficial. What is hoped, however, is that the increase in parking facilities will space the adjacent residential neighborhoods the adverse effects of intensive street parking that has become so pervasive. As this project seems years away from being fully realized, it is hoped that the vision of the Township will be as positive as anticipated.

Recommendation: *This plan was the subject of numerous meetings with the community and discussions with current and former members of the Montclair Historic Preservation Commission. Although this project is not realized yet (ground breaking took place in December 2018), the variety of building forms, the step-backs at the upper stories, the use of the sloping topography to adjust the scale of the buildings, and the introduction of interesting circulation patterns through the neighborhood promises to keep the project in scale with the adjacent neighborhoods, allow greater use of the arts district by the public without its neighbors having to endure a greater intensity in the use of residential streets for parking. This project, while it took a longer time in development, was indeed a community process – something that is recommended for future plans.*

Montclair Township Interactive Planning Map:

<https://mntjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

FINDINGS AND CONCLUSIONS

The ten plans considered in this study of Montclair's Redevelopment Plans (1998 – 2018) varied in location, purpose, and scope. For each plan, recommendations are offered, because each project is unique.

While most of the redevelopment areas studied were located in or near the central business district, some of the earliest ones were either town-wide (Deteriorated Housing Project Redevelopment Plan) or located in a largely residential area (Montclair Community Hospital Redevelopment Plans), both of which were primarily residential neighborhoods. All of the redevelopment plans to date were either adjacent to or directly affected historic properties, or were within an historic district.

Because the Plans each addressed particular circumstances, it is necessary to distill the lessons learned from this review down to the following:

- 1) **Smaller, and slower, changes often make better redevelopment projects:** To avoid the loss of context and the dysfunction and inconvenience that large-scale construction activities can wreak on a community, smaller projects that target specific sites can bring small improvements that can bootstrap larger reinvestment in an area. Many of the businesses in our Town Center were built adjacent to older residential neighborhoods. Large projects that result in over-scale buildings – especially those adjacent to residential areas - threaten to totally change the character of an area to the discomfort of the residents. Change is better when it is introduced gradually, so that the familiar in one's community still exists next to the new.
- 2) **Working with the community makes better projects (although it often takes longer):** Often planning consultants, being experts in their fields, sometimes have minimal contacts with sectors of the community that are most affected by the proposed redevelopment. Neighbors, government, and business leaders and other constituency groups, all provide different perspectives on projects that can bring to the forefront concerns or preferences that may be unknown to the consultants. Helping to shape redevelopment projects also helps the community accept the ultimate results as a product of their efforts.
- 3) **Design consultations with the Historic Preservation Commission:** Design consultations with local historic preservation commissions, which have an intimate knowledge of the historic context of a community, can help reinforce more appropriate building height, massing, design elements, and architectural treatments that should be required of a project. The HPC should be brought into the project in its early stages, with ongoing consultation during the development of the Plan. When

Montclair Township Interactive Planning Map:

<https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

an architect is selected to design the project, the plans should go through a local preservation commission review – not only for compliance with local design guidelines, but to ensure that the Plan elements are actually being carried out in the project being built, i.e., “post-site plan approval.”

- 4) **Historic Preservation zoning overlays should remain intact in Redevelopment Areas:** As per the 2016 Historic Preservation Element (HPE),¹⁶ it is important to ensure that historic preservation zoning overlays are given consideration in areas designated as “Areas in Need of Redevelopment” in Township-adopted Redevelopment Plans. Currently, Redevelopment Plans can supersede any zoning provisions already in place, including historic landmark zoning overlays.
- 5) **Design Guidelines for New Construction.** Also as per the 2016 HPE, sensitive design guidelines are needed for new construction related to the historic context in Township Redevelopment areas that will highlight and enhance the built environment without imitating historic resources.

¹⁶ 2016 *Historic Preservation Element of the Township Master Plan*, *op cit.*, 100.

APPENDIX A

Deteriorated Housing Project Redevelopment Plan

Karen A. Kadus, PP/AICP, Director of Planning
and Community Development, Township of Montclair
(Adopted January 7, 2007)

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Deteriorated Housing Project Redevelopment Plan (1998; 2007)

Area Description	Before	After	Historic Properties
<p>Goal: The fundamental goal of the Plan was to improve deteriorated scattered sites in the Township and return them to viable use. In the process, structures that are detrimental to the public health safety and welfare will be improved, resulting in increased housing opportunities for the community</p> <p>Location: 17 Parcels in 1998; 14 added by 2006. Total revised to 4 remaining in 2007.</p>		<p>See Table at Appendix for photos of properties and outcomes.</p>	<p><u>Historic Districts/Streetscapes</u></p> <p>TOWN CENTER HISTORIC DISTRICT (1865-1937) Local Landmark District: YES Local Nomination Report NJ Register Listed: NO National Register Listed: NO</p> <p>MILLER STREET HISTORIC DISTRICT Local Landmark District: NO NJ Register Listed: YES National Register Listed: YES</p> <p>MILLER STREET HISTORIC DISTRICT EXTENSION 32-59 New Street NR Eligible: SHPO Op. July 15, 1997</p> <p>Frog Hollow Area – Potential Historic District (2016 HPE)</p> <p>South End Area - Potential Historic District (2016 HPE)</p> <p>Walnut Street Area - Potential Historic District (2016 HPE)</p> <p>Label Street Worker Housing - Potential</p>
Size:	31 properties	3 vacant lots remaining	
Zoning:	Various	No change	
Permitted/conditional Uses:	Various	No change	
Neighborhood:	Various	No change.	
Bulk standards	As per each zone.	No change, except that the lot line between 53 and 55 New Street be adjusted so as to created two 50’-	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Deteriorated Housing Project Redevelopment Plan (1998; 2007)

Area Description	Before	After	Historic Properties
		<p>wide lots, each to contain a two-family dwelling (35’ maximum ht., 25’ front setback, or meet the average setback of adjacent parcel</p>	<p>Historic District (2016 HPE)</p> <p>Cross Street Area –Potential Historic District (2016 HPE)</p> <p>Hollywood Avenue Area - Potential Historic District (2016 HPE)</p> <p><u>Individual Historic Properties (see Appendix to this section at end):</u></p> <p>204 Bloomfield Avenue (Town Center HD)</p> <p>216 Bloomfield Avenue (Town Center HD)</p> <p>331 Bloomfield Avenue (Town Center HD)</p> <p>26 Central Avenue (Frog Hollow Potential HD)</p> <p>28 Forest Street (Walnut St Potential HD)</p> <p>115-117 Forest Street (Label Street Worker Housing - Potential HD)</p> <p>116 Forest Street (Label Street Worker Housing - Potential HD)</p> <p>72 Greenwood Avenue (Walnut St Area</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Deteriorated Housing Project Redevelopment Plan (1998; 2007)

Area Description	Before	After	Historic Properties
			Potential HD) 55 South Fullerton Avenue (Inventory #: 0713-771) 145 Valley Road (Frog Hollow Potential HD) 17 William Street (Frog Hollow Potential HD) 2 Cross Street (Cross Street Area – Potential HD) 24 Miller Street (Miller Street Historic District (NR/SR)) 16 Cross Street (Cross Street Area – Potential HD) 46 North Willow Street (Walnut St Area Potential HD) 25 Linden Avenue (Hollywood Avenue Area Potential HD) 31 Madison Avenue (Inventory #: 0713-933) 249 Orange Road (South End Area – Potential HD)
Architectural Standards	None	The rehabilitation/design standards for each individual zone should be	

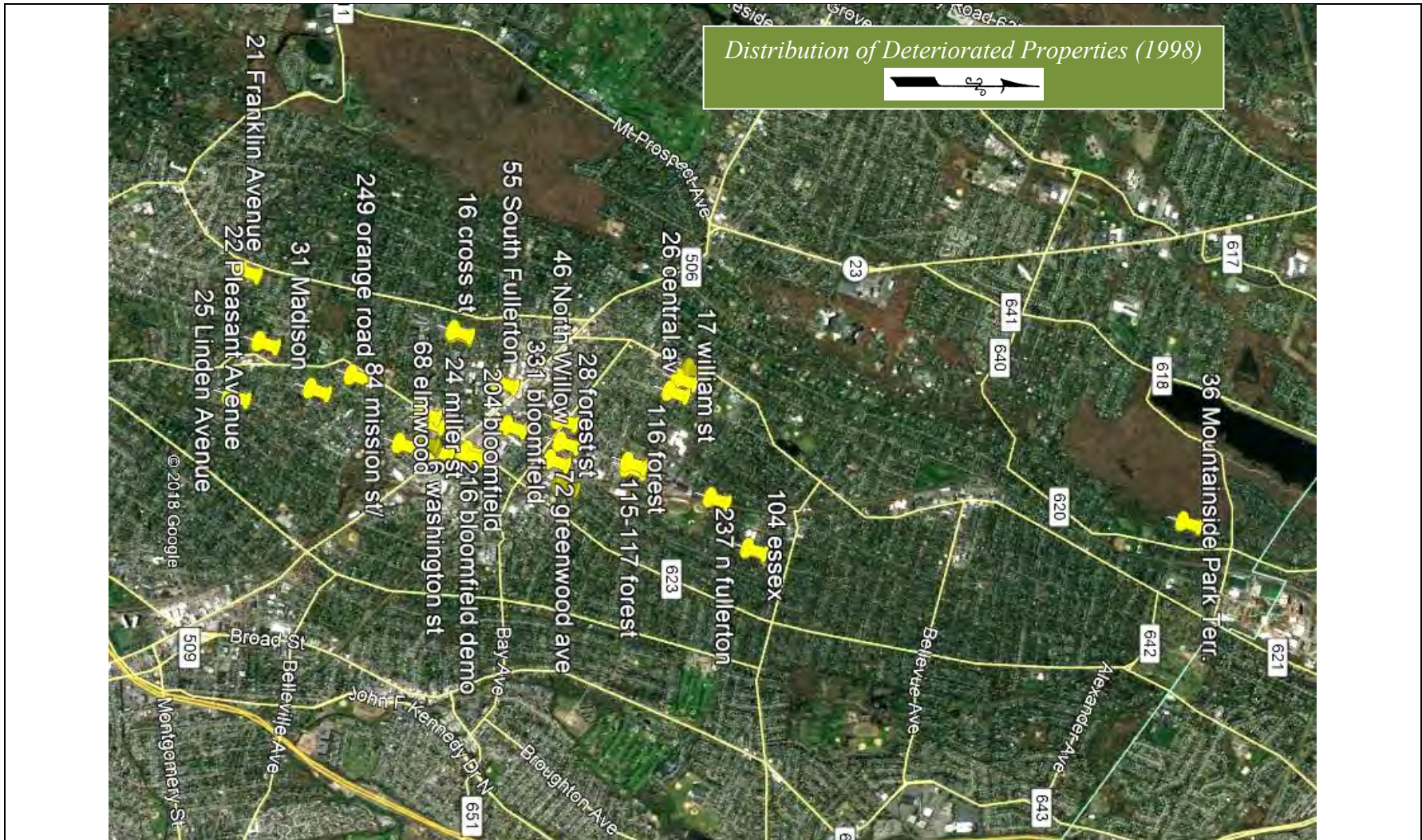
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Deteriorated Housing Project Redevelopment Plan (1998; 2007)

Area Description	Before	After	Historic Properties
		observed.	
Status	Inactive.		
Effect on historic properties	<p>The Deteriorated Housing Project was first adopted in 1998 to address an increasing number of deteriorated and vacant properties, mostly residential, that were scattered throughout the Township. The initiative was spearheaded by the Montclair Housing Coalition, and joined by other community-based groups and volunteers, with the support of the Township’s Department of Planning and Community Development. In 1997, the Coalition began to identify deteriorating properties where owners were unresponsive to property maintenance violations or scheduled court appearances. The Coalition identified 17 properties, which were found to qualify as an “area in need of redevelopment” and a Redevelopment Plan was adopted. Over time, an additional 14 properties were added. The Plan includes a selection of individual properties throughout the Township that were identified between 1998 and 2007 as being within an Area in Need of Redevelopment and stipulates that any of the selected properties that are acquired by the Township must be considered for conversion to affordable housing before they can be sold to a private entity. In 2007, the initial plan was updated with new language that reflected the Township’s intent to first consider each of the properties listed for rehabilitation or new construction as affordable housing units. At that time, the 27 properties were removed from the list, having been fully renovated, with only one (26 Central Avenue) having once been condemned by the Township later sold to a redeveloper who satisfactorily renovated the structure.</p> <p>As is shown by the following table (appended to this section), over 25 properties had been rehabilitated by 2007. At the time, few of the targeted properties were located within a local historic district; however, several new historic districts have been designated, and the 2016 HPE evaluation identified a number of potential historic areas. Four properties remain on the list of 31 in the Plan (Nos. 53 and 55 New Street, 22 Pleasant Avenue, and 249 Orange Road). One of those properties has been sensitively rehabilitated (249 Orange Road) and now has a substantial market value. The remaining three are vacant lots awaiting redevelopment.</p> <p>While the Plan has succeeded in many of its goals, many of the renovations included vinyl siding, loss of architectural detail, and replacement windows. In some cases, there was an effort to incorporate a feature with historic references, but otherwise, the resulting look was clean, tidy, but devoid of architectural interest. <i>This “Redevelopment Plan” approach to non-contiguous sites should better be a “Rehabilitation Plan” as permitted under the revised legislation, if taken on in the future. This is especially important in a community with so many older and historic resources, and compliance with design guidelines be required of renovations involving any identified historic resources.</i></p>		

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Deteriorated Housing Project Redevelopment Plan (1998; 2007)



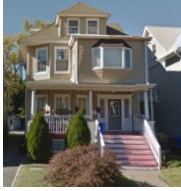





Appendix: Deteriorated Property Program Redevelopment Plan

List of Properties and Outcome (2018)

Properties formerly included in the Plan 1998 - 2007, since rehabilitated or redeveloped:		
204 Bloomfield Avenue	Exterior rehabilitation. <i>Town Center HD</i>	
216 Bloomfield Avenue	Redeveloped. <i>Town Center HD</i>	
331 Bloomfield Avenue	Rehabilitated; maintained. (Fascino restaurant) <i>Town Center HD</i>	
26 Central Avenue	Exterior rehabilitated; maintained. <i>Frog Hollow Area – Potential HD (2016 HPE)</i>	
68 Elmwood Avenue	Exterior rehabilitated; maintained.	
28 Forest Street	Exterior rehabilitated, maintained. <i>Walnut Street Area – Potential HD</i>	

115-117 Forest Street	Exterior rehabilitated; interior condition unknown. <i>Label Street Worker Housing Area - Potential HD (2016 HPE)</i>	
116 Forest Street	Exterior rehabilitated; interior condition unknown. <i>Label Street Worker Housing Area - Potential HD (2016 HPE)</i>	
72 Greenwood Avenue	Converted to storage/garage use. Interior condition unknown. <i>Walnut St Area – Potential HD (2016 HPE)</i>	
84 Mission Street	Exterior rehabilitation; interior condition unknown.	
47-49 New Street	Rehabilitated, combined into one address: #49.	
55 South Fullerton Avenue	Rehabilitated, adaptive use (offices); maintained. <i>Year Constructed: 1886 Inventory #: 0713-771</i>	
145 Valley Road	Rehabilitated (the Bikery); maintained. <i>Frog Hollow Area – Potential HD</i>	
17 William Street	Exterior rehabilitated; maintained. <i>Frog Hollow Area – Potential HD</i>	

18-20 Willard Place	Rehabilitated, converted to single address (#18)	
12 Cross Street	Exterior rehabilitated; maintained. <i>Cross Street area – Potential HD</i>	
51 New Street	Appears deteriorated.	
24 Miller Street	Rehabilitated; maintained. <i>Miller Street Historic District (NR/SR)</i>	
104 Essex Avenue	Apparently rehabilitated; interior condition unknown.	
16 Cross Street	Rehabilitated, maintained. <i>Cross Street area – Potential HD</i>	
6 Washington Street	Interior condition unknown (work in progress)	
237 North Fullerton Ave	Condition : marginal	

46 North Willow Street	Rehabilitated, maintained. <i>Walnut St area - Potential HD</i>	
36 Mountainside Park Terr.	Maintained. Contemporary, built 1998. (Under construction in 1998?) For sale since 2015.	
25 Linden Avenue	Rehabilitated, maintained. <i>Hollywood Avenue area – Potential HD</i>	
31 Madison Avenue	Rehabilitated, maintained. <i>Year Constructed: 1897</i> <i>Inventory #: 0713-933</i>	
21 Franklin Avenue	Rehabilitated, maintained.	
Properties Remaining in the Plan as of 2007:		
53 New Street	Structure has been removed; vacant parcel.	
55 New Street	Structure has been removed; vacant parcel.	
22 Pleasant Avenue	Structure has been removed; vacant parcel.	
249 Orange Road Year constructed: ca. 1897	Rehabilitated, maintained. <i>South End – Potential HD (HPE 2016)</i>	
Total # of properties: 31		
Total # of identified historic properties: 18 (58%)		
Total # In Use/Rehabilitated: 28 (90%) (of these, 2 (7%) appear to be marginal or not rehabilitated)		
Total # Demolished: 3 (10%)		

APPENDIX B

Redevelopment Plan – Bay Street Station Site, Phase II

Karen A. Kadus, PP/AICP, Dir. of Planning and
Community Development, Township of Montclair NJ
(Adopted September 25, 2001; amended August 10, 2004)

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Bay Street Station – Phase II Redevelopment Plan (2001; amended 2004)

