



Township of Montclair - 205 Claremont Avenue Montclair, New Jersey 07042  
Telephone: 973-744-1400 - Website: www.montclairnjusa.org

## **TOWNSHIP COUNCIL CONFERENCE MEETING December 6, 2022**

**6:15 PM  
COUNCIL CHAMBERS**

**Announcement:** *This is a conference meeting of the Council of the Township of Montclair*

**Sunshine Statement:**

*This meeting is called pursuant to the provisions of the Open Public Meetings Act. This meeting was included in the annual notice of the meeting schedule as set forth in Resolution R-21-210 adopted by the Township Council at its Conference Meeting of November 15, 2021; advertised in the official newspaper on December 30, 2021 and January 6, 2022, posted on the bulletin boards outside of the Municipal Building, and has remained continuously posted. In addition, a copy of the annual notice is and has been available to the public and is on file in the Office of the Township Clerk.*

**OPEN SESSION**

**Pledge of Allegiance**

**Roll Call**

**PUBLIC HEARING**

2023 Community Development Block Grant Hearing

**PUBLIC COMMENT**

*All speakers must complete the sign-in sheet next to the podium before addressing the Council. Please limit your comment to three minutes.*

**APPROVAL OF MINUTES**

*There have been presented to us the minutes of October 25, 2022. Are there any corrections or additions? MOTION TO ADOPT.*

**PROCLAMATION(S)**

Proclamation Honoring Girl Scout Troop #2287

**NEW BUSINESS ORDINANCE(S)**

- A. **Ordinance O-22-26:** Ordinance to amend Chapter 82 (Animals) Article I (Dogs) and to add Article VIII (Sale of Animals) of the Code of the Township of Montclair
- B. **Ordinance O-22-29:** Ordinance to approve the Redevelopment Plan for Lackawanna Plaza in the Township of Montclair
- C. **Ordinance O-22-31:** Bond Ordinance providing for the relining of culvert walls in and by the Township of Montclair, in the county of Essex, New Jersey, appropriating \$1,315,000.00 therefor and authorizing the issuance of \$1,249,250.00 bonds or notes of the Township to finance part of the costs thereof

**NEW BUSINESS RESOLUTION(S)**

- D. **Resolution R-22-245:** Resolution to adopt the Council Meeting schedule for year 2023
- E. **Resolution R-22-254:** Bills List Resolution
- F. **Resolution R-22-255:** Resolution to approve temporary budget appropriation for debt service due prior to the adoption of either the temporary or permanent budget

**DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS**

- 1. Resolution awarding emergency contract to Sal Electric to repair South Park street lights
- 2. Resolution to cancel Grant Receivables and/or Grant Reserve appropriation balances
- 3. Resolution awarding emergency contract to Frank Semeraro Construction Co., Inc. to repair sanitary sewer on 68 North Fullerton Avenue
- 4. Resolution appointing 2023 Community Development Program Representatives
- 5. Resolution awarding a contract to Edge Business Allianz, LLC for Montclair Parking Utility financial accounting, reporting, and payroll services (RFP 22-14)
- 6. Resolution to apply for a New Jersey Historic Preservation Fund Certified Local Government (CLG) Grant-In-Aid 2023
- 7. Resolution authorizing purchase from contracts with certain approved County and New Jersey State Cooperative Contract Vendors pursuant to N.J.S.A. 40A:11-10
- 8. Resolution setting the rate of penalties and grace period for receipt of delinquent taxes and municipal charges
- 9. Resolution authorizing the Tax Collector to process any tax refund of less than \$10.00 and authorizing the Tax Collector to cancel any property tax refund, delinquency, or other charges and fees imposed by the Municipality of less than \$10.00 without further action on the part of the Governing Body
- 10. Resolution awarding a contract to William J. Guarini, Inc. for Township NJ plumbing licensed plumbing services provider (BID 22-22)
- 11. Resolution designating Public Agency Compliance Officer
- 12. Resolution authorizing refund of escrow account balances
- 13. Resolution authorizing the execution of a non-fair and open professional services agreement with the Cameron Animal Hospital for veterinary services for the Township of Montclair (\$43,000.00)
- 14. Resolution designating official newspapers for all advertisement and notices and designating two newspapers to receive notice of meeting for the calendar year 2023
- 15. Resolution authorizing Person-to-Person Transfer of Alcoholic Beverage Plenary Retail Distribution License No. 0713-44-007-003 from Gayatri, Inc. to Maruti Beverage, LLC.
- 16. Resolution authorizing execution of a professional services agreement with Atlantic Environmental Consulting Services, LLC for a Licensed Site Remediation Professional (LSRP) associated with site remediation work at the Water Bureau Yard at 54 Watchung Avenue and on Burnside Street
- 17. Resolution authorizing a change order to the purchase order (PO #2201322) with Beyer Ford, LLC to purchase police vehicles to increase the contract by \$6,525.00
- 18. Resolution to cancel grant receivables and/or grant reserve appropriation balances

**ADJOURNMENT**

# Township of Montclair, New Jersey

# Proclamation

## Honoring Girl Scout Troop 22887

**WHEREAS,** Girl Scout Troop 22887 was founded in December 2019 by a group of girls in kindergarten. These brave girls faced challenges during the first few years but learned to take risks, trust their gut, and team up with others for good; and

**WHEREAS,** during COVID-19, particularly when schools were closed, they continued meetings, spaced six feet apart, wearing masks outside, because their troop had become a safe haven for the girls, and they needed the feeling of connection. During that time Turtle Island first came to life, a safe outdoor activity that drew crowds and was adopted by their Troop, which made the girls feel like mini celebrities. They have now built three turtle islands and a fourth is in the works for this Spring; and

**WHEREAS,** in addition to their dedication to housing turtles, the girls recently marched at the 4<sup>th</sup> of July Parade, volunteered at Toni's Kitchen, packed bags of vegetables for elderly Montclair residents, spent a morning picking up trash in Glenfield Park and ran together in the 2022 AAPI Color Run Race. They have collected items for the Animal Shelter, designed a scarecrow in the Van Vleck competition and delivered food to the residents of the Montclair Inn; and

**WHEREAS,** Troop 22887 is dedicated to giving back to our community, and they embed it into all that they do. When they sell cookies, they donate many boxes to Toni's Kitchen and always look for ways to teach the girls to think of others first. Dedication to service, caring for their neighbors and giving back to their community are the tenets of Troop 22887 and the girls are dedicated to putting them into action; and

**NOW THEREFORE,** the Mayor and Council of the Township of Montclair hereby recognize and salute the outstanding accomplishments of Girl Scout Troop 22887 of Montclair.



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Law Department

**ITEM TYPE:** Ordinance

**AGENDA SECTION:** **NEW BUSINESS ORDINANCE(S)**

**SUBJECT:** **Ordinance O-22-26:** Ordinance to amend Chapter 82 (Animals) Article I (Dogs) and to add Article VIII (Sale of Animals) of the Code of the Township of Montclair

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**ATTACHMENTS:**

[Item 0A PENDING ORDINANCE O-22-26 ORDINANCE to Amend Chapter 82 \(Pet Stores\).pdf](#)

**PENDING ORDINANCE O-22-26  
TOWNSHIP OF MONTCLAIR**

**ORDINANCE TO AMEND CHAPTER 82 (ANIMALS) ARTICLE I (DOGS) AND TO ADD  
ARTICLE VIII (SALE OF ANIMALS) OF THE CODE OF THE TOWNSHIP OF  
MONTCLAIR**

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September 28, 2022 (date of introduction)  
December 6, 2022 (date of re-introduction)

**WHEREAS**, current Federal, State, and Local regulations do not properly address the sale of puppy and kitten mill dogs and cats both in and out of pet stores; and

**WHEREAS**, a significant number of puppies and kittens sold at pet stores come from large-scale, commercial breeding facilities where the health and welfare of the animals are not adequately provided for (“puppy mills” and “kitten mills,” respectively). According to the Humane Society of the United States, it is estimated that 10,000 puppy mills produce more than 2,400,000 puppies a year in the United States and that most pet store dogs and cats come from puppy mills and kitten mills; and

**WHEREAS**, the documented abuses endemic to puppy and kitten mills includes over-breeding; inbreeding; minimal to non-existent veterinary care; lack of adequate and nutritious food, water, and shelter; lack of socialization; lack of adequate space; and lack of adequate exercise; and

