

**MONTCLAIR HOUSING COMMISSION
RECOMMENDATION TO ADOPTION OF PENDING ORDINANCE O-22-29
TOWNSHIP OF MONTCLAIR**

**ORDINANCE TO APPROVE THE REDEVELOPMENT PLAN FOR LACKAWANNA
PLAZA IN THE TOWNSHIP OF MONTCLAIR**

January 31, 2023

WHEREAS, the Housing Commission of the Township of Montclair (the “Housing Commission”) has been established pursuant to Chapter 29 of the Administrative Legislation of the Township of Montclair for the purpose of assisting the Township’s pursuit of new housing strategies in the face of rising property values, increased real estate market pressures and limited supply of developable land in order to assist Municipal Council of the Township (the “Township Council”) in achieving its primary goal of the maintenance of Montclair's economic diversity,

WHEREAS, the Housing Commission has reviewed the new redevelopment plan, prepared by the Municipal Council of the Township of Montclair that has been released in connection with the consideration of the adoption by the Township of Ordinance O-22-29 (the “Lackawanna Plaza Redevelopment Plan”) and, in its advisory role, considered its determination as to whether the adoption of the Redevelopment Plan is consistent with a primary goal of the Township in its maintenance of Montclair’s economic diversity;

WHEREAS, upon the review of the proposed additions to the supply that the development of the Lackawanna Plaza pursuant to the Lackawanna Plaza Redevelopment Plan both in accordance the Inclusionary Zoning requirements of the Montclair Zoning Law and the addition of an additional 38 units of residential rental housing affordable to tenants with income between 80%-120% of area median income, the Housing Commission wishes to provide its consent and approval to the Mayor and Council adopting the Lackawanna Plaza Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Housing Commission of the Township of Montclair, in the County of Essex, State of New Jersey, that:

1. The Housing Commission recommends that the Township Council approve and adopt the Lackawanna Plaza Redevelopment Plan and the ordinances to be adopted as proposed therein.
2. The Housing Commission recommends that the discussion of the affordable housing set aside on page 25 be amended as follows: “Twenty (20) percent of the total residential dwelling units (including short-term rental units) are required to be set aside as affordable for very low- to low- to moderate-income households. The affordable units shall be designed, marketed and administered in accordance with all applicable state and local affordable housing rules and regulations. In addition, 10 percent of the total residential dwelling units (including short-term rental units) will be set aside as workforce housing, meaning the units will be affordable to

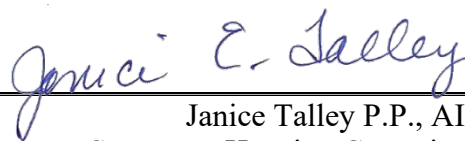
households earning between 80 percent and 120 percent of the area median income (AMI). AMI shall be based on the regional income limits approved annually by the Affordable Housing Professionals of New Jersey (AHPNJ). The workforce housing units shall be marketed and administered in the same manner as the affordable units. Other forms of benefits, both onsite and offsite, should be evaluated and explored.”

3. The following additional requirements should be added for short term rentals on page 22:

- No affordable or workforce housing units shall be short-term rental units.

4. While not conditional to our foregoing recommendation, the Housing Commission recommends that the foregoing approval and adoption to the Lackawanna Plaza Redevelopment Plan, the developer be subject to payment of Development Fees for all nonresidential development and that the residential development fee would be payable to the same extent as if the provision for waiver of such fees were not included in Section 347-168 of the Inclusionary Zoning Law.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this resolution be transmitted to the Township Manager, Township Council, Township Attorney and Township Planner.



Janice Talley P.P., AICP
Secretary, Housing Commission