Area Description	Before	After	Historic properties
<p>Goal: The area in need of redevelopment was part of the first urban renewal area in Montclair, begun in the 1970s, which was formerly the freight yards for the Lackawanna Terminal, and later occupied by service industries such as the John Blondel and Sons, a coal and wood depository. The redevelopment area was first delineated in 1999, and was required before construction could begin on the Montclair Connection, the rail link joining NJ Transit’s Boonton and Greenwood trail lines. The new Montclair Fire Station and the senior housing facility along Glenridge Avenue were part of the first phase of this project, and both were completed by 2002. This Phase II encompasses the 3.3 acres between the fire station and the senior facility. The tract of land offered the opportunity to meet contemporary needs of an increased amount of a range</p>	 <p data-bbox="554 873 989 938">Lackawanna Terminal Freight Yards (1909)</p>	 <p data-bbox="1073 971 1503 1027">Bay Street Station Redevelopment Area Phase II</p>  <p data-bbox="1058 1334 1520 1391">Montclair Residences at Bay Street Station with parking garage and Station at rear.</p>	<p data-bbox="1566 423 1829 480">PINE STREET HISTORIC DISTRICT</p> <p data-bbox="1566 483 1919 662">Locally Designated NR: 3/16/2000 (NR Reference #: 00000175) SR: 1/13/2000 (104 of 140 structures are contributing)</p> <p data-bbox="1566 727 1797 751"><u><i>Individual Properties</i></u></p> <p data-bbox="1566 789 1934 906">41 GLENRIDGE AVENUE #1R Block: 4210, Lot: 15 Year Constructed: ca. 1910 Inventory #: 0713-948</p> <p data-bbox="1566 943 1881 1060">43 GLENRIDGE AVENUE Block: 4210, Lot: 16 Year Constructed: ca. 1910 Inventory #: 0713-947</p> <p data-bbox="1566 1097 1881 1214">55 GLENRIDGE AVENUE Block: 4210, Lot: 21 Year Constructed: ca. 1910 Inventory #: 0713-946</p> <p data-bbox="1566 1252 1881 1369">63 GLENRIDGE AVENUE Block: 4210, Lot: 1 Year Constructed: ca. 1875 Inventory #: 0713-945</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Bay Street Station – Phase II Redevelopment Plan (2001; amended 2004)

Area Description	Before	After	Historic properties
<p>of housing – affordable and market rate; rental units for young people and singles; apartments close to commuter hubs for those working in the city; and increased street vitality in the Pine Street area, along with parking facilities that would accommodate the new residents.</p> <p>Location: The Bay Street Station Redevelopment Area is bounded on the north by Glenridge Avenue; on the south by Bloomfield Avenue; on the west by Pine Street; and on the east by the Matthew Carter Apartments (20 -80 Glenridge Avenue) and the property once occupied by Montclair Ford, now occupied by a retail center on Bloomfield Avenue. It straddles the new rail link. The area is adjacent to the Pine Street Historic District, listed on the NJ and National Registers of Historic Places. Much of this land had been acquired by</p>			

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Bay Street Station – Phase II Redevelopment Plan (2001; amended 2004)

Area Description	Before	After	Historic properties
the Montclair Redevelopment Agency by 1986, and it remained the largest tract of undeveloped land in the Township.			
Size:	Approximately 3.3 acres	No change	
Zoning:	Unknown (no maps included with Plan) but text notes multi-family residential, school, and commercial.	R-A	
Permitted/conditional Uses:	Multi-family residential, school, commercial	Multi-family, NC, parking garage, train station	
Neighborhood:	Adjacent to the Pine Street Historic District neighborhood commercial (NC) zone along Glenridge Avenue and the C-1 zone along Bloomfield Avenue. Also adjacent to multi-family units across Pine Street, between Glenridge Ave and Bloomfield Avenue, as well as the senior housing facility and another multi-family complex west of the Pine Street/Glenridge Avenue intersection. Tax Lot 5, within the future redevelopment zone and east of Toney’s Brook (a tributary of the Second River), is an undeveloped parcel.	The Montclair Connection rail link was the catalyst for the reconfiguration of the redevelopment area in Phases I and II. Phase I created the fire station and the senior housing complex (completed 2002). This Phase II saw the introduction of the new Bay Street train Station, a parking garage, and a new multi-family complex with small convenience retail and personal service establishments for the residents, all of which were consistent with a transit-oriented neighborhood. These uses are consistent with the existing housing and uses already present in the neighborhood. To date, the number of commercial retail spaces as planned are not fully occupied. Tax Lot 5 was cleaned up and left as open space, much like the areas of Grant and Sherman Streets that were acquired for the construction of the rail link in the Pine Street Historic District.	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Bay Street Station – Phase II Redevelopment Plan (2001; amended 2004)

Area Description	Before	After	Historic properties
Bulk standards	As per each zone.	As per the adjacent neighborhoods, no setbacks were prescribed for the buildings in the redevelopment area. The maximum building height was capped at 60 ft above grade in the “bulk requirements.” However, the design standards in the Plan also called for a ratio of 1:1 – street width to height of the adjacent buildings, a formula that would limit the maximum height to 66 ft. (See below.) Ornamental towers, etc. were not included in the height calculations. The exact height of the resulting building is unknown at this writing, but it consists of 4 stories, the first story (commercial uses) having a higher ceiling. (If each story is 10 ft average, then the building would likely be around 55-60 feet, with cornice.)	
Architectural Standards	None known.	As noted above, the design requirements set forth the ratio of 1:1 (height to width of street). Other design requirements include: <ul style="list-style-type: none"> • Parking garage should be located at the rear of the site; • Site and buildings should be pedestrian-friendly and handicapped accessible; • Site plan and buildings should incorporate public art; • The train station should be visible from the street; • The streetscape should include decorative lighting, patterned sidewalks, trees, and trash receptacles, that demonstrate a commitment to mass transit; 	

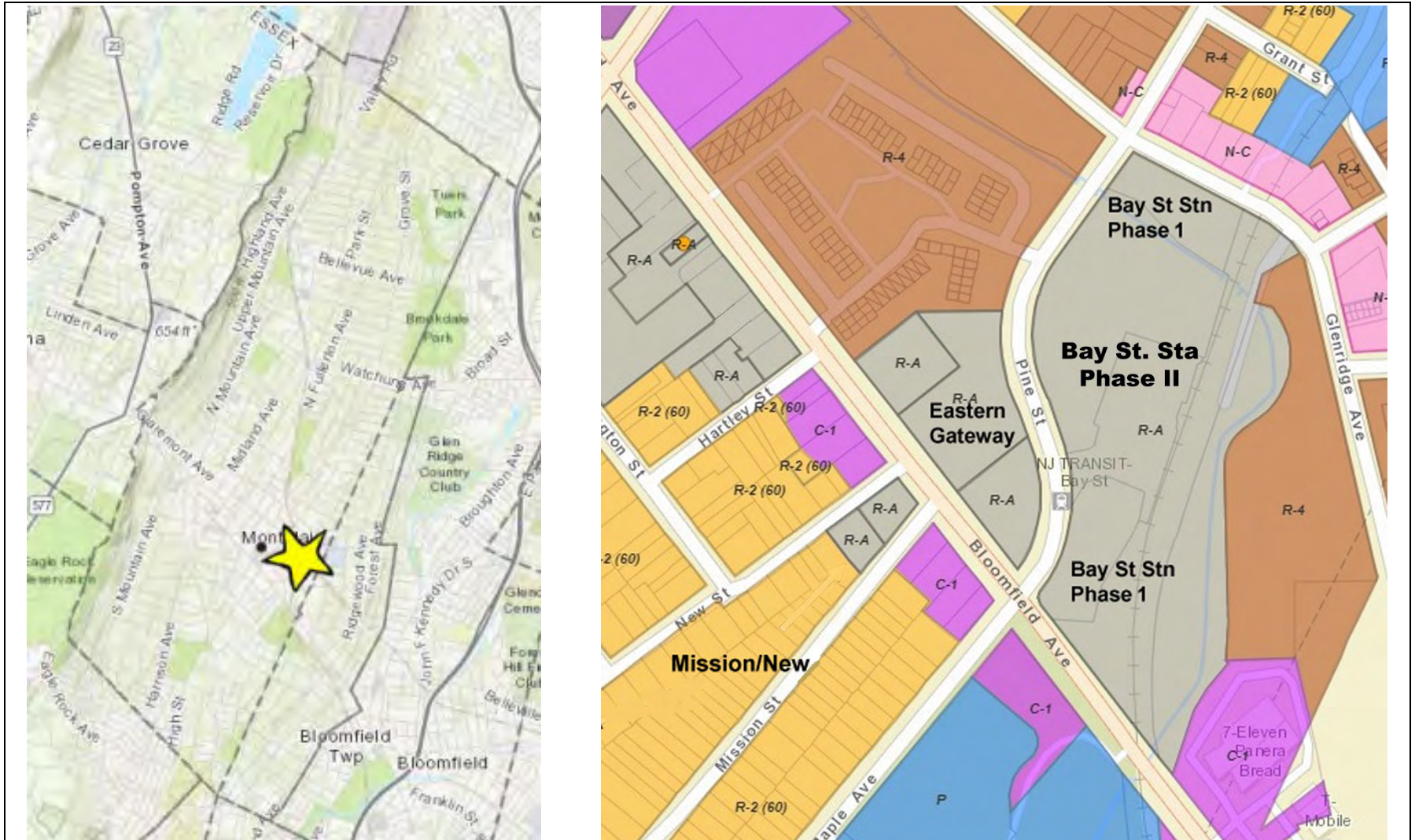
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Bay Street Station – Phase II Redevelopment Plan (2001; amended 2004)

Area Description	Before	After	Historic properties
		<ul style="list-style-type: none"> • Pine Street is wide enough to accommodate street parking; and • <i>The architectural style of the buildings must complement historic structures in the surrounding neighborhoods, using similar materials, colors, and styles found in historic buildings.</i> 	
Status	Completed.		
Effect on historic properties	The new Bay Street Station created a transportation node that was compatible with greater density and a mix of residential and commercial units that would contribute to the vitality of the area. The adjacent Pine Street Historic District has benefitted from the increase in population in the area, as well as the rehabilitation incentives and streetscape improvements that were made possible by the Connection. However, the improvements have also reportedly generated the beginnings of a gentrification of the area, which has adversely affected affordable housing in the area – an historic characteristic of this working class neighborhood.		

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Bay Street Station – Phase II Redevelopment Plan (2001; amended 2004)





APPENDIX C

Montclair Community Hospital Redevelopment Plan

Heyer Gruel & Associates (Adopted December 2002)

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Community Hospital Redevelopment Area (2002)

Area Description	Before	After	Historic properties
<p>Goal: To replace the vacant, obsolete, non-conforming Mtc Community Hospital facility with new townhouse development consistent with the single family residential neighborhood.</p> <p>Location: Harrison Avenue at Llewellyn Avenue (552 feet of frontage on Harrison Ave., 86 feet of frontage on Llewellyn Road. Internal loop known as “Notting Hill Way.”</p>	 <p>Built 1928, 1958, and 1961</p>	 <p>Built: 2006 -2009</p>	<p>113 HARRISON AVENUE Block: 2003, Lot: 9 Year Constructed: 1862 Montclair Inventory #: 0713-909</p> <p>84 LLEWELLYN ROAD Block: 1208, Lot: 11 SR/NR Listed: YES Year Constructed: 1840 Montclair Inventory #: 0713-828</p> <p>Estate Section (Potential District) Dates: 1860-1930 2016 Master Plan HPE Years: late 19th and the early 20th Architectural styles: Queen Anne, Shingle, Tudor Revival, and Colonial Revival.</p>
Size	3.2 acres	3.2 acres	
Zoning	R-1 [Same as the R-O zone]	R-A; adjacent to R-1; backs up on R-O	
Permitted/conditional Uses	One-family detached dwellings. Carriage houses; conditional uses: Carriage houses, where permitted as conditional uses in § <u>347-9</u> ; Private and public schools, under the conditions in § <u>347-12</u> ; Museum (1 acre lot)	Permitted in R-A: Articulated townhouses in single family neighborhood [New]	
Neighborhood	Non-conforming use among single family homes	Scale, materials, and massing more consistent with neighborhood context.	
Bulk standards		<ul style="list-style-type: none"> 6 dwelling units per acre 	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

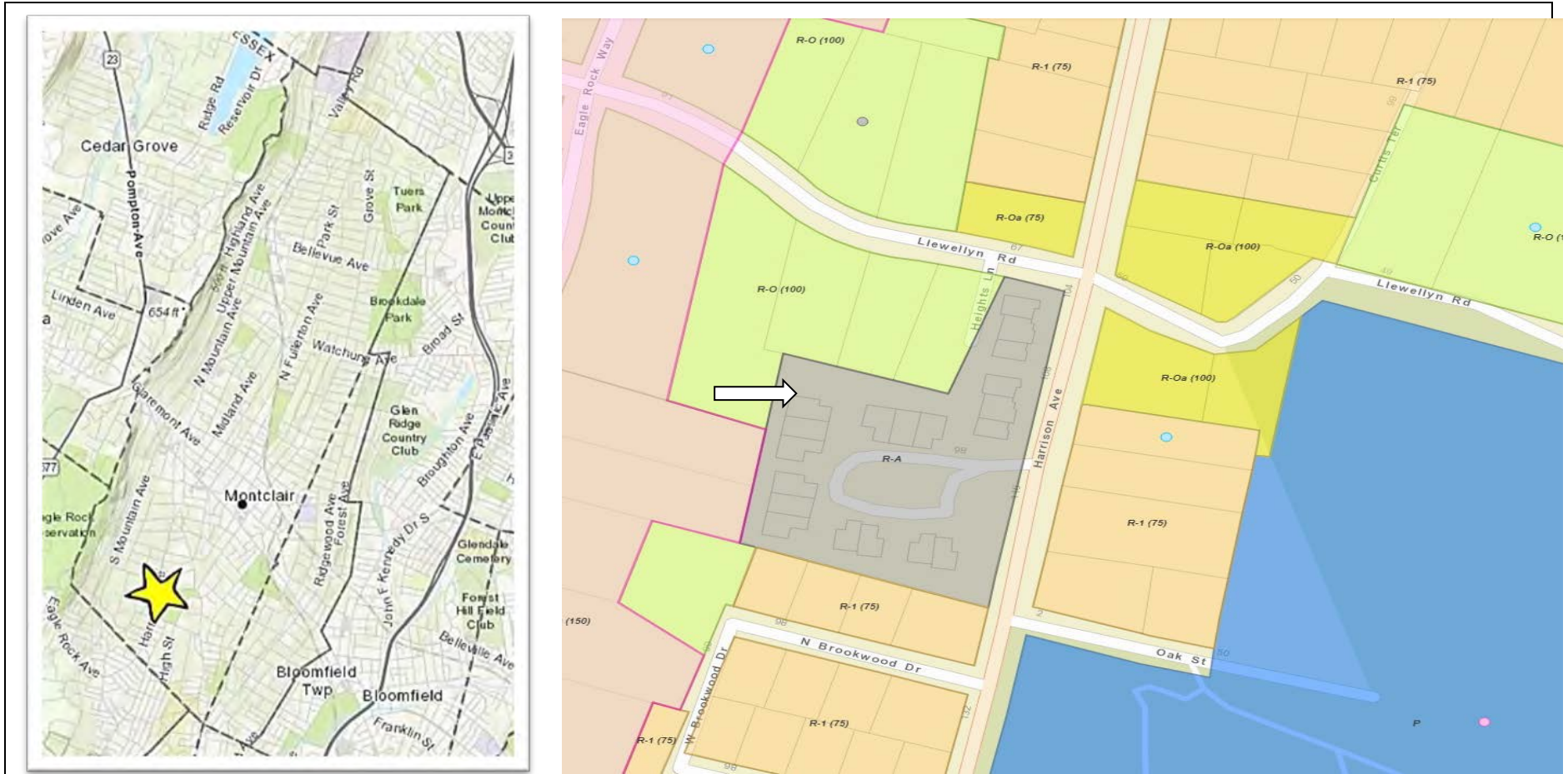
Montclair Community Hospital Redevelopment Area (2002)

Area Description	Before	After	Historic properties
		<ul style="list-style-type: none"> • Maximum building coverage: 30% • Maximum building ht: 40 ft. • Setbacks: 15 – 50 ft. 	
Architectural Standards	ca. 1950s design (non-contextual)	Contextual design	
Status	The redevelopment project was undertaken by a developer and was constructed during the years from ca. 2006 – 2009.		
Effect on historic properties	<p>The Montclair Community Hospital (the Hospital) was built in the southern section of the Township in 1928, with additions in 1953 and 1961. The site was located on Harrison Avenue near Llewellyn Avenue, a one-family zone (R-1). Over the course of many years, the hospital gradually became underutilized and finally closed permanently in 1999. The Hospital was a non-conforming use in that area when it closed; it is unknown what zoning governed the site under the first Montclair zoning ordinance, which was adopted in 1921.</p> <p>The surrounding neighborhood consisted of single family, detached residences that were built predominantly in the late 19th - and Early 20th Centuries. Although not specifically mentioned in the plan, a number of these residences were identified in the 1980-1982 Preservation Montclair historic sites inventory of the Township I; the hospital, however, was neither identified in that study nor in any other cultural resources survey known to date (see Table at Appendix A).</p> <p>The redevelopment project was undertaken by a developer and was constructed during the years from ca. 2006 – 2009.</p> <p>The general effect on the historic context from the removal of a non-conforming, obsolete, and vacant property and the creation of new housing that was similar in scale, materials, and design to the surrounding context for an underserved demographic had an <i>overall positive effect on the neighborhood</i>.</p> <p>See comparison of design standards for the redevelopment area vs. pre-existing context in Appendix B).</p>		

¹ Preservation Montclair, *Montclair 1694-1982, An Inventory of historic, Cultural, and Architectural Resources* (Montclair: Preservation Montclair, a Project of the Jr. League of Montclair/Newark, 1982).