**WHEREAS**, the inhumane conditions in puppy and kitten mill facilities lead to health and behavioral issues in the animals bred in those facilities, which many consumers are unaware of when purchasing animals from pet stores due to both a lack of education on the issue and misleading tactics of pet stores in some cases. These health and behavioral issues, which may not present themselves until sometime after the purchase of the animals, can impose exorbitant financial and emotional costs on consumers; and

**WHEREAS**, prohibiting the retail sale of puppies and kittens is likely to decrease the demand for puppies and kittens bred in puppy and kitten mills, and is likely to increase demand for animals from animal shelters and rescue organizations; and

**WHEREAS**, prohibiting the retail sale of puppies and kittens will likely reduce pet overpopulation and thus the burden on such agencies and financial costs on local taxpayers; and

**WHEREAS**, across the country, thousands of independent pet stores as well as large chains operate profitably with a business model focused on the sale of pet services and supplies and not on the sale of dogs and cats. Many of these stores collaborate with local animal shelters and rescue organizations to offer space and support for showcasing adoptable homeless pets on their premises; and

**TOWNSHIP OF MONTCLAIR  
PENDING ORDINANCE O-22-26**

**WHEREAS**, this Ordinance will not affect consumers' ability to obtain a dog or cat of their choice directly from a breed-specific rescue organization or a shelter, or from a hobby breeder where the consumer can directly see the conditions in which the dogs or cats are bred, or can confer directly with the hobby breeder concerning those conditions; and

**WHEREAS**, the Council of the Township of Montclair believes it is in the best interests of Montclair to adopt reasonable regulations to reduce costs to the Township and its residents, protect the citizens of the Township who may purchase cats or dogs from a pet store or other business establishment, help prevent inhumane breeding conditions, promote community awareness of animal welfare, and foster a more humane environment in Montclair.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Township of Montclair, the County of Essex, State of New Jersey that it hereby amends Chapter 82 of the Montclair Code by adding new article, Article VIII, to read as follows:

**Article VIII. Sale of Animals**

§ 82-43. Definitions

For purposes of this Article:

- A. *Retail pet store* means a commercial establishment that sells or offers for sale animals on its premises at retail.
- B. *Sell or offer for sale* means to display for sale or to exchange for consideration, adopt out, barter, auction, trade, lease, or otherwise transfer.
- C. *Animal rescue organization* means a non-profit organization incorporated under the law of any state and exempt from federal taxation under Section 501(c)(3) of the federal Internal Revenue Code, as amended, and whose principal purpose is the prevention of cruelty to animals and whose principal activity is to rescue sick, injured, abused, neglected, unwanted, abandoned, orphaned, lost, or displaced animals and to adopt them to good homes. "Animal rescue organization" does not include any entity that breeds animals or that (1) is located on the same premises as; (2) has any personnel in common with; (3) obtains, in exchange for payment or any other form of compensation, dogs or cats from; or (4) facilitates the sale of dogs or cats obtained from a person that breeds animals.
- D. *Animal shelter* means a facility, whether located in or outside the State of New Jersey, that is operated by or under contract with any State or a political subdivision of a State for the purpose of impounding or caring for seized, stray, homeless, abandoned, unwanted, or surrendered animals.
- E. *Cat* means any member of the species *Felis catus*.
- F. *Dog* means any member of the species *Canis familiaris*.

**§ 82-44. Sale or offer for sale of dogs or cats by pet shops prohibited.**

**TOWNSHIP OF MONTCLAIR  
PENDING ORDINANCE O-22-26**

- A. It is unlawful for a retail pet store, as defined in § 82-43, to sell or offer for sale a dog or a cat.
- B. Nothing in this section shall be construed to prohibit a retail pet store from providing space to an animal rescue organization or an animal shelter, as those terms are defined in § 82-43, to publicly showcase dogs or cats available for adoption.

**§ 82-45. Violations and Penalties.**

A retail pet store that violates § 82-44 shall, upon conviction thereof, be punished by a fine of \$500. Each sale or offer for sale made in violation of § 82-44 shall constitute a separate violation.

**§ 82-46. Severability.**

If any provision of this article is determined to be invalid by a court of competent jurisdiction, then such provisions shall be severed, and the remaining provisions of this article shall continue to be valid.

**§ 82-1 Definitions.**

**KENNEL**

Any establishment wherein or whereon the business of boarding ~~or selling dogs or breeding dogs for sale~~ is carried on, ~~except a pet shop~~. Kennels are prohibited from selling and/or breeding dogs.

**PET SHOP**

~~Any room or group of rooms, cage or exhibition pen, not part of a kennel, wherein dogs for sale are kept or displayed.~~ A Pet Shop is prohibited from selling and/or breeding dogs.

**§ 82-10 Kennel ~~or pet shop~~ license.**

C. All licenses issued for a kennel ~~or pet shop~~ shall state the purpose for which the establishment is maintained. Such licenses shall expire on the last day of January of each year and shall be subject to revocation by the Township on recommendation of the State Department of Health or of the Township Department of Health for failure to comply with the rules and regulations of the State Department or of the Township Department of Health governing them. No license shall be revoked unless the owner has been afforded a hearing by the State Department or by the Health Officer of the Township.

**§ 82-11 Fees for kennels ~~and pet shops~~.**

~~B. The annual license fee for a pet shop shall be \$25.~~

**§ 82-12 Control of dogs by kennels ~~and pet shops~~.**

**TOWNSHIP OF MONTCLAIR  
PENDING ORDINANCE O-22-26**

No dog kept in a kennel ~~or pet shop~~ shall be permitted off such premises except on a leash or in a crate or under other safe control.



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Department of Planning, Zoning, and Community Development

**ITEM TYPE:** Ordinance

**AGENDA SECTION:** **NEW BUSINESS ORDINANCE(S)**

**SUBJECT:** **Ordinance O-22-29:** Ordinance to approve the Redevelopment Plan for Lackawanna Plaza in the Township of Montclair

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### ATTACHMENTS:

[Item 0B O-22-29 Ordinance to Approve the Redevelopment Plan for Lackawanna Plaza 12.6.2022.pdf](#)  
[Item 0E3 Montclair Lackawanna Redev Plan DRAFT 2022-10-19\\_DRAFT\\_v4 \(003\).pdf](#)

**O-22-29**  
**TOWNSHIP OF MONTCLAIR**

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

December 6, 2022 (date of introduction)

**WHEREAS**, the new redevelopment plan, prepared by the Municipal Council of the Township of Montclair (“Township Council”) , is designed to fulfill goals in the Montclair Center Redevelopment Study, October 2014, pp 9-10 (“Study Report”) which was relied upon by the Planning Board and Council when they confirmed that Lackawanna Plaza continued to be an area in need of redevelopment: to “stimulate private investment, increase parking capacity, create more affordable housing, create open space/public art locations, renovate deteriorated properties and attract quality businesses” (Study Report, pp. 9-10); and the new plan is further designed to achieve the Master Plan goals for the Lackawanna Plaza area, most significantly, the “balancing of preservation of the historic Lackawanna train station with providing a new state of the art supermarket.” (Unified Land Use and Circulation Element of Master Plan, adopted 2015, and amended through 2021, p. 75); and

**WHEREAS**, the Township recognized that the area exhibited negative conditions which caused the Township to designate this site as an area in need of redevelopment in 1980, Ordinance No 80-12, when the Township adopted an urban renewal plan; and

**WHEREAS**, the most significant part of the implementation of that plan, the development of a 1980s style mall and supermarket, was unsuccessful, and the Township recognized that “the faulty and obsolete arrangement and design” of the project, the lack of visibility of the site due to the fact that “the parking area and building are sunk beneath the grade of Grove Street by more than 10 feet,” “the building is set back from Bloomfield Avenue by more than 160 feet” and disconnected “from vehicular and pedestrian areas [which] significantly reduces visibility of the site which has negative implications on the economic success and safety of the property,” and that the “property design” lead to it becoming “an attractive nuisance as evidenced by the crime” (Study Report, p. 55); and

**WHEREAS**, those conditions and others caused the Township to re-designate the area as one in need of redevelopment in 2002, however, no action had been taken based on that 2002 designation and in light of certain court decisions concerning redevelopment generally, the Township undertook the redevelopment area designation process again in 2014 to confirm that the properties met the redevelopment criteria set forth in the Local Redevelopment and Housing Law (“LRHL”) at N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township confirmed via Resolution No. 15-055, adopted on March 10, 2015, that the area investigated, including the 8-acre area comprised of Block 3213, Lot 2 and Block 4202, Lots 4 and 4.01 (“Lackawanna Plaza Area”) continues to meet the redevelopment criteria under the LRHL and reaffirmed its designation as a redevelopment area; and

**WHEREAS**, in 2015 the Township Council authorized the preparation of a redevelopment plan (“Draft Lackawanna Plaza Redevelopment Plan”), acknowledging in the Redevelopment Plan that the shopping center which had been developed in the 1980s on the property “has declined over the years and is now largely vacant”; and

**WHEREAS**, the Draft Lackawanna Plaza Redevelopment Plan described the extensive process that had been undertaken to obtain community input for the Plan, which cites the numerous meetings that have been held as part of that process with community groups and Planning Board meetings starting in March 2015 and extending through October of that year, as well as other meetings with committees of Council, the Historic Preservation Commission (“HPC”), property owners and their architects, design workshop with local architects, and Police Department representatives; documents were also posted online and made available for review in the municipal building; and

**WHEREAS**, in accordance with the LRHL, the Township Council adopted a Resolution, dated May 23, 2017 requesting that the Planning Board review the Draft Lackawanna Plaza Redevelopment Plan, requesting the Planning Board to provide a report containing recommendations concerning the Plan, including an identification of any provisions in the proposed Plan which are inconsistent with the Master Plan, recommendations concerning those inconsistencies, and any other matters as the Board deemed appropriate; and

**WHEREAS**, the Planning Board adopted a Resolution, dated July 10, 2017 taking the position that the proposed Draft Lackawanna Plaza Redevelopment Plan was inconsistent with the Master Plan and making other recommendations; further revisions were made to the Plan by the Township’s outside Planner; and

**WHEREAS**, the recent review and update of the Unified Land Use and Circulation Element of the Master Plan in 2021 evidence the Township’s commitment to the planning goal to “create a new Lackawanna Plaza Redevelopment Plan to support the revitalization efforts for the Lackawanna Plaza area,” recognizing the challenge presented as the Plan calls for “balancing preservation of the historic Lackawanna train station with providing a new state-of-the-art supermarket.” (Master Plan, Unified Land Use and Circulation Element, amended July 2021, p 75); and

**WHEREAS**, the Township Council has long recognized the need for a grocery store in this area and the New Jersey Economic Development Authority (“NJEDA”) has now validated that conclusion by citing the Lackawanna Plaza Area as being within a census tract group that is

among fifty (50) such areas designated as “food desert” communities in the State which are “most in need of a supermarket or grocery store” based on criteria established by the NJEDA; and

**WHEREAS**, meanwhile, despite the challenges in overcoming these negative conditions, redevelopments in the area around the Lackawanna Plaza Area, such as Seymour Street and Two South Willow in the areas adjacent to the Lackawanna Plaza Area, have received generally positive reception; and

**WHEREAS**, considering this history, after taking into consideration the input of the public at the hearing on an Ordinance to approve a redevelopment plan, the next important step to achieving the Township Council goals is to consider and adopt a redevelopment plan for the Lackawanna Plaza Area; and

**WHEREAS**, the Township’s Director of Planning and Community Development, Janice Talley, P.P., AICP, has overseen the preparation of a new and updated Lackawanna Plaza Redevelopment Plan, working from the prior draft, and seeking to address and incorporate previous comments and input received from the Planning Board, the community and the various committees and other public agencies, as discussed above; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, prior to enactment of an ordinance adopting a redevelopment plan, the governing body must refer the redevelopment plan to the Planning Board for comments and recommendations; and

**WHEREAS**, the Mayor and Council shall not adopt this Ordinance until it has received comments and recommendations from the Planning Board or until forty-five (45) days have lapsed since referring the amended Redevelopment Plan to the Planning Board, whichever occurs first; and

**WHEREAS**, the Mayor and Council wish to adopt the Lackawanna Plaza Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Township of Montclair, in the County of Essex, State of New Jersey, that:

1. The Township Council hereby approves and adopts the Lackawanna Plaza Redevelopment Plan.
2. The Township Zoning Ordinance Map is hereby, and shall be, amended to specifically designate the Lackawanna Plaza Redevelopment Area zoning as set forth in the Current Lackawanna Plaza Redevelopment Plan.

D R A F T



LACKAWANNA PLAZA  
REDEVELOPMENT PLAN  
TOWNSHIP OF MONTCLAIR | OCTOBER 2022



## Mayor and Council Members

Mayor Sean M. Spiller

Deputy Mayor/1st Ward Councilor William Hurlock

Councilor-at-Large Robert J. Russo

Councilor-at-Large Peter Yacobellis

2nd Ward Councilor Robin Schlager

3rd Ward Councilor Lori Price Abrams

4th Ward Councilor David Cummings

## Township of Montclair Planning Board

John Wynn, Chair

Keith Brodock, Vice Chair

Kevin Pierre

Det. Kevin Ortiz

Second Ward Councilor Robin Schlager

Michael Graham

Carole Willis

Anthony Ianuale

Carmel Loughman

Jeff Jacobson

Jacob Nieman

## Township of Montclair Department of Planning and Community Development

Janice Talley, P.P., AICP, Director

William "Tommy" Scibilia, AICP, Assistant Planner

## Consultants

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC

Planning & Real Estate Consultants

Smith + Maran Architects, architectural design consultants

The original copy of this document was signed and sealed in accordance with N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)

Keenan Hughes, NJ Planners License #6169

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# I INTRODUCTION

## I.A Statutory Basis for the Redevelopment Plan

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This Redevelopment Plan has been prepared for certain parcels designated as part of an “area in need of redevelopment” within the Township of Montclair, Essex County, New Jersey. The area encompasses lands located at the eastern end of the central business district of the Township of Montclair (also known as “Montclair Center”). *Figure 1, Location*, shows the location of the area within Montclair.

In 2014, the Township of Montclair Council directed the Township’s Planning Board to study 18 lots in the eastern section of Montclair Center in order to determine whether collectively they qualify as an “Area in Need of Redevelopment” in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Township retained a planning consultant, Clarke Caton Hintz, to conduct a Redevelopment Area investigation. Its findings were included in a report dated October 2014. On February 9, 2015, a public hearing on the investigation was held by the Planning Board, which recommended that nearly all of the lots, including the three that are the subject of this Redevelopment Plan (Block 3213, Lot 2 and Block 4202, Lots 4.01 and 4.02, collectively referred to as the “Plan Area”) qualified as an Area in Need of Redevelopment. Based on the findings of the report, the Township Council adopted an Area in Need of Redevelopment designation for these properties on March 10, 2015.