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Community Hospital Redevelopment Area (2002)





APPENDIX D

Pine Street Redevelopment Plan

Montclair Department of Planning
and Community Development
(Adopted June 2003)



Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Pine Street Redevelopment Plan (2003)

Area Description	Before	After	Historic properties
<p>Goal: To reverse the deterioration the Pine Street neighborhood suffered as a result of disinvestment and loss of historic buildings stemming from the Montclair Connection, a rail connector that was planned through the center of the district. Further, by reinforcing the existing affordable housing in the Pine Street area by sensitively rehabilitating existing buildings, rather than by permitting gentrification and new construction. The Plan is for rehabilitation of existing buildings rather than demolition and redevelopment, using various forms of financial incentives outlined in the plan.</p> <p>Location: The area is located at the eastern boundary of the Twp., and is bounded on the north by the New Jersey Transit Boonton rail line, on the east by the border shared with Glen Ridge, on the south by Glenridge Avenue,</p>	 <p>27 Grant St. (NR 2000).</p>	 <p>Pine Street Representative Properties (2018)</p>	<p>PINE STREET HISTORIC DISTRICT Locally Designated NR: 3/16/2000 (NR Reference #: 00000175) SR: 1/13/2000 (104 of 140 structures are contributing)</p> <p><u><i>Individual Properties</i></u></p> <p>15 GLENRIDGE AVE (Baldwin Ave School) Block: 4212, Lot: 1 Year Constructed: 1912-1913 Inventory #: 0713_949</p> <p>41 GLENRIDGE AVENUE #1R Block: 4210, Lot: 15 Year Constructed: ca. 1910 Inventory #: 0713-948</p> <p>43 GLENRIDGE AVENUE Block: 4210, Lot: 16 Year Constructed: ca. 1910 Inventory #: 0713-947</p> <p>55 GLENRIDGE AVENUE Block: 4210, Lot: 21 Year Constructed: ca. 1910 Inventory #: 0713-946</p> <p>63 GLENRIDGE AVENUE Block: 4210, Lot: 1</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Pine Street Redevelopment Plan (2003)

Area Description	Before	After	Historic properties
<p>and on the west by the back lot lines of the properties on the west side of Pine Street. The area is largely coterminous with the Pine Street Historic District, listed on the NJ and National Registers of Historic Places.</p>	 <p>78 Pine St. (NR 2000)</p>		<p>Year Constructed: ca. 1875 Inventory #: 0713-945</p> <p>71-1/2 GLENRIDGE AVENUE Block: 4208, Lot: 38 Year Constructed: ca. 1915 Inventory #: 0713-944</p> <p>73 GLENRIDGE AVENUE Block: 4208. Lot: 39 Year Constructed: 1910 Inventory #: 0713-943</p>
Size:	Approximately 6 blocks	No change	80 PINE STREET
Zoning:	R-2, R-4, N-C, and C-2	No change	Block: 4208, Lot: 30 Year Constructed: ca. 1890 Inventory #: 0713-1017
Permitted/conditional Uses:	<ul style="list-style-type: none"> • R-2 (60): Two Family Zone, minimum lot width 60 Ft. • R-4: Three Story Apartment Zone • N-C: Neighborhood Commercial • C-2: General Business and Light Manufacturing Zone 	No change	94 PINE STREET Our Lady of Mt Carmel Church Block: 4208, Lot: 27 Year Constructed: 1937 Inventory #: 0713-1016
Neighborhood:	Predominantly consisted of 3-story apartment buildings, two-family homes, a neighborhood commercial zone along Glenridge Avenue with commercial on the ground level and apartments above;	No change in housing stock or uses. However, street improvements such as new pavement, sidewalks, curbing, lighting, street trees and drainage systems using CDBG funds have	110 PINE STREET Block: 4208, Lot: 23 Year Constructed: ca. 1910 Inventory #: 0713-1015

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

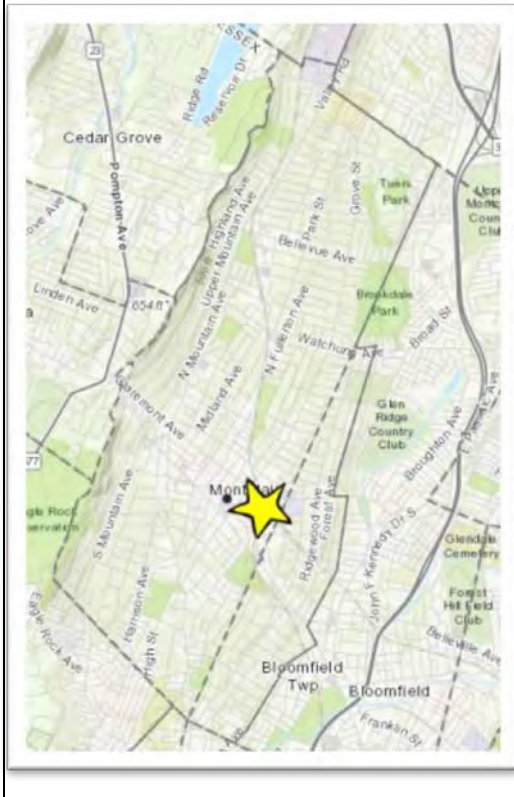
Pine Street Redevelopment Plan (2003)

Area Description	Before	After	Historic properties
	and a light industrial zone near the railroad line.	made a significant improvement to the appearance of the neighborhood. Some of the areas near where the Connection cut through the neighborhood (Grant and Sherman Streets) now have attractive open space, rather than the previous unimproved lots. The buildings in the neighborhood have also been noticeably improved since the Plan took effect.	<p>27 GRANT STREET Block: 4209, Lot: 27 Year Constructed: 1912 Inventory #: 0713-940</p> <p>75 PINE STREET REAR Block: 4210, Lot: 3 Year Constructed: ca. 1910 Inventory #: 0713-1018</p>
Bulk standards	As per each zone.	No change	
Architectural Standards	None	To maintain the character and integrity of the Pine Street Historic District, rehabilitation that retains historic features of existing structures is encouraged. Any federal or state grants used for rehabilitation will trigger historic preservation reviews under Section 106 of the NHPA.	
Status	Ongoing support.		
Effect on historic properties	<p>Before the Redevelopment Plan came into effect, the Pine Street neighborhood was suffering from disinvestment and deterioration of the existing historic buildings. Some was due to the uncertainty of the Montclair Connection and its path through the neighborhood. Without intervention, the neighborhood would likely have continued its decline.</p> <p>The Redevelopment Plan (and the ultimate completion of the Montclair Connection) spurred reinvestment in the neighborhood, has incorporated street improvements that made the area much more attractive, while allowing the neighborhood to remain affordable. The overall effect on the Pine Street Historic District has been very positive.</p>		

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Pine Street Redevelopment Plan (2003)

(This rehabilitation area is not shown on the full Montclair Redevelopment Areas map.)



The Pine Street Rehabilitation Area





APPENDIX E

Amended Hahne's Redevelopment Plan

Heyer, Gruel & Associates
Adopted July 2003; amended June 12, 2012)

Hahne's Amended Redevelopment Plan (2003)

Hahne's Site (Block 2205, Lot 2) (includes Trinity Place Parking lot)

Area Description	Before	After	Adjacent Historic properties
<p>Goals:</p> <ul style="list-style-type: none"> • Revitalize the CBD • Redevelop underutilized or vacant commercial property • Broaden Twp tax base • Provide for a wide range of housing affordability and housing opportunities in Twp • Increase municipal parking while minimizing the fiscal burden on Twp • Promote a public arts initiative consistent with the Mtc Arts Plan. <p>Location: South Park Street at Church St.</p>			<p>Part of Town Center Historic District Local Landmark District: YES (1865-1937) Local Nomination Report (2003) <i>(Report available for Local Landmark Districts ONLY)</i> NJ Register Listed: NO National Register Listed: NO</p> <p>CHURCH STREET STREETScape Inventory #: 0713-609</p> <p><i>Individual Properties:</i></p> <p>39-51 CHURCH STREET Claridge Apartments Block: 2207, Lot: 6 Year Constructed: 1928 Inventory #: 0713-617</p>
<p>1.3 acres</p>	<p>1.3 acres</p>		<p>40-46 CHURCH STREET</p>

Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	After	Adjacent Historic properties
Zoning	C-1 (CBD)	R-A; R-4	Block: 2206, Lot: 2 Year Constructed: 1925 Inventory #: 0713-616
Permitted/conditional Uses	<p>Restaurants and eating and drinking establishments, but excluding drive-in or drive-through restaurants.</p> <p><u>(2)</u> Commercial recreation facilities, such as theaters, movie theaters, museums, galleries and amusement centers and other educational and event spaces associated with the arts and entertainment industry.</p> <p><u>(3)</u> Convenience retail establishments, such as supermarkets, food stores, liquor stores, bakeries, cosmetic stores, drugstores and video sales and rental stores.</p> <p><u>(4)</u> Specialty retail establishments, such as antique stores, opticians, gift stores, clothing and shoe stores, toy stores, jewelry stores, sports and outdoor equipment stores, bicycle stores, furniture stores, hobby stores, photography stores, electronics and appliance stores, pet stores, stationery and office supply stores, record and book stores and hardware stores.</p> <p><u>(5)</u> Service retail establishments,</p>	<p>Mixed use, retail on street level, residential uses on upper floors; retail & office permitted on 2nd fl.</p> <p>80 dwelling units, 10% affordable housing.</p>	<p>FIRST BAPTIST CHURCH 68 CHURCH STREET Block: 2205, Lot: 1 NJ Register Listed: YES National Register Listed: NO Year Constructed: 1911 Inventory #: 0713-613</p> <p>FIRST BAPTIST CHURCH (ADDITION) 68 CHURCH STREET (Trinity Place) Block: 2205, Lot: 1 NJ Register Listed: YES National Register Listed: NO Year Constructed: 1930 Inventory #: 0713-614</p> <p>CARNEGIE LIBRARY 67-73 CHURCH STREET Block: 2208, Lot: 19 NJ Register Listed: YES National Register Listed: YES Year Constructed: 1904</p>

Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	After	Adjacent Historic properties
	such as barbershops, beauty parlors, nail salons, dry-cleaning establishments, laundries, copy or printing establishments, tailors, household and electronic repair establishments, health clubs, gyms and travel agencies. (6) Banks.		Inventory #: 0713-612 22 So. PARK & 55 CHURCH ST “Grad Block” Block: 2208, Lot: 16 Year Constructed:-1926-1927 Inventory #: 0713-745
Neighborhood	Transitional – between the CBD and OR-4 (3-Story apt and Office Building); most buildings in the adjacent commercial/retail properties are 2 stories; adjacent apt. buildings are 3 stories; most residences along the Crescent are 2-1/2 stories. One exception is the Claridge Apts. at S. Park and Church Sts., which is 6 stories. Hahne’s was 30 ft. height (2 stories).	The new development (the Siena) marks a dramatic transition between the 3-story residential and professional offices to the South; the predominantly 2-story commercial district to the East and North, and the historic houses of worship on the West. It does, however, echo the height of the 6-story Claridge Apts. on the opposite corner, and reflects similar coloration in the façade to that building.	51 So. PARK STREET Block: 2206, Lot: 19 Year Constructed: 1912 Inventory #: 0713-746
Bulk standards	C-1 (CBD): <i>Maximum height and number of stories:</i> The maximum height of a building shall be 67 feet or 6 stories.	R-A (Redevelopment Area): <i>Maximum height and number of stories:</i> 7 stories	
Architectural Standards	“Sensitivity to the surrounding area	Design Guidelines required vertical	


Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	After	Adjacent Historic properties
	requires that new development be architecturally compatible with the pattern, material, and color of the surrounding buildings, through bulk standards and design guidelines.	element at corner; minimize impact to Christ Church; consistent with materials, styles, colors and details of surrounding buildings; focal point across from driveway entrance to Crescent parking lot; articulated façade, setbacks; a public art element, streetscape elements, etc.	
Status		Completed ca. 2008 (80 units, 10 affordable units; 7 stories, mixed use, underground parking garage.)	
Effect on historic properties	<p>The 1952 streamlined moderne Hahne’s Building was identified in the 1980-82 survey as an “Intrusion” in the historic Church Street area, in spite of the fact that it was designed by an internationally acclaimed architect, Roland Wank, a leading exponent of the International Style. It’s vacancy after 1989 left the historic downtown without an anchor.</p> <p>The “intrusion” of the Hahne’s Building has been replaced by the massive scale of the Siena and its contemporary appearance. However, the additional street vitality brought to the area by the residential component above and the retail/commercial on the street level is a benefit to the area.</p>		

Hahne's Amended Redevelopment Plan (2003)

Crescent Lot (Block 2206, Lot 13)

Area Description	Before	After	Adjacent Historic properties
<p>Goal: Creation of a multi-story parking deck to replace surface parking lot.</p> <p>Location: Block 2206, Lot 13, along the north side of the Crescent to a point midblock behind Church Street, between South Fullerton and South Park St.</p>	<p>(no photo available) Surface parking lot behind Church St. commercial buildings, extending to The Crescent.</p>		<p><i>Historic Districts/Streetscapes:</i></p> <p>TOWN CENTER HISTORIC DISTRICT Local Landmark District: YES Local Nomination Report NJ Register Listed: NO National Register Listed: NO</p> <p>CHURCH STREET STREETScape Inventory #: 0713-609</p> <p><i>Individual properties within Town Center HD:</i></p> <p>18-22 CHURCH STREET Block: 2206, Lot: 6 Year Constructed: 1930 Inventory #: 0713-621</p> <p>24-26 CHURCH STREET</p>
<p>Size</p>	<p>1.8 acres ±</p>	<p>1.8 acres ±</p>	
<p>Zoning</p>	<p>OR-4 (3-story apt & Office bldg.)</p>	<p>R-A (4-5 level parking deck)</p>	
<p>Permitted/conditional Uses</p>	<p>Various residential forms including 3-story apt building, Business and professional office buildings as permitted in the OR-3 Zone and Senior citizen housing, subject to the requirements for multifamily housing.</p>	<p>Multi-story parking deck</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	After	Adjacent Historic properties
Neighborhood	Commercial/retail along Church St, S. Park St., and S. Fullerton; Residential, professional office and institutional along The Crescent.	Adjacent neighborhood is unchanged.	Block: 2206, Lot: 5 Year Constructed: 1929 Inventory #: 0713-619 28-30 CHURCH STREET
Bulk standards	OR-4: Maximum height is 42 feet. Maximum number of stories: three.	R-A: Minimum building height: 4 levels Maximum building height: 5 levels	Block: 2206, Lot: 4 Year Constructed: 1935 Inventory #: 0713-618 40-46 CHURCH STREET Block: 2206. Lot: 2 Year Constructed: 1925 Inventory #: 0713-616
Architectural Standards	Montclair Land Use Ordinance: General site plan design standards: § 281-8 Design standards. “The purpose of good site design is to create a functional and attractive development, to minimize adverse impacts, and to ensure a project will be an asset to the community. In project design and in reviewing project applications, the following principles of site design shall apply and shall be deemed to be the minimum standards and	<ul style="list-style-type: none"> • The Crescent parking deck, particularly The Crescent facade, shall be designed to reduce the appearance of the vertical height of the structure and to complement the residential nature of the streetscape. • The parking structure shall contain an articulated facade, and should be architecturally compatible with the architectural style of the Church Street commercial area. • The project shall include features to improve the streetscape adjacent to the site, including decorative lighting, street trees, landscaping, and pedestrian linkages and amenities. • Lighting on all levels must take into 	12 S. FULLERTON AVE. Block: 2206, Lot: 11 Year Constructed: 1878 Inventory #: 0713-765 18-28 S. FULLERTON AVE Block: 2206, Lot: 12 Year Constructed: 1925 Inventory #: 0713-766 <i>Identified Properties Outside Town Center Historic District:</i> 14 THE CRESCENT

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)


Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	After	Adjacent Historic properties
	prerequisites for Planning Board or Zoning Board of Adjustment approval.”	account potential spillover effects on surrounding buildings; <ul style="list-style-type: none"> • Lighting along lot frontage and interior on-site lighting shall consist of "Montclair Style" street lighting or a similar style currently provided in the downtown. • Existing walkways that transverse the property on the north and south sides shall be replaced. • Interior walkways shall consist of decorative pavers. • All surface parking spaces on the site shall be sufficiently screened from adjacent properties and roadways through the use of trees and shrubs. 	Block: 2203. Lot: 8 Year Constructed: 1902 Inventory #: 0713-627 15 THE CRESCENT Block: 2206, Lot: 14 Year Constructed: 1917 Inventory #: 0713-626
Status		Completed: November 2005	
Effect on historic properties	The completion of the Crescent Parking deck was well received by the Township, its residents, and the business owners of the Town Center. There were no existing buildings that were removed in this redevelopment scheme and the building design was developed in compliance to the design standards required by the redevelopment plan. The scale and fenestration of the garage made it compatible with the adjacent neighborhoods, which on two sides were 2-3 story commercial properties and on the Crescent side were primarily 2-1/2 story residential properties. The parking deck has been welcomed as a way to bring visitors and economic activity into the historic Town Center, and therefore can be considered to have a positive effect on that area.		