## I.B Plan Overview

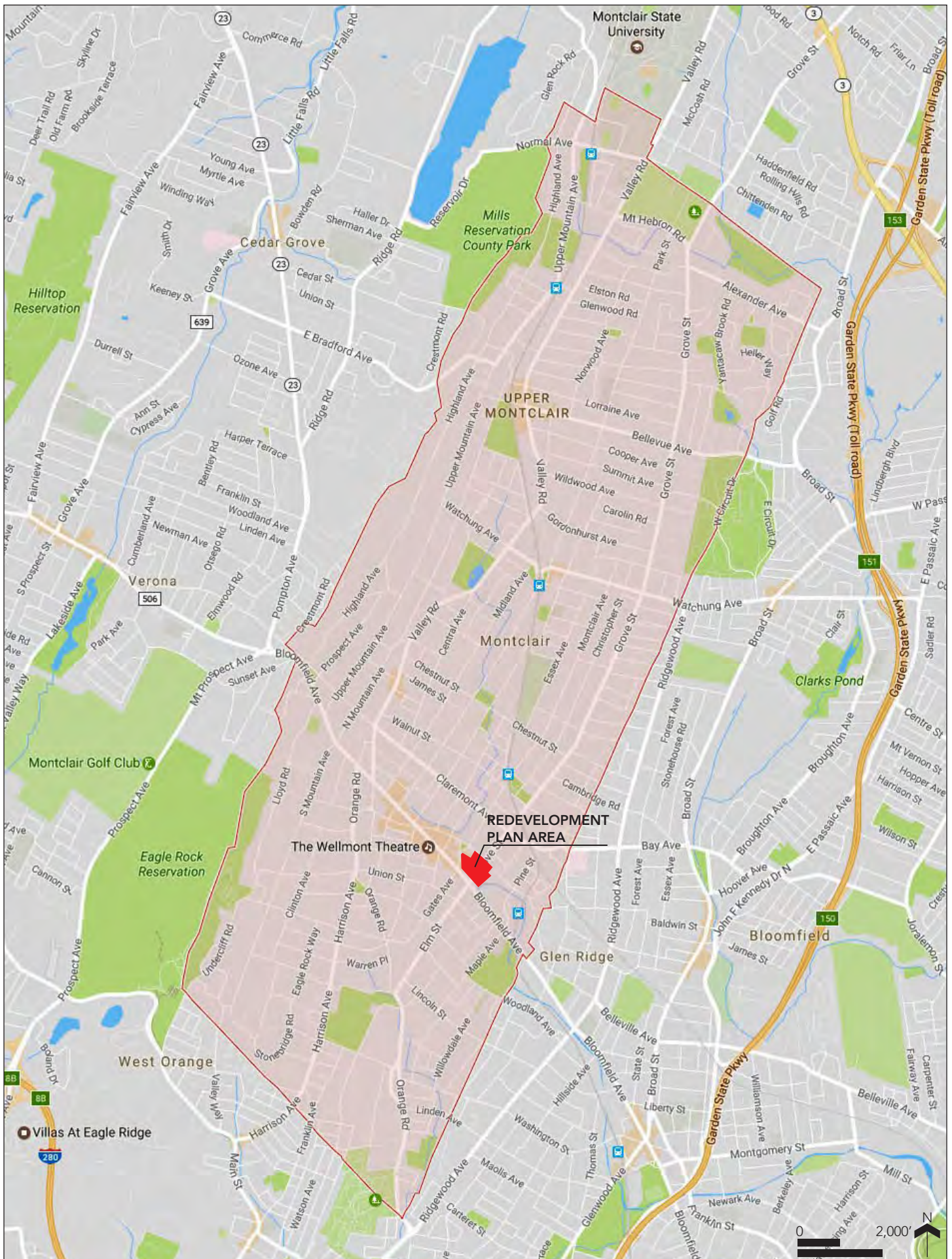
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The Lackawanna Plaza Redevelopment Plan envisions the redevelopment of the existing Lackawanna Station shopping center and adjoining parcels in the Plan Area with a mix of land uses and the addition of new buildings, including a new supermarket and housing. An overarching goal of this Plan is to further the Township of Montclair’s planning goals by promoting additional mixed-use, Smart Growth redevelopment in Montclair Center. Further discussion of the objectives of this plan is contained in Chapter 4.

## I.C Plan Area Boundaries

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As shown in *Figure 2, Tax Map*, and *Figure 3, Aerial*, the Plan Area is bounded to the north by Glenridge Avenue; to the east by Block 4202, Lots 2 and 5; to the south by Bloomfield Avenue; and to the west by the street called Lackawanna Plaza, Greenwood Avenue and Block 3213, Lot 1. Grove Street runs in a north-south direction through the Plan Area.



**FIGURE 1: LOCATION** Lackawanna Plaza Redevelopment Plan | Township of Montclair, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022

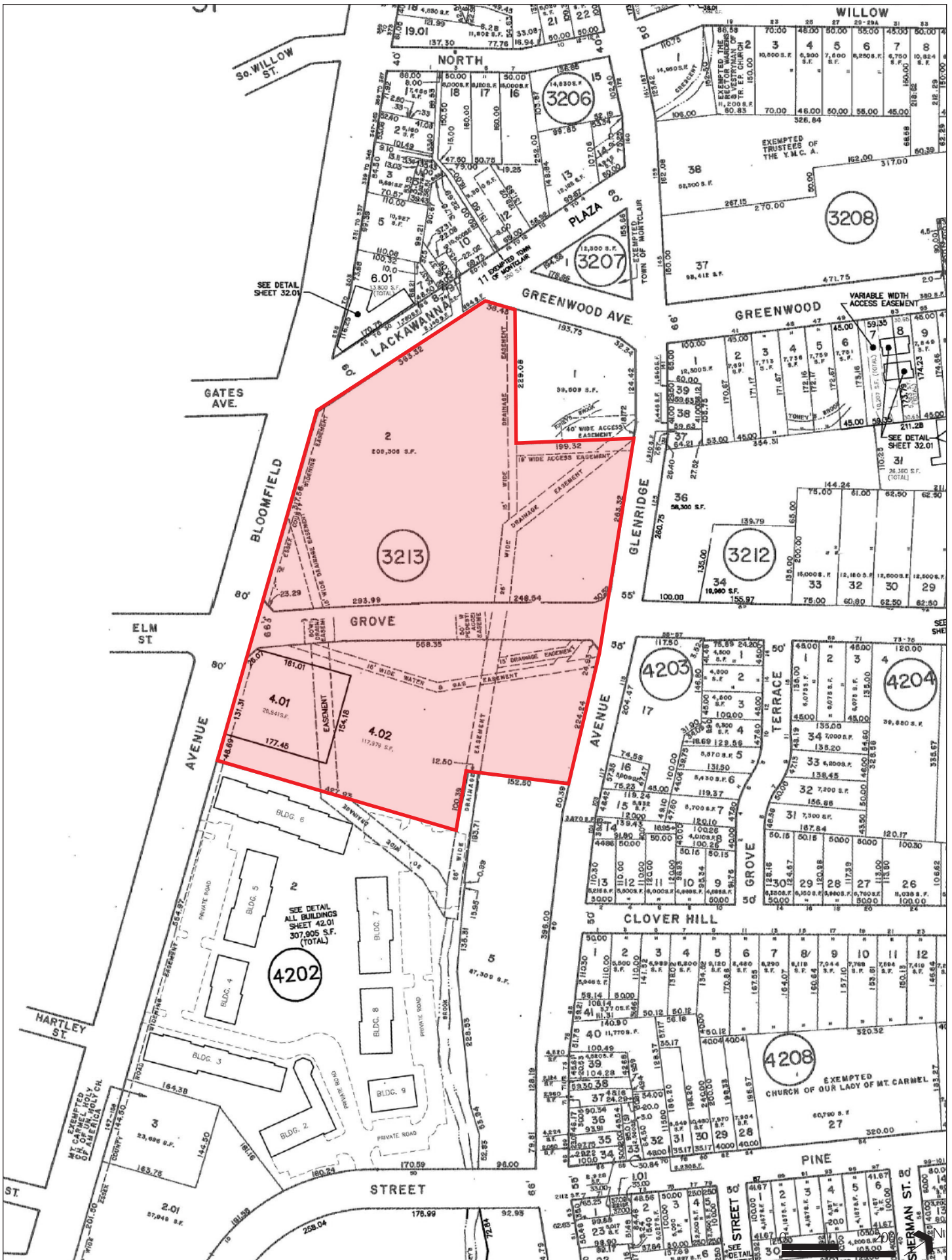


FIGURE 2: TAX MAP Lakawanna Plaza Redevelopment Plan | Township of Montclair, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022



FIGURE 3: AERIAL Lackawanna Plaza Redevelopment Plan | Township of Montclair, NJ  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022

## I.D Context

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### I.D.1 Site

The Plan Area is over eight acres in area and consists of three tax lots. The area is characterized by a large amount of surface parking, with substantial setbacks on the north side of Bloomfield Avenue. The combination of significant setbacks from the street, abundance of surface parking and the low-scale one-story buildings are not characteristic of downtown Montclair. For the purposes of this plan, the Plan Area has been divided into two “parcels” separated by Grove Street.

On the west side of Grove Street, Block 3213, Lot 2 (the “west parcel”) is 4.79 acres in area and includes a historic train station building now occupied by a restaurant, a vacant approximately 20,000 square foot office building, a vacant former Pathmark supermarket and an enclosed, nearly abandoned shopping mall. The former Delaware Lackawanna & Western railroad terminal located on the west parcel was originally constructed in 1913. The building was added to the National Register of Historic Places in 1973. Train service to the terminal ended in 1981 when the station was relocated a short distance to the east. A few years later, the former terminal was expanded and converted to use as a shopping mall anchored by a supermarket. A number of historic components of the 1913 terminal were retained in this renovation, including the waiting room building, certain of the steel stanchions which historically supported the concrete canopies that sheltered the train platforms, an ornamental horse watering trough and a staircase connecting the former track level to Grove Street. This shopping center has declined over the years and is now largely vacant.