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Hahne's Amended Redevelopment Plan (2003)

Church Street Lot (Block 2208, Lot 17)

Area Description	Before	Now (same; not redeveloped)	Adjacent Historic properties
<p>Location: 63-65 Church St.</p> <p>Goal: The primary purpose is development of the Church Street site as either a mixed-use project or a hotel. The design of the redevelopment project shall be coordinated with the redevelopment of the Hahne's site as part of a comprehensive redevelopment project for the two sites.</p>			<p>Town Center Historic District Local Landmark District: YES Local Nomination Report NJ Register Listed: NO National Register Listed: NO</p> <p>CHURCH STREET STREETScape Inventory #: 0713-609</p> <p><u><i>Individual properties in Town Center HD:</i></u></p> <p>18-22 CHURCH STREET Block: 2206, Lot: 6 Year Constructed: 1930 Inventory #: 0713-621</p> <p>24-26 CHURCH STREET Block: 2206, Lot: 5 Year Constructed: 1929 Inventory #: 0713-619</p> <p>28-30 CHURCH STREET Block: 2206, Lot: 4 Year Constructed: 1935</p>
<p>Size</p>	<p>0.8 acres</p>	<p>0.8 acres</p>	
<p>Zoning</p>	<p>C-1</p>	<p>R-A</p>	
<p>Permitted/conditional Uses</p>	<p>Restaurants and eating and drinking establishments, but excluding drive-in or drive-through restaurants</p> <p>Commercial recreation facilities,</p>	<p>Mixed-use development with retail uses required on the street level and residential uses permitted on the upper floors. Retail uses include retail sales and service, restaurant and eating establishments, banks and health clubs. No drive-thru uses shall be permitted.</p>	

Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	Now (same; not redeveloped)	Adjacent Historic properties
	<p>such as theaters, movie theaters, museums, galleries and amusement centers and other educational and event spaces associated with the arts and entertainment industry. [Amended 9-29-2015 by Ord. No. O-15-025]</p> <p>Convenience retail establishments, such as supermarkets, food stores, liquor stores, bakeries, cosmetic stores, drugstores and video sales and rental stores.</p> <p>Specialty retail establishments such as antique stores, opticians, gift stores, clothing and shoe stores, toy stores, jewelry stores, sports and outdoor equipment stores, bicycle stores, furniture stores, hobby stores, photography stores, electronics and appliance stores, pet stores, stationery and office supply stores, record and book stores and hardware stores.</p>	<p>Minimum 100-room hotel and optional accessory retail. No residential uses shall be permitted. Multi-level publicly-owned parking deck and mixed use development- maximum four levels over ground level with first floor retail or other non-residential use.</p> <p>Update:</p> <p>In 2012, an ordinance was adopted that amended the redevelopment plan’s principal permitted uses for the Church Street lot to permit a “mixed use building consisting of an 88-unit assisted living facility and the first floor commercial use which may include retail sales and services; restaurant and eating establishments; banks; offices; and health clubs. At least 10 per cent of the beds in the facility shall be reserved for low- and moderate income residents pursuant to NJAC 5:97-6.11.”</p> <p>This amendment was overturned by the NJ Supreme Court and remanded to the trial court, which found that, due to conflicts of interest by members of the Twp. Council, that, “As a result, the ordinance was "invalid, unlawful, arbitrary, capricious, null, void ab initio and of no force and effect."</p> <p>To date, no new redevelopment planning activity is</p>	<p>Inventory #: 0713-618</p> <p>40-46 CHURCH STREET Block: 2206. Lot: 2 Year Constructed: 1925 Inventory #: 0713-616</p> <p>FIRST BAPTIST CHURCH 68 CHURCH ST. Block: 2205, Lot: 1 NJ Register Listed: YES National Register Listed: NO Year Constructed: 1911 Inventory #: 0713-613</p> <p>FIRST BAPTIST CHURCH (ADDITION) 68 CHURCH STREET (Trinity Place) Block: 2205, Lot: 1 NJ Register Listed: YES National Register Listed: NO Year Constructed: 1930 Inventory #: 0713-614</p> <p>CARNEGIE LIBRARY 67-73 CHURCH STREET Block: 2208, Lot: 19 NJ Register Listed: YES</p>

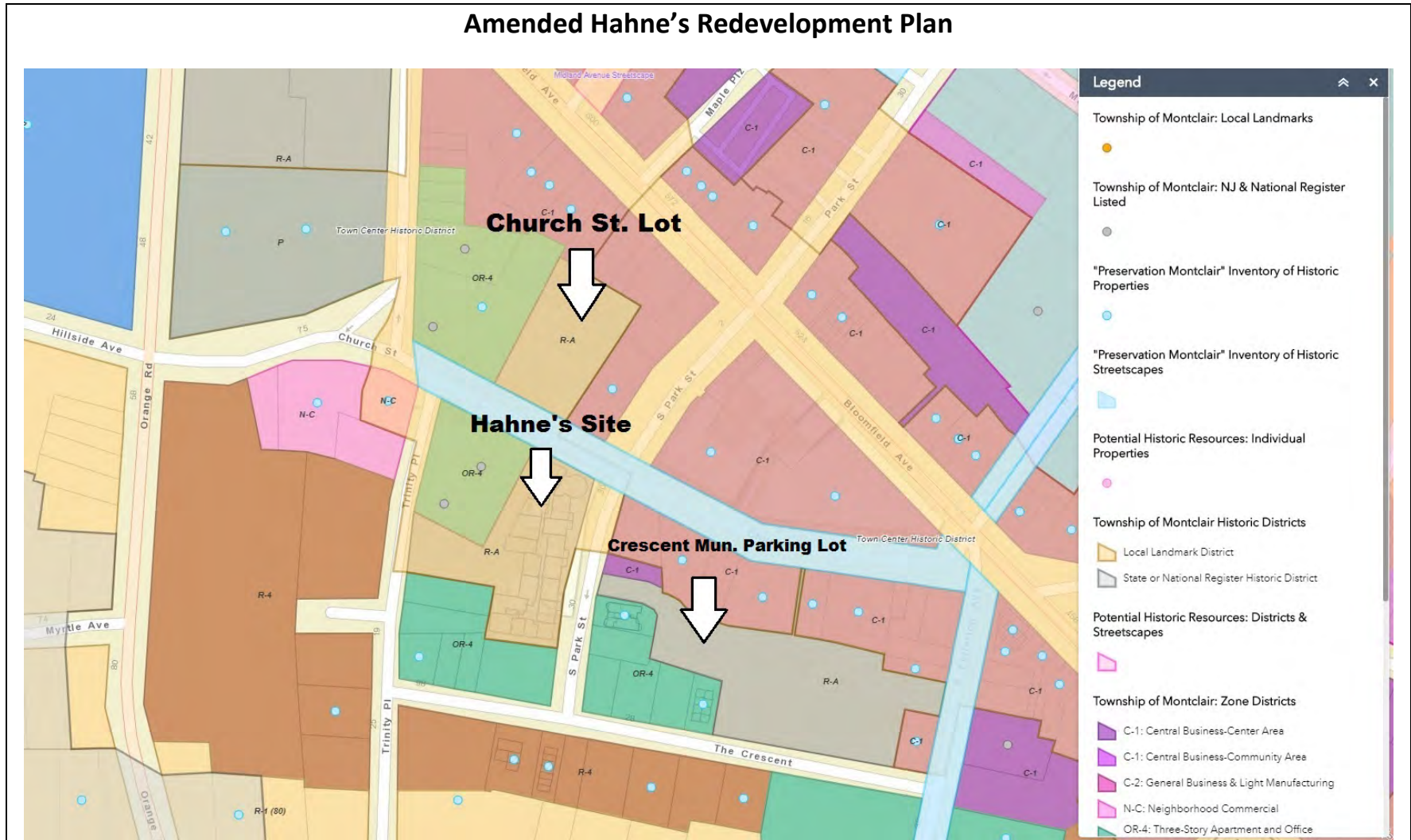
Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	Now (same; not redeveloped)	Adjacent Historic properties
	Service retail establishments such as barbershops, beauty parlors, nail salons, dry-cleaning establishments, laundries, copy or printing establishments, tailors, household and electronic repair establishments, health clubs, gyms and travel agencies. Banks.	known to be underway, although the property is still owned by the same developer.	National Register Listed: YES Year Constructed: 1904 Inventory #: 0713-612 22 S.PARK + 55 CHURCH ST Block: 2208, Lot: 16 Year Constructed: 1926-1927 Inventory #: 0713-745 578-82 80 BLOOMFIELD AVENUE
Neighborhood	Houses of Worship, Retail and office uses.	No change to date	Block: 2208, Lot: 8 Year Constructed: 1897 Inventory #: 0713-567
Bulk standards	Maximum height and number of stories: (a) The maximum height of a building shall be 67 feet. (b) Maximum number of stories: six.	Maximum building height: 5 stories Maximum residential density: 65 units per acre. Of which 10% of the units shall be affordable housing.	
Architectural Standards	New development subject to review by the Montclair Historic Preservation Commission after 2003.	The redevelopment of the Church Street lot shall not result in the reduction of existing parking that is currently available for public and municipal purposes, but is to provide parking for new uses and to increase the supply of available parking in the downtown.	

Hahne’s Amended Redevelopment Plan (2003)

Area Description	Before	Now (same; not redeveloped)	Adjacent Historic properties
		<p>If possible, the project shall include a pedestrian linkage to Bloomfield Avenue. The redeveloper may propose the use of the adjacent property fronting on Bloomfield Avenue which contains the Screening Zone and associated alley way or other properties fronting on Bloomfield Avenue to create this design element.</p> <p>It shall also be designed in a manner to “protect the adjacent Unitarian Church through architectural details and design sensitivity” as well as being “architecturally compatible with the architectural style of the Church Street commercial area” and shall be coordinated with the design of the redeveloped Hahne’s site [the Siena].</p>	
Status		Not completed	
Effect on historic properties	<p>Currently remains as a surface parking lot. As this matter has not been realized, to date there is no effect on the many adjacent historic properties. However, the Amended Redevelopment Plan’s Design Standards are much less specific than those that governed the design of the Crescent Deck, except that general principals of “protecting” the Unitarian Church through design sensitivity and architectural details, and being compatible with the Church Street commercial architectural style are recited.</p> <p>This parcel is particularly vulnerable to future redevelopment efforts. The status of this property being unsettled, it is important to preserve the nature and quality of the surrounding historic environments, and the Town Center Historic District. <i>Care should be taken to ensure that any new development is compatible with the historic buildings in design, scale, materials, and/or is set off from the neighborhood by proper setbacks.</i></p>		

Hahne's Amended Redevelopment Plan (2003)



APPENDIX F

Elm Street/New Street & Mission Area Redevelopment Plan

The Louis Berger Group, Inc.,
in association with Amman & Whitney
(Adopted September 2006)



Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
<p>Goals: The fundamental purpose of this redevelopment plan was the construction of the Charles H. Bullock Elementary School, which was seen as a future catalyst for neighborhood and commercial redevelopment and rehabilitation. It sought design guidelines aimed at addressing parking and access, recreation, streetscape and the pedestrian environment. The Plan saw the new school as a stimulant to reinvestment in the properties along Bloomfield Avenue, and the neighborhood in general. Also among the Plan’s goals were the creation of an arts-related gateway to Montclair, through existing and proposed performing arts</p>	<div data-bbox="548 508 1020 857" data-label="Image"> </div> <p data-bbox="541 862 1031 954">Washington Street Branch of the Montclair YMCA, 39 Washington Street, Montclair, NJ (demolished)</p> <div data-bbox="541 1024 1031 1263" data-label="Image"> </div> <p data-bbox="541 1268 1031 1328">Hartley St. at Bloomfield Avenue (2018), looking SW.</p>	<div data-bbox="1058 505 1568 846" data-label="Image"> </div> <p data-bbox="1058 850 1568 943">The Charles H. Bullock Elementary School and Playground, Washington Street at Elm Street, Montclair, NJ.</p> <div data-bbox="1108 976 1520 1305" data-label="Image"> </div> <p data-bbox="1094 1310 1541 1403">Proposed Gateway office building at Hartley St. (at left) and Bloomfield Avenue, looking S.</p>	<p data-bbox="1598 513 1808 542"><u>Historic Districts</u></p> <p data-bbox="1619 581 1986 776">TOWN CENTER HISTORIC DISTRICT (1865-1937) Local Landmark District: YES Local Nomination Report NJ Register Listed: NO National Register Listed: NO</p> <p data-bbox="1619 816 1986 979">MILLER STREET HISTORIC DISTRICT Local Landmark District: NO NJ Register Listed: YES National Register Listed: YES</p> <p data-bbox="1619 1019 1965 1182">MILLER STREET HISTORIC DISTRICT EXTENSION 32-59 New Street NR Eligible: SHPO Op. July 15, 1997</p> <p data-bbox="1619 1222 1892 1304">UNION STREET STREETScape Inventory #: 0713-649</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
<p>spaces along Bloomfield Avenue, and the creation of inclusionary housing development, particularly on the New-Mission Street site on Bloomfield Avenue, matching scale of the surrounding context.</p> <p>Location: The Elm Street/New Street redevelopment area is bounded by the southern side of Bloomfield Avenue to the north, half of the western side of Hartley Street at Bloomfield Avenue to the east, the western part of Fulton Street to the south, and Elm Street to the west. The Plan area also includes two vacant lots on Bloomfield Avenue between Mission Street and New Street. The Plan area has excluded the residential properties at the eastern end of Washington Street, many of which are</p>	 <p>Elm Street at Bloomfield Ave (2018), looking SE.</p>	 <p>Proposed tower for corner of Elm St. (at right) and Bloomfield Avenue, looking S.</p>	<p><u>Individual Properties</u></p> <p>164 BLOOMFIELD AVENUE (ALTERED) Block: 3101, Lot: 19 Year Constructed: 1875 Inventory #: 0713-952</p> <p>210 BLOOMFIELD AVENUE Crawford Crews Amer. Legion Post Block: 3102, Lot: 21 Local Landmark: YES Year Constructed: 1893 Inventory #: 0713-951</p> <p>13 ELM STREET (BEHIND NO. 11) Block: 3102, Lot: 15 Year Constructed: ca. 1860 Inventory #: 0713-797</p> <p>44 ELM STREET Block: 3109, Lot: 3 Year Constructed: 1880 Inventory #: 0713-998</p> <p>48 ELM STREET</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
modest houses that date from the 1870s, as well as any part of the adjacent Miller Street Historic District that crosses Fulton Street mid-block.			Block: 3109, Lot: 4 Year Constructed: ca. 1857 Inventory #: 0713-1000
Size:	Most of Block 3102 between Hartley and Elm Streets, and a third of Block 3110, between Washington and Fulton Streets containing 22 lots (acreage not specified)	No change	34 FULTON STREET Block: 3112, Lot: 21 Year Constructed: ca. 1870 Inventory #: 0713-956
Zoning:	R2, R3, and C1	R2, R3, and C1	36 FULTON STREET Block: 3112, Lot: 20
Status:	Charles H. Bullock Elementary School opened in 2010; its playground now occupies the entire parcel between Fulton and Washington Streets, along Elm Street. The Mission Street parcel(s) remain undeveloped following the removal of the buildings on the site.		Year Constructed: 1895 Inventory #: 0713-955
Permitted Uses:	As per each zone.	Expanded number of permitted uses, densities.	21 HARTLEY STREET Block: 3101, Lot: 14
Neighborhood:	This modest neighborhood was best known the site of the Washington Street Branch of the Montclair YMCA, which had served the predominant African-American population of the neighborhood since 1926 and was known to all mothers of the Township’s youngest children as the place for baby and toddler swimming lessons. The area suffered from disinvestment over the years, although there remains sufficient integrity on New Street for it to remain eligible for the	The new school building has changed the neighborhood dramatically. Of the original neighborhood, only four houses on the east end of block between Elm and Hartley Streets remain intact as does the east end of Washington Street on the opposite side, except for the new playground at Elm Street. The commercial area along Bloomfield Avenue currently remains unchanged, as this part of the redevelopment plan seems to be inactive. However, the plan lays out an increased number of permitted uses for this area, as well as an	Year Constructed: ca. 1875 Inventory #: 0713-1014 6 MISSION STREET Block: 4107, Lot: 33 Year Constructed: ca. 1895 Inventory #: 0713-1021 5 UNION STREET Block: 3103, Lot: 6 Year Constructed: 1880 Inventory #: 0713-678