The property on the east side of Grove Street, Block 4202, Lots 4.01 and 4.02 (the “east parcel”), is 3.44 acres in area. It is developed with surface parking serving the retail uses on the west parcel. A pedestrian tunnel under Grove Street connects the development on the west parcel with the parking lot on the east parcel. A freestanding drive-through branch bank on a separate tax lot (Lot 4.02) was added in recent years at the intersection of Bloomfield Avenue and Grove Street.

As illustrated in *Figure 4, Topography*, the topography of the property creates a bowl in which the lowest point is near the existing pedestrian underpass which is roughly 11-12 feet – approximately equivalent to one typical residential story – below Grove Street. From certain points within Bloomfield Avenue, the central portion of the property is roughly 8-10 feet lower in elevation. Similarly, the elevation at the intersection of Glenridge Avenue and Grove Street is approximately 8 feet higher than the low point of the property. This bowl-like condition of the property makes it suitable to accommodate additional building mass in a manner that minimizes apparent bulk as viewed from the surrounding area and thereby provides additional open space opportunities within the property.

The property is traversed by multiple easements associated with stormwater, water and gas lines. The drainage easements include a 15-foot wide/5-foot tall culvert; a 15-foot wide/7-foot tall culvert; a 7.5-foot wide/4.5-foot tall culvert; and a 36-inch pipe. An easement containing a water and gas line is located on the east parcel.



**I.D.2 Surrounding Area**

The Plan Area is located at the crossroads of two major roadways, Bloomfield Avenue and Grove Street. The site sits just east of the core of Montclair Center, the Township’s central business district. New Jersey Transit’s Bay Street Station on the Montclair-Boonton railroad line is a short distance to the east. A diverse mix of uses is located in the vicinity of the site, including retail and other commercial, residential, office, public and institutional uses. Adjacent institutional uses include the Geyer Family YMCA and the post office on Glenridge Avenue, as well as the Charles Bullock School on Grove Street. Union Gardens, located at the corner of Greenwood Avenue and Glenridge Avenue, is a 4-story multi-family building containing 87 dwelling units. The Montclair Mews, a gated residential community developed in the 1980’s and 1990’s, is located directly east of the redevelopment area and is comprised of a mix of two- and three-story townhouses and multi-family buildings.

Crane Park, located at the corner of Glenridge Avenue and the street called Lackawanna Plaza, provides an attractive gathering space and focal point for this area. The west side of Lackawanna Plaza and Bloomfield Avenue contain commercial and mixed-use buildings ranging between 1- and 3-stories in height. The buildings along the west side of the street called Lackawanna Plaza, which were originally occupied by automotive and light industrial uses, have been adapted in recent years to commercial and mixed-use buildings.

The site has frontage on two county roads, Bloomfield Avenue and Grove Street. The neighborhoods and commercial areas around the Plan Area have been considered in the preparation of this Redevelopment Plan, with particular emphasis on minimizing potential impacts on surrounding areas from the redevelopment of the Plan Area. The Redevelopment Plan considers the need for off-site improvements and mitigation.

**I.D.3 Master Plan Recommendations**

The Unified Land Use and Circulation Plan Element of the Township’s Master Plan was recently amended and discusses the Plan Area. The Unified Plan recommends creating a redevelopment plan for Lackawanna Plaza that supports the revitalization efforts for the Lackawanna Plaza area and notes that a key component of this redevelopment plan is balancing preservation of the historic Lackawanna train station with providing a new state-of-the-art supermarket.<sup>1</sup> This redevelopment area is one of several strategic development nodes along the Bloomfield Avenue corridor that advances several objectives of the Unified Plan, including the following:

- Promote the use of form-based code to provide greater regulation of building bulk and form and to “concentrate density in appropriate nodes along Bloomfield Avenue and then reduce allowable uses and densities as one approaches adjacent neighborhoods.”
- Utilize density bonuses as a tool to ensure that development greater than the currently permitted height and density shall require complementary public improvements. Associated improvements tied to

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<sup>1</sup> Unified Land Use and Circulation Plan, revised June 2021, p. 75.

density bonuses may include, but are not limited to, sidewalk/pedestrian infrastructure upgrades, bicycle infrastructure, and public open space.<sup>2</sup>

- Enact land use regulations that promote sustainable development patterns” that <sup>3</sup>:

directs “growth and development to where it is most beneficial (the train station areas and commercial districts) while simultaneously easing development pressure where it is least desirable (the residential neighborhoods”

Uses form-based code, or similar standards to ensure that new construction allows for appropriate levels of density in a walkable format that will enliven these centers, promote transit use, and is consistent with each center’s unique character.

Uses density bonuses and maximum height allowances to ensure that new development provides complementary public improvements.

The Master Plan suggests a flexible approach to redevelopment, stating that “activity nodes are not and should not be uniform. Instead each node should be developed in a manner that is sympathetic to the character and scale of its surrounding areas while allowing construction to meet market demand.”<sup>4</sup>

The Unified Plan places properties that have not been redeveloped within the Montclair Center Downtown (C2) land use classification which recommends lower-scale compact development, with a maximum height of 4-stories and a maximum height of 47 feet. Many recommended features of the Redevelopment Plan fulfill objectives of the Master Plan for areas with the C2 classification:

- New development will front on Bloomfield Avenue and thus will be supported by high quality public realm amenities needed to carry a large volume of bus, bicycle, pedestrian and automotive traffic. An important objective for this district is to encourage continued investment in buildings, while maintaining the historic character and scale of the area. Adaptive reuse of buildings is encouraged.
- The density and height allowances in Montclair Center Downtown will permit increased commercial, office and residential development at a scale that is harmonious with the existing form. It will permit construction that ensures the existing fabric is not overwhelmed with new construction.
- Appropriate land uses include regional and local retail, Class A office space, residential elevator flats, regional entertainment venues, mixed-use buildings and structure parking. Flexibility in land uses reflect changing market conditions, yet continue to maintain a vibrant downtown.
- Maximum density of 55 dwelling units per acre.
- Street-to-building ratios are an option to ensure that new construction has similar vertical street walls heights as existing structures.

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<sup>2</sup> Unified Land Use and Circulation Plan, amended June 2021, p. 31.

<sup>3</sup> Unified Land Use and Circulation Plan, amended June 2021, p. 28-29.

<sup>4</sup> Unified Land Use and Circulation Plan, amended June 2021, p. 13.

- New development should contribute to consistent street facades along Bloomfield Avenue while not drastically changing the character of well-established commercial corridors.
- Facades should be constructed with high quality materials while allowing for maximum first-story transparency.
- Buildings should use a blend of retail, office and residential uses with a high ratio of first-story windows. Residential and office development above retail stores is recommended.
- A mix and balance of uses that allows the district to be active during all times of the day and night is recommended.
- Parking should be to the rear of buildings within new parking decks and garages faced with liner buildings of retail and residential uses.
- The Master Plan calls for affordable housing goal of “20 percent of all dwelling units in projects creating five or more new units must be affordable. It also recommends that “in order to implement this goal, the Township should investigate zoning and/or other compensatory benefits that make the 20% set aside achievable. Additional “workforce housing” strategies that seek to provide housing for households earning 80% to 120% of area median income should also be investigated. Increases in density suggested by this Unified Plan could be considered as a compensatory benefit sufficient to support the required affordable housing set aside. The affordable units should be woven into the fabric of the new developments rather than developed in stand-alone projects.”<sup>5</sup>
- Significant gaps exist in the fabric of Bloomfield Avenue around Lackawanna Plaza .... They are currently underutilized and do not encourage pedestrian activity along the corridor.<sup>6</sup>
- “The Township should investigate the feasibility of using density bonuses as a tool to ensure that development greater than the currently permitted height and density shall require complementary public improvements.”<sup>7</sup>
- Redevelopment plans should address the following<sup>8</sup>:
  - Encourage short-to-medium length blocks and when long blocks are necessary, require publicly accessible cut-throughs.
  - Require that buildings front onto streets.
  - Establish strong building-street connections.
  - Ensure that buildings contribute to a continuous succession of facades.
  - Discourage off-street parking from fronting onto or being visible from the street.
  - Give developers incentives to provide their residents with alternatives to individual car ownership.
  - Establish appropriate sidewalk widths.