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
	National Register as an extension to the Miller Street Historic District of workers’ housing.	increase in height for any new construction. Rehabilitation is not at the forefront of the discussion in this plan.	
Bulk standards	<p>R-2 (two family) zone (Washington St and Hartley St): Maximum Height: 40 ft. Setback: 25 ft. front minimum.</p> <p>R-3 (Garden Group zone) (Washington and Fulton at Elm St): Maximum height: 40 ft. Setback: 25 ft. front minimum.</p> <p>C-1 (Central Business District): Maximum Height: 6 stories or 67 ft., whichever is less; Setback: 0 ft. front setback minimum.</p>	<p>Washington St (formerly R-2 and R-3): Maximum Height: 40 ft. maximum; Setback: 25 ft. front minimum.</p> <p>Bloomfield Avenue (formerly C-1): Maximum Height: 6 stories or 67 ft., whichever is less; Setback: 0 front setback minimum.</p> <p>New and Mission Sts. (formerly part C-1 and part R-2): Maximum height: 60 feet or 4 stories, whichever is less; Setback: 0 ft. front setback minimum</p>	<p>33 WASHINGTON STREET Block: 3102, Lot: 9 Year Constructed: ca. 1870 Inventory #: 0713-954</p>
Architectural Standards	None.	<p><i>(Built on the Design Guidelines for the Town Center Historic District, but are tailored to the context of the redevelopment area.)</i></p> <p>Non-Residential Uses</p> <ol style="list-style-type: none"> 1. At least 50% of the front of any building shall be located as close to the front lot line as allowed by zoning. 2. The placement of buildings shall reinforce the street wall, maximize 	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
		<p>natural surveillance and visibility, enhance the character of the surrounding area and facilitate pedestrian access and circulation.</p> <p>3. Parking areas shall be located to the side or rear of the principal building.</p> <p>Residential Uses</p> <p>1. Buildings shall be located so that the front doors of the building or individual units face the public street rather than the interior of the site.</p> <p>2. Parking areas and garages shall be located to the rear or interior of the site, or underground.</p> <p>Building Height and Scale</p> <p>1. Buildings should be <i>at least 2 stories but no more than five stories</i>.</p> <p>2. Divide facades into “base”, “middle”, and “top” through differential but complementary detailing.</p> <p>3. Divide larger masses into smaller, easily discernible components, such as window or entrance bays.</p> <p>Building Form</p> <p>1. Buildings and their elements are taller than they are wide, or vertical in</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
		<p>proportions.</p> <p>2. Where the buildings are more horizontal or “squat”, the illusion of verticality is achieved by division of the façade into vertically proportioned sections, or “bays”.</p> <p>3. Long rows of windows across façade should be placed in vertical groupings.</p> <p>4. <i>Architectural style that reflects prevalent historic character is recommended.</i></p> <p>5. Residential flats and offices above retail are encouraged.</p> <p>6. The ground floor of the primary structure should be visually distinct from upper stories.</p> <p>7. Ground floor facades facing public street should provide display (shop) windows or similar transparent areas comprising 40% to 80% of first floor façade area. Upper floors 25% to 60%.</p> <p>8. Shop windows along the street should have transoms above, shaded by projecting awnings or cornice. Awnings add to façade variation and are encouraged.</p> <p>9. Windows of different sizes should be proportionally consistent, and aligned at either top or bottom.</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
		<p>Building Materials</p> <ol style="list-style-type: none"> 1. The color and material palette of existing and adjacent buildings guides choice of complementary materials and colors. 2. Use of small-increment materials such as brick or wood give buildings a human scale. 3. Wood, brick, and stone walls are encouraged while vinyl, asphalt and other synthetic siding materials are discouraged.’ <p>Signage and Lighting</p> <ol style="list-style-type: none"> 1. Restrict façade lighting to the building sign, street lighting and display and window lighting. 2. <i>Retain historic lighting fixtures.</i> 3. <i>Select new lighting fixtures which complement the building’s historic character.</i> 4. Buildings are limited to bracket, wall, or awning signs. Wall signs should not exceed 25% of façade area of first story or 40 SF (whichever is less). Signs placed on awnings should not contain lettering exceeding one foot in height. 5. Buildings should have no more than a 	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
		<p>total of two signs. 6. Signage should fit with the proportions of the façade, or its awnings. 7. Awnings that provide functional protection from the elements and cloth and fabric are encouraged.</p> <p><i>[Emphasis added where consideration is given historic context.]</i></p>	
<p>Effect on historic properties</p>	<p>This redevelopment area is part of the “Lower Bloomfield Avenue” corridor and the neighborhood immediately south of it. This area had experienced a decline in the 1980s and many buildings were in need of rehabilitation. The new elementary school and playground was to be the centerpiece of the neighborhood’s revitalization. In fact, some improvement in the area is noticeable, as reinvestment in properties along Bloomfield Avenue has been taking place during the past 10 years. Unfortunately, these renovations are not particularly sensitive to the extant historic architecture, as architectural detail has been removed, windows have been replaced with contemporary units, and vinyl siding is the default fix for deteriorating clapboard.</p> <p>The neighborhood along New Street has suffered from disinvestment over the years, although there remains sufficient integrity for it to be eligible for the National Register as an extension to the Miller Street Historic District of workers’ housing. The plan calls this “underutilization” – especially damning for an area slated to be part of the “Transit Village” of market rate housing and an increase in upscale offices and commercial establishments in the area.</p> <p>The loss of the National Register-eligible wood frame Washington Street YMCA, which had served the predominant African-American population of the neighborhood since 1926, was indeed the loss of a popular Montclair institution, albeit in deteriorating</p>		

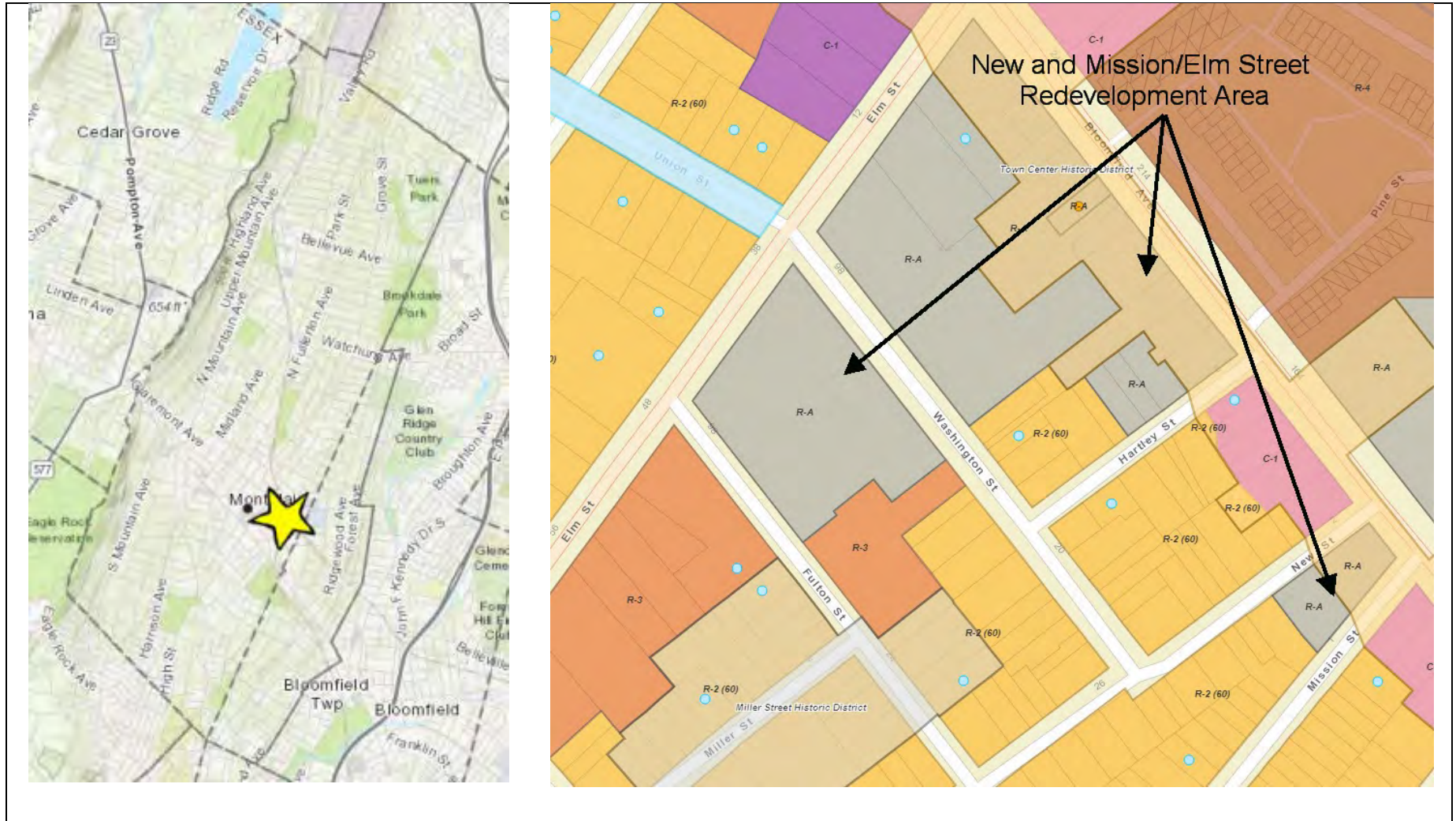
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)

Area Description	Before	After	Historic properties
	<p>condition. However, the benefit to the Township from the new elementary school is thought to far outweigh the value of the “old Y” to the community.</p> <p>There should be careful concern over the future direction of the design for the infill buildings that are anticipated. While the plan notes that future development should be mindful of compatible scale, and reflects some of the same concepts contained within Montclair’s Design Guidelines, and occasionally gives a nod to rehabilitation of existing buildings, only 7 of the 22 parcels within the redevelopment area are slated for rehabilitation. Demolition of existing historic fabric should be undertaken only after careful review. And in the vicinity of this formerly low-scale redevelopment area, the buildings are rising to the top of the permissible building envelope of 67 feet or 6 stories. While the Plan calls for some retreat from the C-1 building envelope within the Plan area, excessive buildings heights would adversely affect the character of the small scale commercial and modest housing that has marked this area for 100 years.</p>		

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Elm Street/New and Mission Redevelopment Plan (2006)



APPENDIX G

Montclair Center Gateway Phase 1 Redevelopment Plan

Phillips Preiss Grygiel, LLC
(Adopted October 4, 2011; amended December 11, 2012;
May 14, 2013; June 18, 2013; March 4, 2014; and January 9, 2018)

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
<p>Goal:</p> <p>The main goal of this Redevelopment Plan, Phases I and II, is to allow for flexibility in the construction of commercial and residential properties, as well as a hotel, along an important stretch of Bloomfield Avenue - a main thoroughfare in the Township and the “Gateway” to downtown Montclair. The plan envisions “an attractive and pedestrian oriented gateway to the Township’s commercial district, called “Montclair Center” and replace “blighting influences” in the Plan area with hi-quality new and renovated development.</p> <p>Specifically, the plan goals are to:</p> <ul style="list-style-type: none"> • Reinforce the eclectic and historic sense of place in Montclair Center by requiring new buildings to harmonize with its scale and character; 	 <p>Context: Orange Road, looking SW.</p>  <p>Context: Valley Road, looking SE.</p>  <p>Context: Bloomfield Ave, looking E.</p>	 <p>Future MC Hotel at Bloomfield and Orange Rd.</p>  <p>Valley and Bloom Complex (2018)</p>  <p>Valley Road section, Valley & Bloom Development (2018)</p>	<p><u>Historic districts and streetscapes:</u></p> <p>TOWN CENTER HISTORIC DISTRICT (1865-1937) Local Landmark District: YES NJ Register Listed: NO National Register Listed: NO</p> <p>MIDLAND AVENUE STREETSCAPE (HPE 2016)</p> <p><u>Individual Historic Properties:</u></p> <p>602-608 BLOOMFIELD AVENUE Block: 2208 Lot: 3 Year Constructed: 1929 Inventory #: 0713-562</p> <p>605-9 BLOOMFIELD AVENUE Block: 2209, Lot: 10 Year Constructed: 1924 Inventory #: 0713-563 Local Town Center Historic District: YES Midland Avenue Streetscape (HPE) NJ Register Listed: NO</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
<ul style="list-style-type: none"> • Provide a signature gateway architectural features to create visual interest, frame the street, and instill a sense of arrival in Montclair Center visitors; • Create and inviting and attractive <i>pedestrian-oriented atmosphere</i> at the sidewalk level that seamlessly connects to Montclair Center. • Enhance the public realm by providing an attractive and welcoming <i>pedestrian environment that includes seating areas, public art opportunities and active ground floor uses.</i> • Ensure that the project is <i>compatible with the neighborhood fabric</i>; • Facilitate a <i>safe and integrated pedestrian and vehicular circulation network.</i> [Emphasis added.] 	 <p>Context: Bloomfield Avenue, looking NW.</p>	 <p>Bloomfield Avenue façade, looking SW (2018).</p>	<p>National Register Listed: NO</p> <p>611-615 BLOOMFIELD AVENUE Van Gieson Building Block: 2209, Lot: 11 Year Constructed: 1920 Inventory #: 0713-561 Local Town Center Historic District: YES NJ Register Listed: NO National Register Listed: NO</p> <p>619-631 BLOOMFIELD AVENUE Block: 2209, Lot: 12 Year Constructed: 1925 Inventory #: 0713-560 Town Center Historic District YES NJ Register Listed: NO National Register Listed: NO</p> <p>647 BLOOMFIELD AVENUE Montclair Police Headquarters Block: 2209, Lot: 15 Year Constructed: 1912 Inventory #: 0713-559 Town Center Historic District YES NJ Register Listed: NO National Register Listed: NO</p>
<p>Location:</p> <p>The Montclair Gateway</p>			

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
<p>planning area is bounded on the east by Valley Road, to the north by Bloomfield Avenue, on the west by Orange Road and on the south by the Montclair Board of Education properties, with frontage along Orange Road, Valley Road, and Church Street.</p> <p>The area includes one Township parcel that was designated an Area in Need of Redevelopment in 2001 (Orange Road parking deck) six parcels that were designated in 2009 as Areas in Need of Rehabilitation, and four parcels that were designated an Area in Need of Redevelopment in 2010.</p> <p>Altogether there are 11 parcels in the Redevelopment Area. See Map.</p>			<p>695 BLOOMFIELD AVENUE Former Public Service Bldg. Block: 1402, Lot: 21 Year Constructed: 1912 Inventory #: 0713-556</p> <p>67-73 CHURCH STREET Carnegie Library Block: 2208, Lot: 19 NJ Register Listed: YES National Register Listed: YES Year Constructed: 1904 Inventory #: 0713-612</p> <p>10 ORANGE ROAD Block: 1405, Lot: 5 Year Constructed: ca. 1887 Inventory #: 0713-720</p> <p>54 ORANGE ROAD Hillside School Block: 1405, Lot: 16</p>
Size:	4.08 acres	No Change	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
Zoning:	Buildings in the Plan area that fronted on Bloomfield Avenue were C-1 (Central Business District), like most of the rest of Bloomfield Avenue; Valley Road across from the Plan area was also zoned C-1, as was the SW corner lot of Orange Road and Bloomfield Avenue. The remainder of Orange Road across from the redevelopment area was R-2 (two family), nearest Bloomfield Avenue, and P (Public – school grounds). The underlying zoning at the time of designation of the redevelopment area is not shown on the current interactive map.	RA (Redevelopment Area): Bulk and Design standards are outlined in the plan (see below).	Year Constructed: 1909 Inventory #: 0713-721 17 VALLEY ROAD Munn Tavern Block: 2208, Lot: 20 NJ Register Listed: YES National Register Listed: NO Year Constructed: 1890 Inventory #: 0713-737 22 VALLEY ROAD First Primary School Block: 1404, Lot: 17 Year Constructed: 1878-1879 Inventory #: 0713-736
Permitted/conditional Uses:	<u>Permitted:</u> <ul style="list-style-type: none"> • One- and two -family detached dwellings; and • Municipal facilities, subject to site plan review by the Planning Board. <u>Conditional:</u> <ul style="list-style-type: none"> • Private and public schools, under the conditions in § 347-12. • Churches in separate buildings, subject to certain conditions: • Charitable institutions except hospitals, subject to certain conditions: 	<u>Permitted Uses:</u> <ul style="list-style-type: none"> • Multifamily dwellings; • Senior citizen housing, including congregate apartment housing as defined by the New Jersey Department of Health and Human Services; • Offices, including general or business offices, drop-in centers, professional offices, government offices and medical offices; • Hotels; • Retail, including convenience and specialty retail and personal service establishments; and 	Inventory #: 0713-736 Town Center Historic District YES NJ Register Listed: NO National Register Listed: NO 22 VALLEY ROAD ANNEX Old Primary School Block: 1404, Lot: 17 Year Constructed: 1860 Inventory #: 0713-735 Town Center Historic District: YES NJ Register Listed: NO National Register Listed: NO