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<sup>5</sup> Unified Land Use and Circulation Plan, amended June 2021, p. 46-47.

<sup>6</sup> Unified Land Use and Circulation Plan, amended June 2021, p. 68.

<sup>7</sup> Unified Land Use and Circulation Plan, amended June 2021, p. 31.

<sup>8</sup> Unified Land Use and Circulation Plan, amended June 2021, pp. 32 – 33.

- Define permitted uses according to generic categories.
- Ensure that high-quality pedestrian amenities are provided.
- Encourage public realm and private development that maintains the scale and character inherent in the diverse and historic neighborhoods of the Township.
- For parking, the Unified Plan strongly encourages shared parking “to maximize existing and future parking supply within the business districts.” It notes that “shared parking strategies are best applied in business districts that have a mix of land uses, because the concept of shared parking is based on the premise that different uses require parking at different times of the day.”<sup>9</sup>

In addition, the plan is consistent with the Township’s 2016 Master Plan Reexamination Report which maintained the policies in the Unified Land Use and Circulation Plan, but recommended the following new policies:

- Creating opportunities for open space in the central business district through use of increased setbacks and establishment of a parklet program;
- Continuing to support the creation of affordable housing through inclusionary development;
- Encouraging the use of renewable energy facilities and green building design;
- Establishing a mandatory 1% development fee for public art program;
- Creating a parking fund whereby applicants receiving parking deficiency variances pay a fee which will be used for parking improvements in the community;
- Evaluating alternatives to a shuttle bus that are more financially viable; and
- Continuing to support the installation of appropriate traffic calming devices in all commercial districts to improve mobility and pedestrian safety.

The above policies provide the framework for the land use and design standards set forth in this Redevelopment Plan.

**I.D.4 Relationship to Montclair Zoning Ordinance**

The Plan Area is currently located in the C-1 Central Business zone district, which has two subdistricts. The west parcel is located in the Central Business-Center Area subdistrict and the east parcel is located in the Central Business-Community Area subdistrict. The existing zoning of the Plan Area generally allows for the mix of uses found in the area and allows for a maximum building height of up to 67 feet and six stories, and a maximum density of 55 units per acre. The West Property is located in the C-1 Center zone which promotes traditional downtown shopping opportunities and prohibits residential and office uses on the first floor. The East Property is located in the C-1 Community zone which permits residential and office uses on the first floor. Under the existing zoning, the 8.23-acre Lackawanna Plaza property could be developed for a total of 452

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<sup>9</sup> Unified Land Use and Circulation Plan, revised through June 2021., p. 34.

dwelling units if all of the existing commercial buildings, including the historic train station, are demolished and replaced with residential development.

This Redevelopment Plan shall supersede all provisions of the Zoning Ordinance of the Township of Montclair, except where specific provisions of the Zoning Ordinance are expressly indicated as being applicable within this Redevelopment Plan. Adoption of this Plan by the Township Council shall be considered an amendment to the Township of Montclair Zoning Map.

## II GOALS AND OBJECTIVES

**Process:** This Plan builds on the knowledge gained from preparing a draft redevelopment plan for the property in 2017 which involved four public community meetings and multiple meetings with stakeholders over a two-year period. It also builds upon the experience gained from the site plan review process for a development application for this property that was approved in 2019. The Plan also is based on a recognition that the area is most in need of a supermarket as evidenced by the New Jersey Economic Development Authority (“NJEDA”) identifying the Lackawanna Plaza Area as being within a census tract group that is among the 50 food desert communities in the State.

**Vision:** This Plan envisions the redevelopment of the Plan Area with a mix of uses that enlivens the eastern end of Montclair Center. The Plan includes standards for high-quality, pedestrian-oriented design, while respecting the historic character of the original Lackawanna Terminal building.

The Plan advances many of the objectives of the Unified Land Use and Circulation Plan, as follows:

- The Unified Plan encourages new development and a mix of uses at strategic nodes, using form-based code to achieve high-quality development that fits within the neighborhood context (p. 41).
- The Unified Plan encourages the use of public art to strengthen the “sense of place” and to highlight the heritage and character of neighborhoods (p. 54).
- The Unified Plan also recommends identifying areas that are appropriate for new office districts (p. 54).
- Larger development projects should include an evaluation of the impact of the proposed development to the local infrastructure (p. 60).
- Building setbacks should be required to ensure that increased density allowances do not result in cavernous streets that block light and air (p. 86)

### II.A Overall

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- Make the Plan Area less of a barrier, and better connect it to the surrounding community.
- With the supermarket envisioned at the center of the Area, the Plan is designed to overcome the lack of visibility that the Township Council recognized in a 2014 Resolution was the reason for the failure of the former supermarket and mall.
- Create a vibrant place with a mix of uses that bring activity to the Plan Area.
- Promote redevelopment opportunities that create a positive fiscal impact on Montclair, which will complement existing uses in the vicinity and improve the streetscapes within the Plan Area.
- Provide a regulatory framework that fulfills the Township's vision for the Plan Area while accommodating market preferences and reasonable economic factors.
- Preserve and enhance historic aspects of the Plan Area through preservation and appropriate new development.
- Coordinate redevelopment efforts for the entire Plan Area to minimize disturbance to surrounding residences and businesses during construction.

## II.B Land Uses

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- Provide a land use mix that results in a sustainable positive fiscal and social impact for the Township of Montclair.
- Ensure that one of the uses is a supermarket and encourage supportive food-related uses.
- Provide stores and services for local residents and workers while also drawing patrons from the broader community.
- Provide plazas and public gathering spaces at key locations, connected by walkways to and through the site.
- Provide mixed, multi-generational housing opportunities, with a variety of unit sizes ranging from small micro-units to larger three-bedroom units.
- Provide affordable housing, including workforce housing.
- Incorporate historic elements into the redevelopment project.
- Encourage shared parking in structures that are hidden from view.
- Create programmable outdoor spaces that provide for year-round multicultural and multi-generational events.

## II.C Design

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- Require high-quality design and building materials that reflect historic local design and materials.
- Provide visual breaks and pedestrian connections through the Plan Area.
- Provide bulk and setback regulations that allow reasonable development but reduce building mass and minimize impacts on adjoining areas.
- Promote high-quality architectural design of new buildings that complements existing historic buildings in the Plan Area and vicinity.
- Create an inviting and attractive pedestrian-oriented atmosphere at the sidewalk level.
- Enhance the public realm by providing an attractive and welcoming pedestrian environment through active first story uses and public spaces.
- Minimize the amount of street frontage devoted to driveways, parking garages and loading areas.
- Preservation and adaptive reuse of historic features and structures on the site is recommended to the extent possible.
- Establish view corridors that protect the visibility of important historic features.

## II.D Mobility and Circulation

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- Improve safety for all modes of travel and circulation - vehicles (cars, buses, taxis), pedestrians (patrons/shoppers, commuters, young and old), and bicycles.
- Provide multiple pedestrian connections to and through the Plan Area that creatively use lighting, landscaping and design to create a pleasant walking experience.
- Improve connections to train stations and transit service.
- Activate Grove Street, making it less of a barrier and more of a connector for both sides of the development.

- Minimize traffic impact through appropriate design of driveways and parking and traffic calming improvements on area roadways.
- Provide a two-way bike lane along Glenridge Avenue as part of the Township’s planned bikeway connecting the Essex Hudson Greenway to Bloomfield Avenue.
- Preserve the pedestrian tunnel under Grove Street and ensure that it is accessible to the public.

## **II.E Environmental Sustainability**

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- Encourage economic benefits through green site design, including green solutions to storm water management and use of pervious pavement.
- Reduce dependency on solo automobile trips by leveraging the Township's transit assets and encouraging walking and biking.
- Encourage active and passive “green” building technologies.
- Ensure the redevelopment project is compatible with the carrying capacity of the utilities servicing the Plan Area.

### III LAND USE AND DEVELOPMENT PLAN

#### III.A Notes on Plan Terminology

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Throughout this Redevelopment Plan, a meaningful distinction is made between “shall” and “should.” “Shall” or “must” means that a developer is required to comply with the specific regulation. “Should” means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

In this Plan, the areas on either side of Grove Street are referred to as the West Side and East Side.

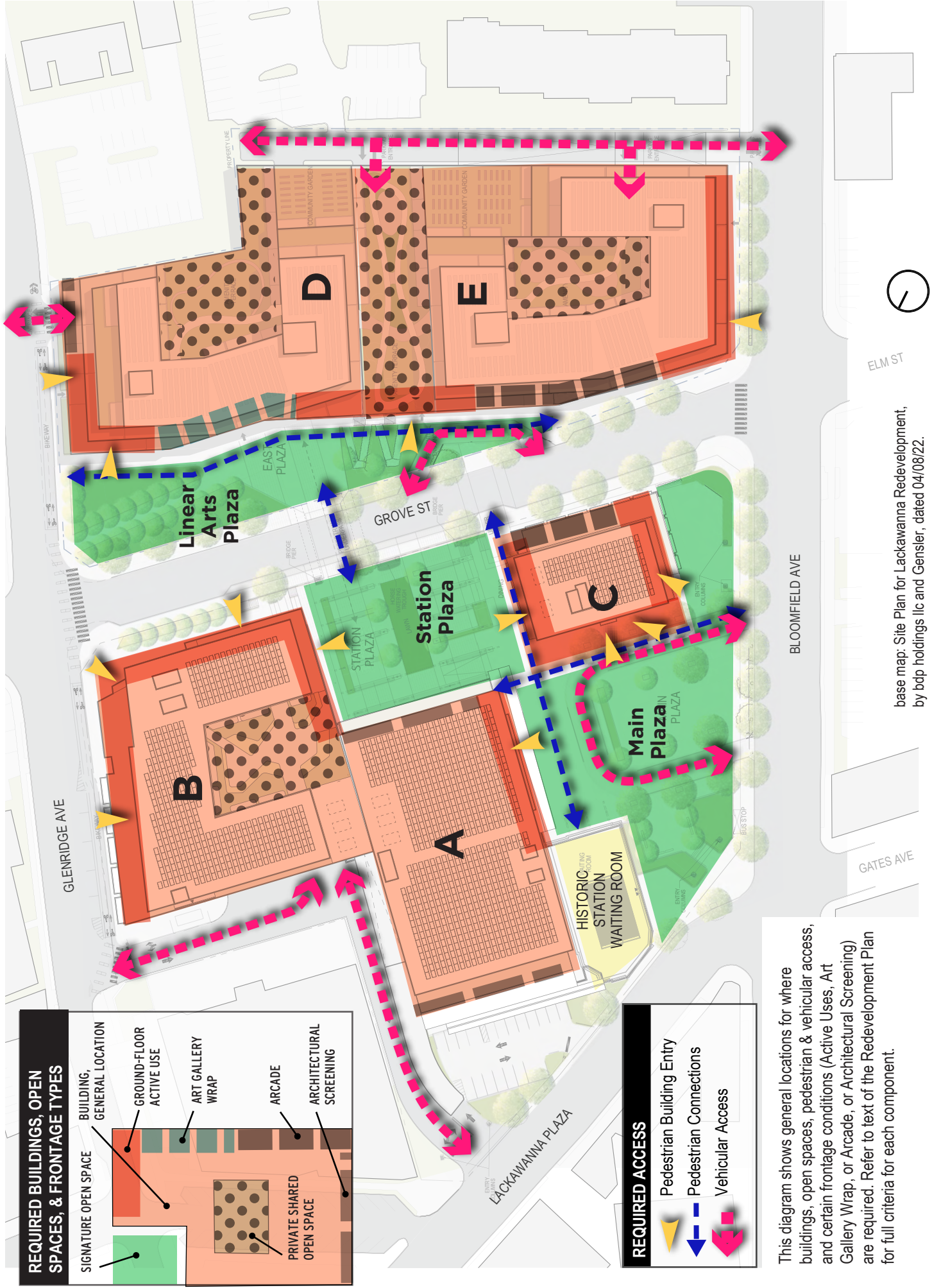
#### III.B Regulating Plan

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*Figure 5, Regulating Plan*, is referenced further below in the text, and represents in a general sense the overall configuration of buildings, open spaces, and circulation in the Plan Area. It is not intended to depict an exact footprint of buildings, the exact size of required Signature Open Spaces, or the precise location of building and parking entries. Rather, it illustrates the major spatial patterns of the development. Additional details about these elements are provided below in Sections III.D.3, Yield, Height, Setbacks and Stepbacks; III.D.4, East Side: Separation between Residential Towers; III.D.8, Signature Open Spaces; III.D.9, Pedestrian Connections and Underpass; III.E.1, Pedestrian Entries and Transparency; III.E.2, Active and Engaging Building Frontages; and III.G.2, Private Open Spaces.

# FIGURE 5. REGULATING PLAN MONTCLAIR LACKAWANNA REDEVELOPMENT PLAN

Phillips Preiss Grygiel Leheny Hughes LLC  
10/17/22



**REQUIRED BUILDINGS, OPEN SPACES, & FRONTAGE TYPES**

- SIGNATURE OPEN SPACE
- BUILDING, GENERAL LOCATION
- GROUND-FLOOR ACTIVE USE
- ART GALLERY WRAP
- ARCANE
- ARCHITECTURAL SCREENING
- PRIVATE SHARED OPEN SPACE

**REQUIRED ACCESS**

- Yellow arrow: Pedestrian Building Entry
- Blue dashed line: Pedestrian Connections
- Pink dashed line: Vehicular Access

This diagram shows general locations for where buildings, open spaces, pedestrian & vehicular access, and certain frontage conditions (Active Uses, Art Gallery Wrap, or Arcade, or Architectural Screening) are required. Refer to text of the Redevelopment Plan for full criteria for each component.

base map: Site Plan for Lackawanna Redevelopment, by bdp holdings llc and Genster, dated 04/08/22.



### III.C Development Standards

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#### III.C.1 Intent

##### WEST SIDE

- Provide a new state-of-the-art supermarket with modern amenities, including extensive prepared food offerings and area with dining tables and chairs.
- Preserve elements of, and views to, what remains of the covered passageway from the historic station waiting room building to the train tracks. The new building should be stepped back to respect the historic canopy structure facing the street known as Lackawanna Plaza.
- Provide open space between the supermarket and Bloomfield Avenue in a manner that will preserve the sight lines to the historic station waiting room building.
- Maintain and protect existing historic resources including the historic station Waiting Room and remaining portions of the Terminal Shed (formerly a covered passageway from the waiting room building to the train tracks) facing the street called Lackawanna Plaza. Encourage reuse and/or relocation of historic features such as the illuminated masonry piers, horse water trough, and steel stanchions that formerly supported the concrete canopies over the platforms in their current location or as relocated to other suitable locations on site.
- Provide a well-designed circulation pattern through the Plan Area, offering views of different historic features of the site.
- Provide windows on the supermarket frontage facing Bloomfield Avenue.
- Require all loading to occur onsite and in a manner that hides the loading and mechanical equipment from adjacent streets or use design features intended to mitigate impacts on the view.
- Require an activated street frontage and attractive buildings facades along Grove Street and Glenridge Avenue.
- Prohibit surface parking between buildings and Bloomfield Avenue, except for limited short-term parking and pick-up and drop-off activities.
- Create a pick-up and drop-off on the west side of Grove Street and potentially in the existing parking lot on the street called Lackawanna Plaza; to the extent that this area may be viewed as a front yard, any prohibitions in the zoning ordinance prohibiting improvements in the front yard as superseded.
- Limit vehicular access from Bloomfield Avenue to right-in/right-out movements and prohibit vehicular access from Grove Street to maintain safe traffic flow.
- Permit vehicular access from Bloomfield Avenue (maximum of one curb cut or two curb cuts for one-way circulation), Lackawanna Plaza (maximum of two curb cuts) and Glenridge Avenue (maximum of two curb cuts).
- Continue to utilize the existing small parking lot on the street called Lackawanna Plaza.
- Relocate the existing taxi stand from the street called Lackawanna Plaza.
- Require traffic calming improvements such as bumpouts and enhanced crosswalks to improve pedestrian safety in locations adjacent to the buildings in the Plan Area.
- Allow limited additional outdoor parking for residents along Glenridge Avenue frontage.