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
		<ul style="list-style-type: none"> Restaurants and other eating and drinking establishments, with the exception of drive-through restaurants. 	
<p>Neighborhood:</p>	<p>The neighborhood before the first Gateway redevelopment and rehabilitation plans were developed beginning in 2001 was a mixed-use area, that included a plumbing store, an apartment building ca. 1910, and a former Sears store that had been converted to a car dealership (DCH Jaguar Volvo), which has since relocated to another town. A 6-story parking garage on Orange Road, constructed by the Twp. for the use of DCH, was underutilized. As part of the redevelopment, the plumbing store and apartment building were demolished, leaving surface parking areas. Each of the facing streets in the redevelopment area had different characters – the result of evolution of the area from the 19th C to the present.</p> <p>The surrounding context included several late-19th frame residences on Valley Road converted to commercial uses, two early 20th C. commercial buildings, a 19th C frame church and a</p>	<p>The goal of the Redevelopment Plan, if realized, is to remake the mixed used area into a well-designed “Gateway” into the Downtown that could become a node of urban activity. Phase I is to be followed by a second Phase that targets the properties on the NE, SE, and NW corners of the intersection of Valley Road and Bloomfield Avenue. All but the gas station at the corner are not only with the Town Center historic district, but also near several individually recognized historic properties such as the Police Headquarters (654 Bloomfield Avenue).</p> <p>As of this writing, it is difficult to anticipate the level of success that this “Gateway” redevelopment plan will reach. Phase I is as yet incomplete, as the MC Hotel is still under construction and the Phase II redevelopment plan has not been fully developed. Although a number of ideas have been proposed for Phase II at a public meeting, none of the suggestions were received favorably.</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
	<p>former Carnegie library (early 20th C), along with the historic Board of Education properties facing Church St, between Orange Rd and Valley Rd. The Valley Rd section of the redevelopment area is within the boundaries of the Town Center Historic District.</p> <p>The context of the neighborhood along Orange Road is dominated by Hillside School and its related playgrounds, directly across from the parking garage. The remaining third of the block is occupied by 1 masonry office building, and three 19th C frame dwellings.</p> <p>The Bloomfield Avenue side of the redevelopment area was marked by a car dealership, a gas station, and a new 3-story apartment building with retail on the first floor. A gas station (Delta) is located at the NW corner of Valley Road and Bloomfield Avenue. Within the redevelopment area along Bloomfield Avenue is a successful Thai restaurant, housed in a former 2-1/2 story frame building, with an addition.</p> <p>According to the Plan document, this area of mixed uses housed in examples</p>	<p>If the plans for these blocks are fully realized in accordance with the general direction of the plans, some have expressed a fear that the area will be scrubbed of its eclectic streetscape – homogenized - and that historic buildings (such as the 3-story police headquarters) and a low-scale commercial buildings will be overwhelmed by a convergence of 6-story buildings that will extend into the Town Center Historic District, to adverse effect.</p> <p>To date, the proposed pedestrian friendly “seating areas, public art opportunities, and active ground floor uses” are minimal. The minimum setback of 2 ft. along Bloomfield and 4 feet along Valley Road does not provide sufficient space for outdoor dining, and, with the exception of 5 benches, no seating areas have appeared as yet along the streetscape in front of the two buildings. Of the three public and private open spaces on Bloomfield Avenue, only one is apparent: the Thai Palace dining courtyard. No accommodation for an open space seems apparent along the Valley & Bloom façade on that street; and the third - a plaza at the hotel entrance at Orange Road</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
	<p>of historic vernacular architecture and 20th C commercial buildings is a “fragmented jumble of aging single use commercial properties underperforming surface parking lots and a few relatively isolated retain uses.”</p>	<p>and Bloomfield Avenue – has not been constructed to date.</p>	
<p>Bulk standards</p>	<p>Height: (C-1) Bloomfield Avenue and Valley Road and corner of Orange Rd and Bloomfield Avenue: limited to 6 stories (65 ft.);</p> <p>R-2: Minimum lot width: 60 Ft.; Maximum Height: 35 ft. (2-1/2 stories);</p> <p>P: No height maximum. Setbacks: side yard: 50 ft.; rear yard: 100 ft.; Front yard compliant with adjacent zoning.</p>	<p>Height: Bloomfield Avenue and Valley Road limited to 6 stories (65 ft.), <i>except</i> that the optional hotel use would be permitted additional height up to 8 stories total (40 ft. additional height). New buildings on Orange Rd are limited to 4 stories. Parking deck(s): 5 stories. Additional height is allowed for rooftop equipment (with 10 ft. setback from edge) and corner features or architectural features such as spires, turrets, tor cupolas are permitted an additional 20 feet. (The total height to the top of the corner feature of a hotel use is permitted to be 120 ft.)</p> <p>Setbacks: New setback requirements for buildings from their street-facing facades are designed to provide a wider, more comfortable sidewalk pedestrian environment on Bloomfield Avenue, and to maintain maximum sunlight on that street. Specifically:</p> <ul style="list-style-type: none"> • Along Bloomfield Ave: 2 ft. from property line at all points. 	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
		<ul style="list-style-type: none"> • Along Valley Road: 4 ft.at all points; • Along Orange Road: No setback required for hotel; 15 ft. setback for all other uses. 	
<p>Architectural Standards</p>	<p>No uniform standards. Buildings are a variety of low-scale 19th and early 20th C. commercial frame and masonry buildings.</p>	<p>Building Massing: Among other things, facades should be broken up into traditional base-middle-top segments overall; facades should also be broken into smaller “bays” through the use of change of materials and articulation of design; setbacks should be used on upper stories so as to allow the building to relate to the lower-scale neighborhood; two architectural focal points at the corners of Valley and Orange Roads at Bloomfield Ave.; bridges over driveways permitted.</p> <p>Building Detailing: Among other things, building transparency encouraged by use of windows and highlighted interiors especially at the 1st floor entries and retail stores; glazing should be transparent; use of materials should relate to those natural materials used elsewhere in the business district, except that EIFS (artificial stucco), faux treatments (e.g., imitation brick) and materials that age rapidly (painted metal) should not be used.</p>	

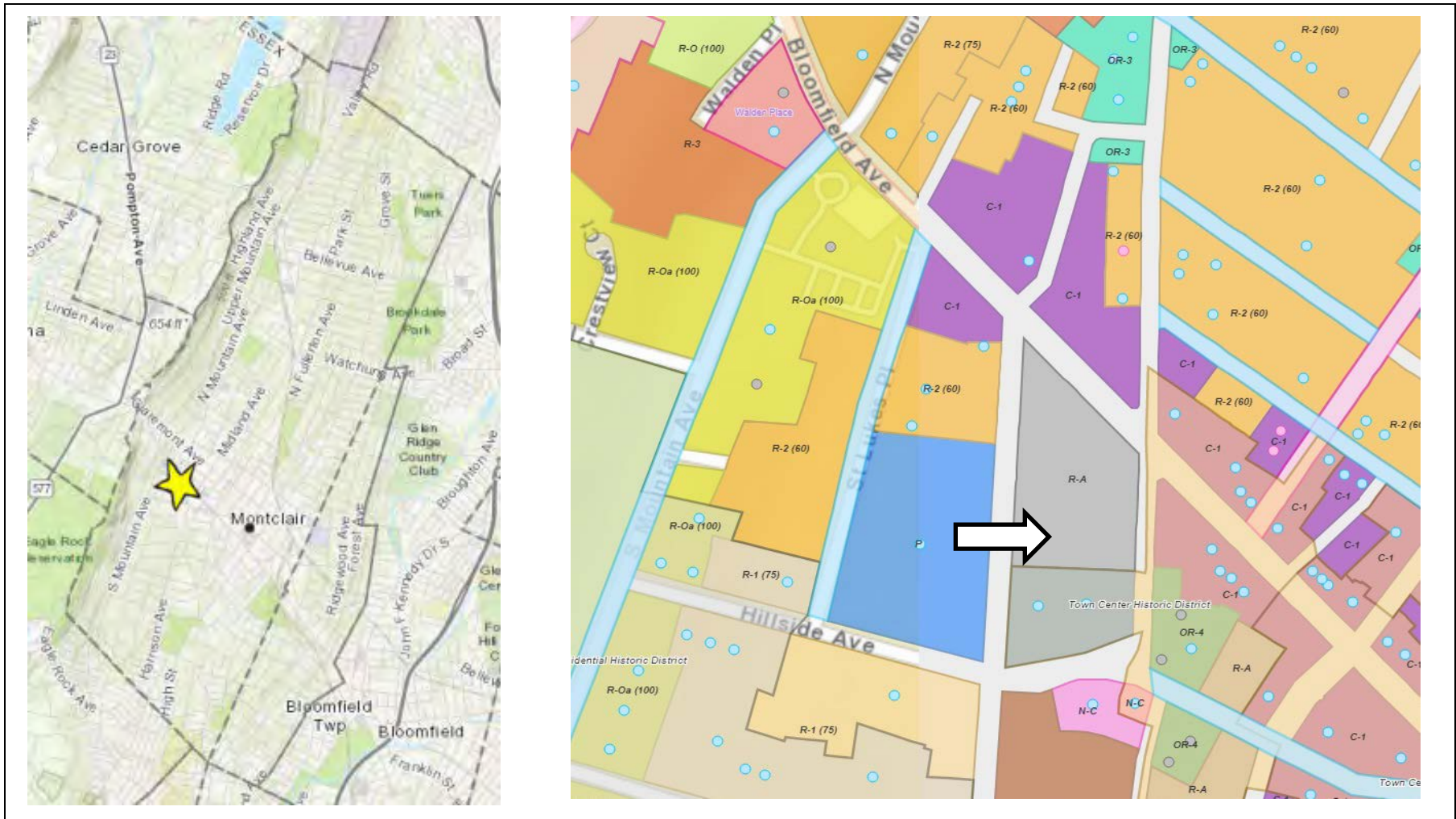
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)

Area Description	Before	After	Historic properties
Status	The first part of the complex, the mixed use residential buildings called “Valley & Bloom” were completed by 2016 and are now occupied. The second part, MC Hotel, is currently under construction at the corner of Orange Road and Bloomfield Avenue.		
Effect on historic properties	<p>Although the goals of the Gateway Redevelopment Plan are laudable, the effects of the first of the proposed developments on the historic context have been fallen somewhat short of the “pedestrian-friendly” urban node compatible with the historic town center that was hoped for.</p> <p>The first components built in the Plan area were the “Valley & Bloom” apartments, a 258-unit residential complex completed in 2015. Although the project was to “reinforce the eclectic and historic sense of place” and “harmonize with its scale and character” the 6-story Valley & Bloom complex is <i>out of scale</i> with its surrounding context – which consists mostly of 1- to 3-story buildings. In spite of the original concept of a lively, “eclectic” façade by variations in materials and color changes that are meant to add variety, the façade still reads like any contemporary residential development being built in many of our New Jersey cities, and are similar to others that have been built recently in the Township.</p> <p>So many elements of the “Gateway” redevelopment plan are unrealized that the full effect of the project on historic properties cannot be appreciated to date. <i>However, one element that is clearly at odds with the historic context is the size of the buildings.</i> The building envelope should be reduced to a more compatible 4 stories at the center of the blocks, perhaps 6 stories at the corners in order to be more in scale with the historic buildings that surround it.</p>		

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Montclair Center Gateway Phase I Redevelopment Plan (Adopted 2011; amended 2012, 2013 (2); 2014, 2018)







APPENDIX H

Eastern Gateway Redevelopment Plan

Janice Talley, PP., AICP, Director of Planning and
Community Development, Township of Montclair, NJ
(Adopted July 9, 2013; amended August 23, 2016)

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Eastern Gateway Redevelopment Plan (2013)

Area Description	Before	After	Historic properties
<p>Goals: The Eastern Gateway Redevelopment Plan seeks to combine the transit-oriented development initiatives associated with the Bay Street station area, a designated Transit Village, with design elements that will create an attractive eastern gateway entrance to Montclair Center. The area has undergone numerous changes since the first Urban Renewal Plan was adopted in 1978 to rid the area of “blighting influences.” Some 840 new dwelling units have been created in the Township, many of them in multi-family buildings. The demographics have also changed in the township, with older “empty nesters” and young singles wanting smaller housing units. The type of development the Plan calls for here meets the goal of serving this demographic, while creating a more attractive gateway to Montclair.</p> <p>Location: This triangular</p>	 <p>Gas station and convenience food mart, 115 Bloomfield Avenue (Extant).</p>  <p>Mount Carmel Holy Church (ca. 1930) 147-155 Bloomfield Avenue (demolished)</p>	 <p>The Montclairion at Bay Street 125 Bloomfield Avenue (2017).</p>  <p>The Vestry, 147 Bloomfield Avenue (currently under construction)</p>	<p><u>Historic Districts</u></p> <p>TOWN CENTER HISTORIC DISTRICT (1865-1937) Local Landmark District: YES Local Nomination Report NJ Register Listed: NO National Register Listed: NO</p> <p><u>Individual Properties</u></p> <p>146-148 BLOOMFIELD AVENUE Block 3101, Lot 24; 44-B/8 Inventory #0713-953</p> <p>147-155 BLOOMFIELD AVENUE (ALTERED) Mount Carmel Holy Church (demolished) Block 4202, Lot 3 Town Center HD (contributing)</p> <p>164 BLOOMFIELD AVENUE (ALTERED)</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Eastern Gateway Redevelopment Plan (2013)

Area Description	Before	After	Historic properties
<p>redevelopment area consists of the three easternmost lots of Block 4202 (Lots 1, 2.01, and 3), and is located entirely within the Lackawanna Plaza Urban Renewal Zone (adopted 1976; amended 1984). It is bounded on the north by the Montclair Mews townhouse development (entrance at 50 Pine Street), on the west by Bloomfield Avenue, and on the east by Pine Street.</p>			<p>Block: 3101, Lot: 19 Year Constructed: 1875 Inventory #: 0713-952</p> <p>6 MISSION STREET Block: 4107, Lot: 33 Year Constructed: ca. 1895 Inventory #: 0713-1021</p>
Size:	2.47 acres	No change	
Zoning:	<p>The 1976 Urban Renewal Plan designated the lot zoning as follows:</p> <ul style="list-style-type: none"> • Lot 1: NC (Neighborhood Commercial) [Note: automobile service station is a non-conforming use in this zone.] • Lots 2.01 and 3 (church): “Residential” (not defined). 	<p>This Redevelopment Plan supersedes all provisions of the Zoning Ordinance and other regulations of the Township of Montclair regulating development in the Redevelopment area. When zoning and site plan issues are not specifically addressed in the Plan, the Montclair Zoning Ordinance and development regulations shall remain in effect. Final adoption of this Plan by the Township Council shall be considered an amendment of the Township of Montclair Zoning Map.</p>	
Status:	<p>Construction was recently completed on the new Montclairion at Bay Street mixed-use building (Lot 2.01); The Vestry, also mixed-use building, is currently being constructed on Lot 3. The gas station and convenience store remains unchanged.</p>		

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Eastern Gateway Redevelopment Plan (2013)

Area Description	Before	After	Historic properties
<p>Permitted/conditional Uses:</p>	<p>NC (Neighborhood Commercial zone):</p> <ul style="list-style-type: none"> • Mixed residential/nonresidential buildings, at a maximum density of 28 units per acre, and provided that no nonresidential use shall be established or located above a residential use. • Retail stores. • Personal service establishments. • Restaurants, where the principal use is the sale and service of food • Business and professional offices, medical offices and banks, except that such uses shall not be permitted on the ground floor. • Educational play centers. • Churches, subject to certain conditions; • Charitable institutions, except hospitals, subject to certain conditions; • Municipal facilities, subject to Planning Board approval. <p>[Prohibited: Automobile Service Stations among others.]</p> <p>“<u>Residential</u>”: The Lackawanna Urban Renewal Plan is no longer available to</p>	<p>Permitted Uses:</p> <p>A. <u>Uses Permitted above the 1st Floor:</u></p> <ol style="list-style-type: none"> 1) Multi-family residential units inclusive of a full range of dwelling unit sizes from studio to three-bedrooms. <p>B. <u>Uses Permitted on the 1st and 2nd Floors:</u></p> <ol style="list-style-type: none"> 1) Retail and business services; 2) Offices, including general, professional and medical office space; 3) Restaurants and cafes; 4) Banking and financial institutions 5) Health clubs open to the public; 6) Family day care; 7) Child care centers; 8) Clubs, community centers, and community meeting rooms; 9) Multi-family residential units for buildings that do not front on Bloomfield Avenue. <p>C. <u>Parks and open space</u> [From Bulk Standards] <u>Mixed Use Buildings:</u> All new buildings must be mixed-use, with a minimum of 50 percent of the building façade comprised of commercial use at a depth of not less than 20 feet.</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Eastern Gateway Redevelopment Plan (2013)

Area Description	Before	After	Historic properties
	define what is meant by this term.		
Neighborhood:	The neighborhood before the Plan was adopted had already undergone substantial changes since the first “Lackawanna Urban Renewal Plan” was adopted in 1978. The new Bay Street train station, the busiest in the Twp., has increased the amount of foot and vehicular traffic in the area, many of the “blighting influences” had been replaced by new residential development.	The Plan will reinforce the identity of the area as a commercial and residential node for those who wish to walk to transportation, want smaller dwelling units, and wish to socialize in a new urban environment such as that anticipated by this Plan.	
Bulk standards	<p><i>Maximum heights:</i></p> <ol style="list-style-type: none"> 1) Residential buildings and mixed residential/nonresidential: 36 ft. or 3 stories for buildings (a residential building must include at least one full story of a residential use. 2) Nonresidential buildings: 24 ft. or 2 stories. <p><i>Setback:</i> Front same as R-4 (42 ft.)</p>	<p>Maximum Height: 6 stories or 67 feet. Front Setback: 0 ft.</p> <p><i>Additional:</i></p> <ul style="list-style-type: none"> • More than one principal building is permitted on a lot. • Minimum lot size: 20,000 square feet. • Minimum street frontage: 100 feet. 	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Eastern Gateway Redevelopment Plan (2013)

Area Description	Before	After	Historic properties
<p>Architectural Standards</p>	<p>None when built.</p>	<p>The Plan sets forth standards that are designed to foster a walkable and pedestrian-scaled neighborhood with visually interesting and high-quality buildings that complement the network of streets and public spaces.</p> <p><u>Parking areas:</u></p> <ul style="list-style-type: none"> • Parking areas must be screened from view; • Parking structures must have transparent window openings; articulated facades; use similar materials to residential buildings; fenestration shall disguise ramps. <p><u>Building Massing:</u> [See Plan for details.]</p> <ul style="list-style-type: none"> • Bays - Facades should be broken up and bays defined by columns, pilasters, changes in wall plane, size and rhythm of windows, etc., to break up the wall plane. • Corners –buildings should have architectural variety at the corners. • Balconies and terraces are desirable • Vertical differentiation (base, middle, top) • Street only entrances for non-residential; • 1st floor storefronts should be transparent windows; upper level windows at 25% of façade. • Materials on facades should be limited to 3 types of natural materials and metals, in variety. • Facades enlivened by artwork. 	

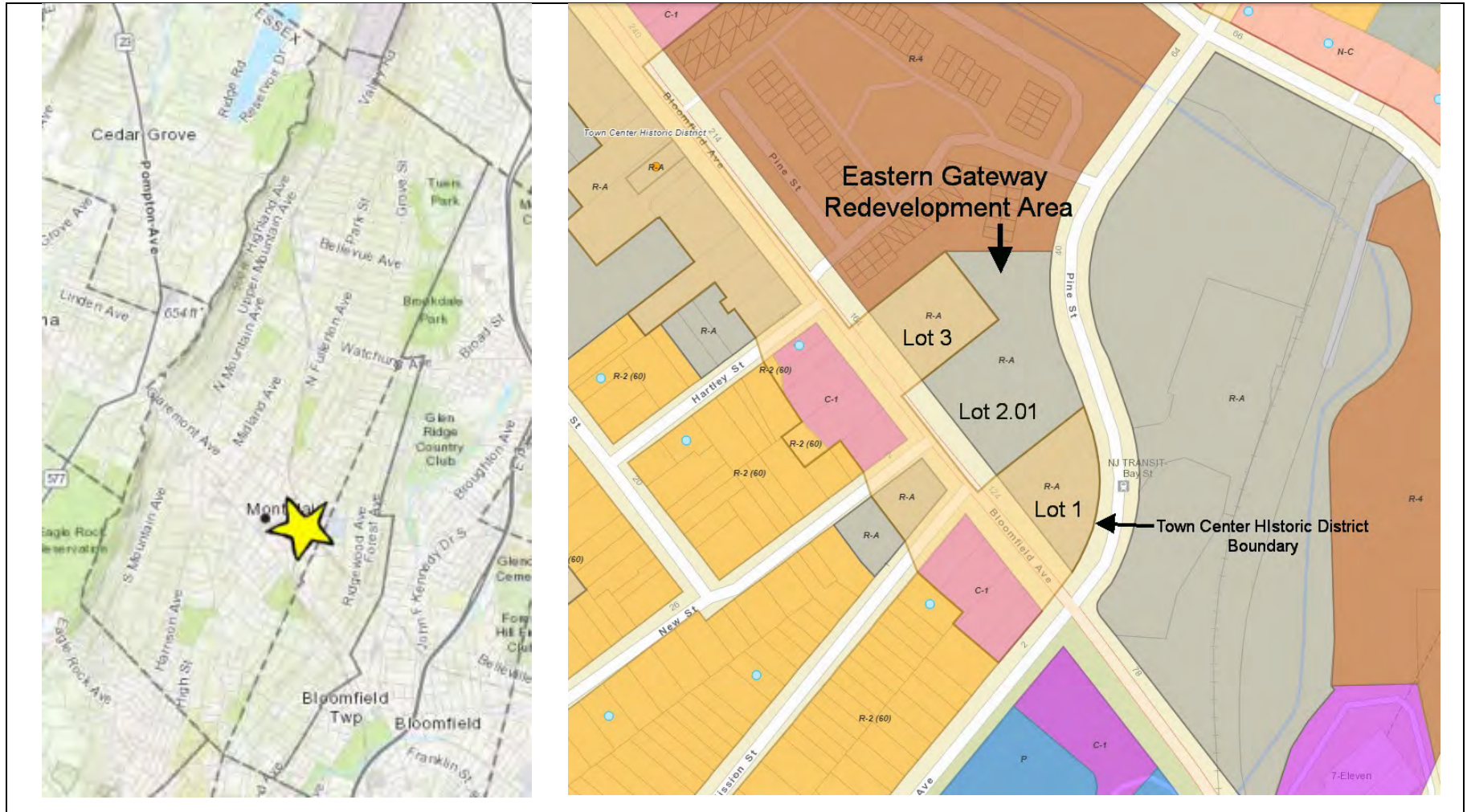
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Eastern Gateway Redevelopment Plan (2013)

Area Description	Before	After	Historic properties
Status	The building “Montclairion at Bay Street” has been completed. The Vestry is currently under construction; the automobile service station /convenience store is still extant, and is well maintained.		
<p>Effect on historic properties:</p> <p>The only historic property identified in the “Eastern Gateway” area when the Redevelopment Plan was adopted was the Mount Carmel Holy Church (ca. 1930), 147-155 Bloomfield Avenue. The building survived the first wave of urban renewal in the 1970s, but the Eastern Gateway Redevelopment Plan finally claimed it. The loss of this building is part of the large-scale remaking of area between Lackawanna Plaza and the Bay Street Station into a new, more intensely settled area, spurred on by the completion of the Montclair Connection. Once an area of uncertainty, with the new stability new investment could proceed.</p> <p>The Mount Carmel Holy Church was the last historic building remaining in the Town Center Historic District east of Lackawanna Plaza on the north side of Bloomfield Avenue. As such, the Historic District is now limited to the south side of Bloomfield Avenue west of the Maple Avenue boundary. Future concern for the historic district is focused on the buildings on that side of Bloomfield Avenue, many of which are one- to three-story vernacular commercial buildings from the early 20th Century. These buildings make up an important remembrance of the low-scale development of the working class neighborhoods in that vicinity and carry their own significance. The bulk standards for the C-1 district are incompatible with this scale. <i>This area would benefit from being designated an Area in Need of Rehabilitation, with incentives being made available for the sensitive rehabilitation of these buildings.</i></p>			

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Eastern Gateway Redevelopment Plan (2013)






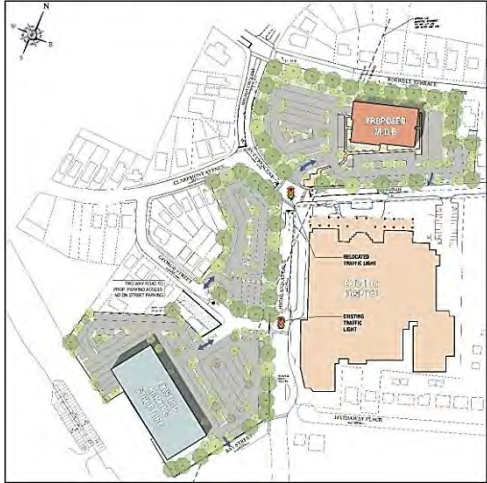

APPENDIX I

HUMC/Mountainside Hospital Redevelopment Plan

H2M Associates, Inc. and VHB
(Adopted July 2016)

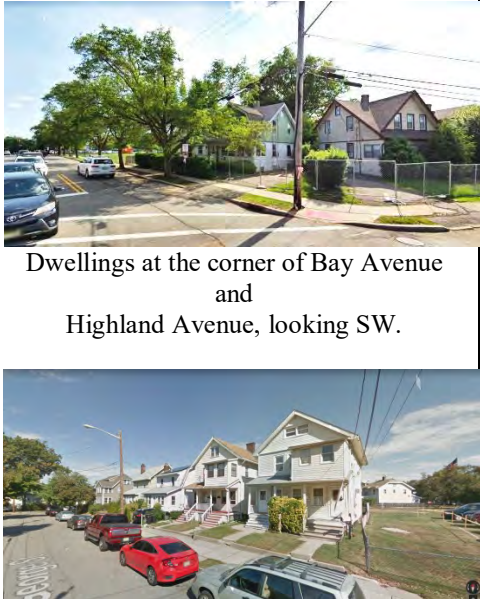
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>Goals: Due to “seismic shifts” in the medical care industry, health care facilities have been required to evolve and adapt to meet the challenges of the new environment.</p> <p>To meet these challenges, HUMC/Mountainside Hospital must also improve its facilities in the “campus” of the so as to better serve the needs of the community, as well as protecting the surrounding residential areas from adverse consequences of expansion.</p> <p>Conditions that especially need to be addressed are the critical issues of 1) deficit of primary care physicians in the relevant service area; and 2) lack of Class A office space needed to attract those physicians.</p>	 <p>Former Nursing School (1924) and Dormitory, Bay Avenue (demolished).</p>  <p>Walnut Street at Walnut Crescent Parking lot, looking NE.</p>  <p>Parking structure, Highland Avenue and Bay Avenue, looking W.</p>	<p>Figure 5: Conceptual Plan for Redevelopment</p>  <p>Source: <i>HUMC/Mountainside Hospital Redevelopment Plan (2016)</i>, p. 20.</p>  <p>HUMC/Mountainside Hospital at Bay Avenue and Highland Avenue, looking SE (not in Plan area).</p>	<p><u>Historic Districts</u></p> <p>None in vicinity.</p> <p><u>Individual Properties</u></p> <p>(These identified properties are in the vicinity but not within Plan area.)</p> <p>27 WALNUT STREET Block: 4206, Lot: 15 Year Constructed: 1873 Inventory #: 0713-471</p> <p>24 GEORGE STREET Block: 420, Lot: 28 Year Constructed: 1875 Inventory #: 0713-473</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>Specifically needed are:</p> <ul style="list-style-type: none"> • Replacing the obsolete and ill-equipped former nursing school buildings with state-of-the-art medical facilities, as the cost of improving or renovating the existing buildings would be excessive and not provide the necessary facilities; and • Improving the existing, inadequate parking facilities for both patients and staff, without encroaching on the adjacent residential areas; • Improving the confusing circulation patterns and inadequate wayfinding around the campus. <p>Location: The Plan area straddles the Montclair-Glen Ridge border at Bay Avenue. It includes the parcels formerly occupied</p>	 <p>Dwellings at the corner of Bay Avenue and Highland Avenue, looking SW.</p> <p>George Street streetscape, looking N.</p>		

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>by the Nursing School and dormitory, related parking garage and surface parking lots, and other parcels generally to the north and west of the existing HUMC/Mountainside Hospital buildings located on the SE corner of the intersection of Highland and Bay Avenues. Because the municipal boundary passes through not only the main hospital building itself, but also the parking lots and buildings east of Walnut Crescent and west of Highland Avenue, the Redevelopment Plan was reviewed by both the Township of Montclair and the Borough of Glen Ridge. All but one of the parcels (a two-family dwelling at 31 Sherwood Avenue, Montclair Block 4207, Lot 31) is owned by the Hospital. There are two areas of redevelopment outlined in</p>			

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>the Plan: Area A (north of the Hospital building) is for the Medical Office Building (MOB); Area B (south and west of the existing Hospital) is slated for Campus Parking.</p>			
<p>Size:</p>	<p>Area A/MOB Site (Glen Ridge Block 106, Lot 15; and Montclair Block 4215, Lot 1: approximately 3.6 acres. Area B/Parking area is approximately 5.0± acres.</p>	<p>No change.</p>	
<p>Zoning:</p>	<p>Montclair parcels: R-1(60) and R-2 (60)</p>	<p>R-A</p>	
<p>Status:</p>	<p>Ground was broken for the Medical Office Building (MOB) in July 2018. The Morristown-based The Hampshire Companies is the developer; the project architect is Designed by project architect, NK Architects, also based in Morristown, NJ.</p>		
<p>Permitted/conditional Uses:</p>	<p>Permitted Uses: Limited to one- and two-family residences and some municipal uses. (Existing parking garage and parking lots are long-standing, legal, non-conforming uses.)</p>	<p>Permitted Uses: <u>Area A/MOB:</u> • Medical offices • Medical or dental labs • Ambulatory surgical facilities • Outpatient physical rehab center • A building containing one or more of these uses.</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
		<p><i>Accessory Uses:</i></p> <ul style="list-style-type: none"> • Underground or surface parking areas; • Valet parking stands • Plaza, open space; and others. <p><i>Prohibited Uses:</i></p> <ul style="list-style-type: none"> • Dialysis centers • Hospital or hospital expansion • Nursing facility • Urgent Care Facility • Substance abuse treatment center • Overnight medical care. <p><u>Area B/Campus Parking:</u></p> <p><i>Principal Uses (Block 4207)</i></p> <ul style="list-style-type: none"> • Parking garage, surface parking; • Outdoor plaza, open space, community garden; • Continuing residential uses permitted as existing non-conforming uses. <p><i>Principal Uses (Block 4213)</i></p> <ul style="list-style-type: none"> • Surface and underground parking; • Outdoor plaza, open space, community garden. 	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
Neighborhood:	The Montclair neighborhood surrounding the Hospital is uniformly residential, as it has been since the Hospital was built in 1891. The Plan describes the adjacent neighborhoods as being “intimately scaled, tree-lined streets of well-maintained homes.” The buildings vary in dates of construction, scale, materials, and design.	The goal of the plan is to be respectful, protective of the surrounding residential neighborhoods through the use of improved circulation, wide setbacks and good architectural design that will offer the neighborhoods an improved, more attractive Hospital environs. As no physical changes to the areas outside the Plan area are anticipated, the conditions within the adjacent neighborhoods should improve.	
Bulk standards	<p>R-1 (60) and R-2(60) (Montclair):</p> <p><i>Maximum Height:</i> 35 ft.; 2-1/2 stories; <i>Setbacks:</i> Minimum 25 ft. front setback.</p>	<p>Area A/MOB: <i>Maximum Height:</i> 45 ft.; 3 stories <i>Setbacks:</i> 25 ft. from Bay Ave.; 40 ft. from Walnut Crescent, Roswell Terr.</p> <p>Area B/Campus Parking: <i>Maximum Height:</i> 6 stories; 70 ft. <i>Setbacks:</i> 40 ft. from Highland Ave. and George St.; 0 ft. from Sherwood; 20 ft. from Bay Ave.; 40 ft. from residential properties; 20 ft. from non-residential properties.</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>Architectural Standards</p>	<p>Determined by site plan application; zoning board variances for each development.</p>	<p>Design Standards:¹</p> <ul style="list-style-type: none"> • Buildings shall be designed using precedents found in the historic buildings of comparable size within the Glen Ridge, whether they still exist or not, directly adjacent hospital structures, existing structures from the historic period to be removed; and/or other contemporary structures with demonstrated relevance (a separate section offers illustration of design precedents from the historic period of Glen Ridge). • Buildings shall be designed “in the round” – in 3 dimensions – particularly as they turn corners. • Buildings shall be arranged in a “base-middle-top” manner, with different articulations of the facades at each level. • Main entry shall face Bay Avenue, with an exterior sheltered area in the form of portico, loggia, <i>porte cochere</i>, or structured canopy. • Windows shall be rectangular with proportions similar to adjacent buildings; • Exterior materials shall be consistent with the context, i.e., brick, stone, pre-cast masonry, 	

¹ The Glen Ridge Historic Preservation Commission offered substantial input to the architectural standards of the Plan, as its historic district boundary was nearby although it did not touch the Redevelopment Area. The Montclair sections of the Plan area had no historic properties located within the Plan area, no historic districts in the vicinity; and only 2 nearby properties had been identified in a survey (listed above); therefore the Montclair Historic Preservation Commission did not provide input on the architectural standards for the Plan.

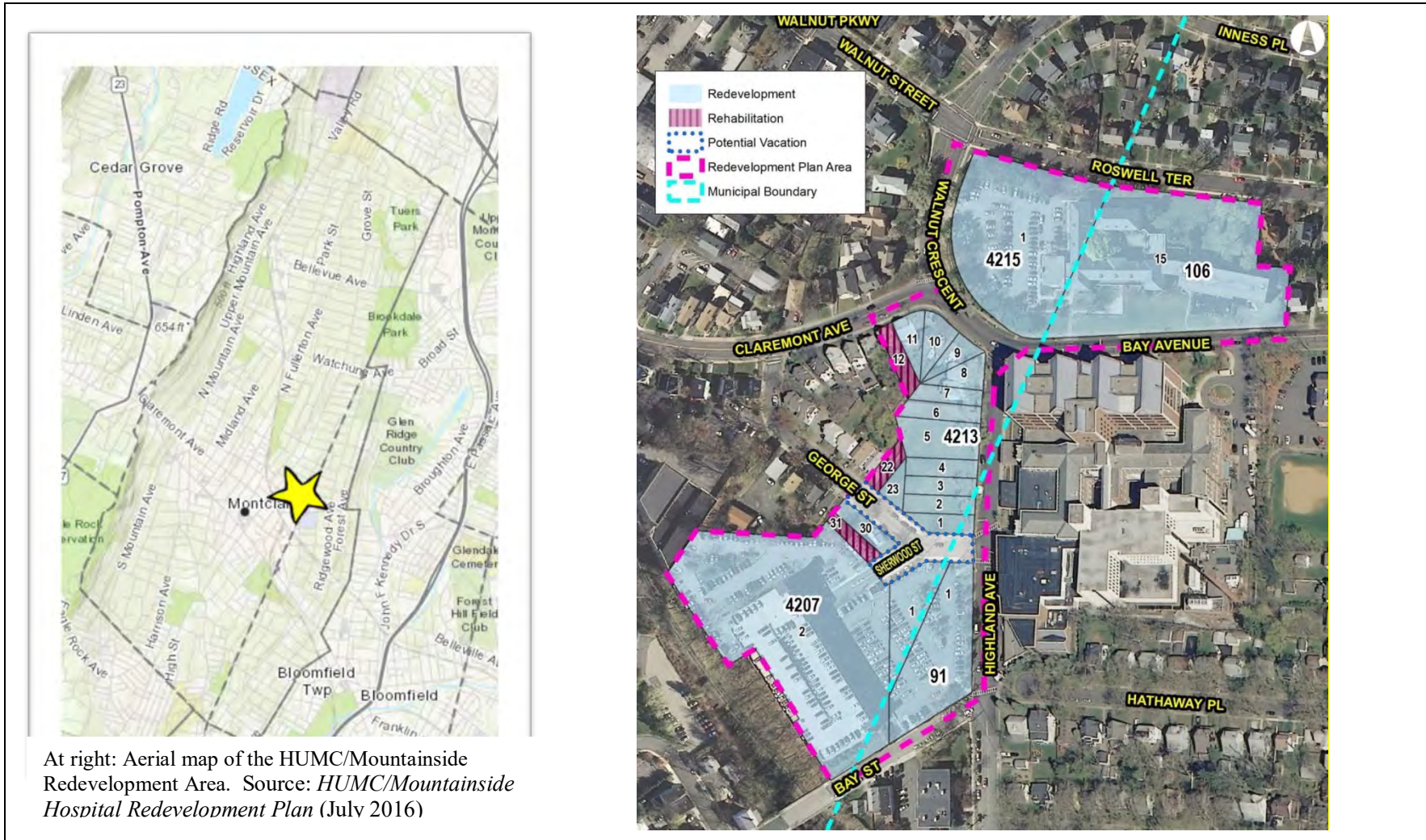
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)

		<p>with possible stucco or metal accents.</p> <ul style="list-style-type: none"> • Prohibited materials: EIFS, exposed concrete masonry units, bare or stained wood; faux treatments that mimic common materials, including brick or stone facing, vinyl or asphalt siding, and sheet metal siding; materials that age rapidly, such as paint over shop-finished metal; and cementitious fiber panels (e.g., Hardieplank, Hardieboard) • Through the wall AC units (PTAC) shall be placed in a logical portion of the window framing, with color that blends with framing. • 	
<p>Effect on historic properties: The Redevelopment Area circumscribed by this Plan did not affect nearby or adjacent historic properties within Montclair, and offers improvements to the neighboring residential areas in terms of landscaped setbacks, improved parking and circulation, and building design. Although not identified “historic neighborhoods,” adjacent residential areas are still pleasant, tree-lined, older homes, and promise to be protected and enhanced by the proposed Redevelopment Plan. The input of the Glen Ridge Historic Preservation Commission offered the development team excellent guidance for compatible architecture.</p>			

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

HUMC-Mountainside Redevelopment Plan (2016)








APPENDIX J

Seymour Street Redevelopment Plan

Phillips Preiss Grygiel, LLC
(Adopted September 6, 2016)




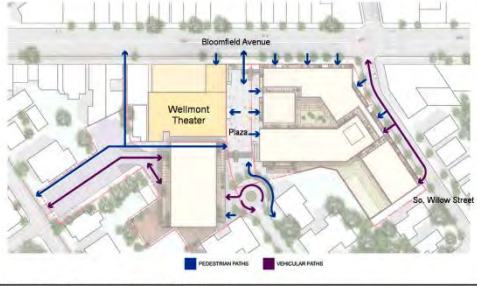
Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>Goals: The Township’s vision/objectives for the Seymour Street Redevelopment Plan is:</p> <ul style="list-style-type: none"> • To create a regional arts and entertainment destination that builds on the rejuvenated Wellmont Theater and the existing arts assets in the Montclair community; and, • To “establish Montclair as a regional center for the arts, with particular focus on creating an ‘Arts and Entertainment District’ in Montclair Center” (the Township Master Plan), specifically the creation of an arts sub-district oriented around the Wellmont Theater, with a synergistic mix of uses, oriented around a large public space. <p>Location: The Plan area</p>	 <p>Wellmont Theatre/Kahn Building, looking SW (2018).</p>  <p>Social Security Administration Bldg. looking SE (demolished 2018); part of “East Parcel.”</p>  <p>Somerset Tire Services (STS) (demolished 2018) pt of “East Parcel.”</p>	 <p>Massing study of East Parcel at Seymour St. looking S; Wellmont theater at right.</p>  <p>Massing study of East Parcel, Bloomfield Avenue at Seymour St. with Kahn Building at right.</p>	<p><u>Historic Districts</u></p> <p>TOWN CENTER HISTORIC DISTRICT (1865-1937) Local Landmark District: YES Local Nomination Report NJ Register Listed: NO National Register Listed: NO</p> <p>So. FULLERTON AVENUE STREETSCAPE Inventory #: 0713-763</p> <p>UNION STREET STREETSCAPE Inventory #: 0713-649</p> <p>WALNUT STREET AREA (1880-1920) 2016 HPE – Potential Historic District</p> <p><u>Individual Properties</u></p> <p>330-346 BLOOMFIELD AVE. Block: 3104, Lot: 21 Year Constructed: 1920 Inventory #: 0713-596</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>includes (see map at end):</p> <ul style="list-style-type: none"> • The “<u>West Parcel</u>” (Block 3106, Lot 17), now a parking lot between So. Fullerton Avenue and Seymour St.; • The “<u>East Parcel</u>” (Block 3105, Lots 1, 2, and 9), including the former Social Security Building; STS Auto-Service; and the parking lot(s) running between Seymour and South Willow Streets; and • The “<u>Middle Lot</u>” (Block 3205, Lots 21 and 26), which is now the parking lot on Glenridge Avenue at Forest Street. 	 <p>Glenridge Avenue Parking lot (Future “Midtown Lot,” in 2018)</p>  <p>Edge of the redevelopment area on Seymour Street, looking S.</p>	 <p>Massing Study, East Parcel on So. Willow Street looking N.</p>  <p>Circulation Study (annotated) of East and West Parcels (<i>Plan</i>, p. 103).</p>	<p>398-408 BLOOMFIELD AVE. Kahn Building (Part of Wellmont Theatre building) Block: 3106, Lot: 10 Year Constructed: 1921 Inventory #: 0713-588</p> <p>363-367 BLOOMFIELD AVE. (altered) Block: 3206, Lot: 1 Year Constructed: 1905 Inventory #: 0713-593</p> <p>375 BLOOMFIELD AVE. Block: 3205, Lot: 18 Year Constructed: 1840; 1865 Inventory #: 0713-592</p> <p>379 BLOOMFIELD AVE. Block: 3205, Lot: 17 Year Constructed: 1926 Inventory #: 0713-591</p>
<p>Size:</p>	<p>4.62 acres</p>	<p>No change.</p>	<p>387 BLOOMFIELD AVE. Block: 3205, Lot: 14</p>
<p>Zoning:</p>	<p>C-1, OR-3, R-3, R-4</p>	<p>R-A</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
Permitted/conditional Uses:	<p>Permitted Uses:</p> <p>C-1: First floor: retail and restaurants; upper floors: apartments and offices.</p> <p>OR-3: One/two family dwellings; multifamily units.</p> <p>R-3: One/two family dwellings; multifamily units</p> <p>R-4: One/two family dwellings; multifamily units</p>		<p>Year Constructed: 1928 Inventory #: 0713-590</p> <p>403-405 BLOOMFIELD AVE. Block: 3205, Lot: 11 Year Constructed: 1922 Inventory #: 0713-589</p> <p>411 BLOOMFIELD AVE. Block: 3205, Lot: 8 Year Constructed: 1896 1886 Inventory #: 0713-587</p>
Neighborhood:	<p>The neighborhood around the Wellmont Theater before the redevelopment plan consisted of a variety of uses, including multi-family apartment buildings, single and two-family dwellings, offices, a live performance venue, restaurants, two auto service stations, the Social Security Administration offices and several surface parking areas that offered space for 286 vehicles. After the Social Security offices closed and no compatible use for the building could be found, the area suffered from a lack of activity. The acquisition of the Wellmont Theater and the introduction of live performances increased the amount of foot traffic, not only at the</p>	<p>Permitted Uses:</p> <ol style="list-style-type: none"> <u><i>Kahn Building (Block 3106, Lot 10):</i></u> Current C-1 zoning still governs. <u><i>West Parcel (Block 3106, Lot 17):</i></u> Preferred use as structured parking facility on Seymour St. portion; Other permitted uses include <ul style="list-style-type: none"> • Multifamily and age-restricted senior residential dwellings (above the first story only) and live/work dwellings; • A variety of retail uses; • Restaurants and microbreweries, micro-distillery or winery • Various art-related uses such as art galleries, arts collective; artists’ studios and artisan industrial studios; • Live entertainment and performance 	<p>415 BLOOMFIELD AVE. Block: 3205, Lot: 6 Year Constructed: 1914 Inventory #: 0713-586</p> <p>416 BLOOMFIELD AVE. Massmann building Block: 3106, Lot: 9 Year Constructed: 1870 rear; 1909 front Inventory #: 0713-585</p> <p>425 BLOOMFIELD AVE. Block: 3205, Lot: 3 Year Constructed: 1895 1887 Inventory #: 0713-584</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
	<p>Wellmont, but in the larger neighborhood. During the times when no performances were scheduled, primarily daytime, activity dropped off.</p>	<p>venues; recording and rehearsal studios;</p> <ul style="list-style-type: none"> • Health or fitness facilities; • Offices (above the first story only) • Structured parking facilities and surface parking facilities <p>3. <u>East Parcel (Block 3105, Lots 1, 2, and 9):</u></p> <p>All the same uses as the West Parcel, with the <i>addition</i> of museum and exhibit spaces and the <i>deletion</i> of surface parking areas.</p> <p>4. <u>Midtown Lot (Block 3205, Lots 26, 27):</u></p> <p>A structured parking facility is the only permitted use.</p> <p>5. <u>The Wellmont Theatre (Block 3106, Lot 10.01):</u></p> <p>Shall be preserved and utilized as a live</p>	<p>427-429 BLOOMFIELD AVE. Madison Building Block: 3205, Lot: 2 Year Constructed: 1910 1912 Inventory #: 0713-583</p> <p>441 BLOOMFIELD AVE. Former Montclair Savings Bank Block: 3205, Lot: 1 Year Constructed: 1924 Inventory #: 0713-582</p> <p>460 BLOOMFIELD AVE. Addition to Crane Block Block: 3106, Lot: 1 Year Constructed: 1903¹ Inventory #: 0713-579</p> <p>7 SO. FULLERTON AVE. Crane Block Block: 3106, Lot: 1 Year Constructed: 1880 (Based on later research by MDK)</p>

¹ Mary Delaney Krugman, JD, MSHP, *Building Chronology: The Crane Block (1879-1880; 1902-03), 460 Bloomfield Avenue, Montclair, New Jersey*, prepared for the Montclair Historic Preservation Commission (September 12, 2000).

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
		<p>performance venue.</p> <p>6. <i>Special Use:</i> Vacated portion of Seymour Street between the East and West Parcels shall become a <i>public plaza</i> of at least 14000 sf.</p> <p>7. <i>Prohibited:</i> Drive-thru facilities, such as drive-thru ATM facilities, banks and restaurants; sidewalk ATM facilities; sexually-oriented businesses; and head shops.</p>	<p>Inventory #: 0713-764</p> <p>12 SO. FULLERTON AVE. Block: 2206, Lot: 11 Year Constructed: 1878 Inventory #: 0713-765</p> <p>18-28 SO. FULLERTON AVE. Block: 2206, Lot: 12 Year Constructed: 1925 Inventory #: 0713-766</p> <p>23 SO. FULLERTON AVE. Former Masonic Temple Block: 3106, Lot: 18 NJ Register Listed: YES National Register Listed: NO Year Constructed: 1890 Inventory #: 0713-767</p> <p>31 SO. FULLERTON AVE. Former Jarvis Crane House Block: 3106, Lot: 16 Year Constructed: 1862 Inventory #: 0713-768</p>
Bulk standards	<p>C-1: Maximum height: 67 ft., 6 stories.</p> <p>OR-3: Maximum height: 35 ft., 2 stories.</p> <p>R-3: Maximum height: 40 ft., 2.5 stories.</p> <p>R-4: Maximum height: 42 ft., 3 stories.</p>	<p>The Redevelopment Plan envisions a lively pedestrian-oriented arts district, with increased parking availability. Seymour Street in front of the Wellmont is destined to become a plaza, with a larger circulation plan around the Plan area. Buildings are stepped back from the street, especially along Willow Street, but there is no doubt that the increased mass of the buildings will change the character of the neighborhood.</p>	<p>33 SO. FULLERTON AVE. Former Ira Crane House Block: 3106, Lot: 15 Year Constructed: 1878</p>
Architectural Standards	<p>None when built; each building had its own unique design.</p>	<p>Massing of buildings must complement the historic character of the area (P. 20). In general, the mass of new construction shall step down to the street frontage. (see more in</p>	

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
		<p>architectural standards)</p> <p><i>East Parcel:</i> Building(s) in the East Parcel are intended to step up building height and bulk from the lowest portion of the building along Willow St. to its highest point along the rear building façade to the rear of the public plaza. Maximum heights go from 38 ft. (3 stories) with setbacks to 15 ft. from property line to 81 ft. (6-7 stories), with setbacks of 75 ft. to 100 ft. (See table and diagram pp. 31 – 35).</p> <p><i>West Parcel:</i> 55 ft. (5-story) structured parking facility; up to 80 ft. allowed if setback from lower story facades at least 15 ft.</p> <p><i>Midtown Lot:</i> Maximum 4 stories (5 parking levels).</p>	<p>NJ Register Listed: YES National Register Listed: NO Inventory #: 0713-769</p> <p>40 SO. FULLERTON AVE. First Congregational Church Block: 2203, Lot: 9 Year Constructed: 1920 NJ Register Listed: YES National Register Listed: YES Inventory #: 0713-770</p> <p>211 GLENRIDGE AVE. Block: 3201, Lot: 37 Year Constructed: 1890 Inventory #: 0713-553</p> <p>205 GLENRIDGE AVE. Former Swedish Evangelical Lutheran Church Block: 3201, Lot: 35 Year Constructed: 1896 Inventory #: 0713-554</p>
Status	Demolition several buildings and construction activity began in 2018 on the East Parcel near the Wellmont Theater. Construction has not begun either in the Glenridge Avenue parking area (the “Midtown Lot”) or on the “West Parcel.” See Map at	<ul style="list-style-type: none"> • All new Main Street development must support the walkable community; in a historic town center, walkability is enhanced by a variety of approachable buildings and well-defined public space. • Understanding and drawing inspiration from the historic character and 	<p>12 ROOSEVELT PLACE Block: 3107, Lot: 16 Year Constructed: 1875 ca.</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
	end.	<p>culture of a community forms the basis for authentic, appropriate design. “Anywhere, USA” architecture, a generic faux-traditional style, is not adequate to produce an authentic, appropriate design for a historic town center.</p> <ul style="list-style-type: none"> • The integration of concepts from the past and present to create buildings that have their own integrity, independent of any imitative qualities, is of utmost importance. • Midrise architecture is the “building block” of the New Main Street. These 4-7 story structures provide the increased density revitalizing Main Streets across the country, while still providing light, air and a welcoming human scale. Lowrise and Midrise Design as outlined in Sections 7.1 and 7.2 shall provide the basis for building massing strategies. • Windows: The bases of all buildings with retail and commercial use shall have a minimum of 70% glass, with storefronts modeled after the typical Town Center storefront. Blank walls or walls with only a small percentage of 	<p>1888 Inventory #: 0713-648</p> <p>5 SEYMOUR STREET (See also 398-408 Bloomfield Avenue) Wellmont Theatre Block: 3106, Lot: 10.01 Year Constructed: 1921 Inventory #: 0713-588</p>

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
		<p>windows at street level are not appropriate. Window openings may be square or in a rectangular format – horizontally or vertically oriented –with one or more windows within.</p> <ul style="list-style-type: none"> • At all facades visible to the public, three-dimensional surface articulation – achieved, for example, through changes in wall plane, material, texture, and detail – is encouraged. • Corners of buildings may be articulated with recesses or projections that run vertically continuous up a portion or the entire height of the façade; • The creation or appearance of a “megastructure” is not permitted. One or more vertical breaks in massing or materiality shall be employed. Along Bloomfield Avenue, no structure shall have a single façade of uniform height that is longer than the Bloomfield Avenue-facing façade of the Kahn Building. 	
Status	Demolition several buildings and construction activity began in 2018 on the East Parcel near the Wellmont Theater. Construction has not begun either in the Glenridge Avenue parking area (the “Midtown Lot”) or on the “West Parcel.” See Map at end.		

Montclair’s Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)

Area Description	Before	After	Historic properties
<p>Effect on historic properties:</p> <p>The numerous historic properties on the western edge of this area (South Fullerton Avenue) are somewhat insulated from the intense development that will be taking place elsewhere in the Redevelopment Area. The future of the Wellmont Theater, the key focus of the arts district, is all but guaranteed for the foreseeable future. The quiet residential neighborhood of one- and two-family dwellings along So. Willow Street is perhaps the most dramatically affected by the larger mass and incompatible character of new adjacent parking structures, as well as the increased traffic when finished. These buildings, however, have not been identified as “historic.” The ca. 1930s apartment buildings on Seymour St. suffer less from the contrast between the proposed parking garages with the existing open lots, although the light and air offered by open lots is considered beneficial. What is hoped, however, is that the increase in parking facilities will space the adjacent residential neighborhoods the adverse effects of intensive street parking that has become so pervasive. As this project is years away from being realized, it is hoped that the vision of the Township will be as positive as anticipated.</p>			

Montclair's Redevelopment Areas and Historic Properties (1998 – 2018)

Seymour Street Redevelopment Plan (2016)



At right: Aerial map of the Seymour Street Redevelopment Area.
Source: *Seymour Street Redevelopment Plan* (2016)