*EAST SIDE*

- Allow multifamily residential development above a mix of parking, retail and supporting uses, with generous setbacks from Grove Street.
- Provide on-site recreation for residents of the development.
- Permit complementary nonresidential uses, such as office and retail uses.
- Activate the Grove Street frontage with active public spaces and uses.
- Permit vehicular access from Bloomfield Avenue (maximum of one curb cut), Grove Street (maximum of two curb cuts) and Glenridge Avenue (maximum of two curb cuts).
- Create a pick-up and drop off on the East side of Grove Street.
- Maintain emergency fire access to adjacent properties to the east.
- Require traffic calming improvements such as bumpouts and enhanced crosswalks to improve pedestrian safety.

**III.C.2 Permitted Uses**

*PRINCIPAL PERMITTED USES*

- Grocery stores or supermarkets.
- Multi-family residential dwellings. First story residential use only permitted on the East Side.
- Offices, including general or business, professional, government, and medical offices.
- Community meeting rooms and other indoor civic space for public use.
- Retail, including grocery stores
- Event and exhibition spaces
- Restaurants and other eating and drinking establishments, with the exception of drive-through restaurants, including a food court or events spaces associated with the arts and entertainment industry subject to the prohibitions contained in the zoning ordinance, that feature small scale music or other performance spaces.
- Brewpubs, distilleries, or other similar direct to consumer retail establishments.
- Banks and other financial institutions, with the exception of new drive-through banks.
- Educational establishments.
- Health or fitness clubs.
- Art studios and galleries.
- Public open space including plazas, parks, and other passive recreation areas.
- Businesses conducted in a structure, kiosk, or mobile enclosure, within an arcade or open space, with utility infrastructure in place to support programming and events on a temporary or permanent basis, for activities that activate the street level experience, such as: food trucks / food vending, retail kiosks, pop-up markets, community fairs and outdoor art installations.

*PERMITTED CONDITIONAL USES*

- Short-term rental units, meaning multifamily dwelling units that may be suites, for rental to the public with or without meals. Accessory services and amenities offered by the facility, for the use of occupants of short-term rental units, shall include, but not be limited to: (a) indoor facilities and services consisting of a

leasing center, front desk with package delivery storage, lobby/lounge/gallery, maintenance facilities, and a business center (which shall contain a business lounge, computer center, telecommunications facilities), and fitness center; and (b) outdoor amenities consisting of a courtyard, meeting areas with outdoor furniture, and barbeque facilities, all of which shall be for the exclusive use of occupants and their guests. Other permissible amenities include a restaurant and/or café, spa and/or retail sales, and indoor storage facilities. Short-term rental units may be subject to a municipal hotel occupancy tax in accordance with the terms of the Redevelopment Agreement.

Short-term rental units shall be subject to the following conditional use requirements.

- The suites/occupancy units shall be contracted for no less than 3 days and no longer than 90 days.
- The maximum number of such short-term rental units shall be not more than 15 percent of the total dwelling units in the Redevelopment Plan Area.

*PERMITTED ACCESSORY USES AND STRUCTURES*

- Off-street parking facilities.
- Electric vehicle charging stations.
- One residence per building for a maintenance or supervisory employee.
- Outdoor dining and sidewalk dining seating areas for adjacent restaurants, bars, and other food-related uses
- Art installations
- Other uses that are customarily accessory to the permitted principal use, provided that they are subordinate to the principal use, do not change the character of the principal use, and serve only the principal use, including but not limited to:
  - Amenity spaces such as fitness centers, recreation or community rooms, game rooms, business centers, swimming pools and hot tubs, and locker rooms.
  - Storage facilities and mail rooms.
  - Bicycle parking facilities.
  - Dog wash facilities.
  - Outdoor deck and terrace amenity spaces.

*PROHIBITED USES*

Drive-through facilities of any kind are prohibited, including those associated with banking, pharmacies, or restaurants.

*ANTICIPATED USE BY BUILDING*

For purposes of clarity in this Redevelopment Plan, the following principal uses are anticipated for each of the five permitted buildings. This information is not binding and subject to change.

West Side

- Building A: office and grocery store
- Building B: residential and retail
- Building C: office and retail
- Historic Station Waiting Room: event/exhibition space and lobby for Building A office

East Side

- Building D: residential and retail
- Building E: residential and retail

### III.D Bulk and Yield

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#### III.D.1 Affordable and Workforce Housing Requirements

A total of 20 percent of the residential dwelling units (including short-term rental units) are required to be set aside as affordable for low- to moderate-income households. The affordable units will be designed, marketed and administered in accordance with all applicable affordable housing rules and regulations.

In addition, 10 percent of the residential dwelling 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 marketing and administration of workforce housing units shall be in accordance with the terms of the Redevelopment Agreement. Other forms of benefits, both onsite and offsite, should be evaluated and explored.

#### III.D.2 Impervious Lot Coverage

As a point of reference, the impervious coverage of the Plan Area in its existing condition is approximately 88%. The maximum permitted impervious lot coverage shall be less than 88% measured as a whole for the entire Plan Area.

Pervious paver systems shall be counted as pervious coverage for purposes of calculating impervious coverage.

#### III.D.3 Yield, Height, Setbacks and Stepbacks

##### *NUMBER OF BUILDINGS*

A total of five new buildings are permitted in the Plan Area, designated “A” through “E,” with building A, B, and C being on the West Side, and buildings D and E on the East Side.<sup>10</sup> Buildings A and B may be connected on the lower levels for purposes of parking circulation and service access. Buildings D and E may be connected on the lower levels as well, for purposes of parking circulation and service access.

##### *MAXIMUM RESIDENTIAL YIELD*

The maximum number of residential dwelling units permitted within the Plan Area is 375 units.

##### *MINIMUM NON-RESIDENTIAL GROSS FLOOR AREA*

Each building shall contain a minimum gross floor area dedicated to permitted non-residential principal uses as set forth below.



<sup>10</sup> Technically, Buildings A and B and Buildings D and E may be considered single buildings per code because they are physically connected. However, Buildings A and B and Buildings D and E are treated as separate buildings in this Redevelopment Plan for purposes of regulating the use, design and massing of each structure.

- Building A: 90,000 square feet
- Building B: 18,000 square feet
- Building C: 15,000 square feet
- Buildings D/E: 12,000 square feet (total for both buildings)

A minimum of 75,000 square feet of office space shall be provided within the total non-residential gross floor area required for the West Side (Buildings A, B and C).

**HEIGHT OF BUILDINGS**

The bowl-shaped topography of the Plan Area presents both challenges and opportunities from a design viewpoint. Due to the conditions posed by the site topography, building height will be controlled in terms of the number of stories and absolute height along each frontage or façade as measured from mean grade.

Maximum permitted building height is provided in **Table 1** below and also depicted in **Figure 6, Height, Setbacks, and Stepbacks**.

Measurement of Height of Building

The measurement of building height in this Redevelopment Plan shall be measured separately for each street frontage identified in the chart below and shall be measured from the mean finished grade along the building line to the deck level of a flat roof. “Mean” height shall be calculated at 10-foot intervals along the building line for street frontages identified in table 1 below.

Height Exceptions

Exceptions to the maximum height requirements in the Montclair Zoning Ordinance (Section 347-23) will be applicable to the Plan Area. In addition, the maximum height of a penthouse for mechanical or circulation purposes shall be 15 feet above the deck height of the roof, except for cooling towers to be no higher than 20 feet which shall be set back a minimum of 10 feet.

**BUILDING SETBACKS AND UPPER-STORY STEPBACKS**

Table 1 sets forth the minimum required building setbacks and upper-story stepbacks. These requirements are visually depicted in **Figure 6, Height, Setbacks, and Stepbacks**.

- A setback is the distance between the building and the property line. The only elements that may project into the minimum setback are ground-floor canopies and awnings and hanging signs.
- A stepback is the distance between the façade of the story that is stepped back to the outermost façade plane of the building. Juliette balconies and roof overhangs are permitted to extend up to 3 feet into any required upper-story setback area

Where not otherwise specified in the table, minimum setbacks for all floors along interior lot lines shared with adjacent parcels outside of the Redevelopment Plan area shall be zero (0) feet.

TABLE 1. MAXIMUM HEIGHT AND MINIMUM SETBACK AND STEPBACK REQUIREMENTS

Building	Maximum Height, measured along each of the adjoining street frontages identified below	Minimum Street-facing Setbacks and Stepbacks		
		First-story <b>SETBACKS</b> (relative to property line at public right-of-way)	Midstory <b>SETBACKS</b> (Relative to property line) or <b>STEPBACKS</b> (relative to primary facade plane, which shall be the outermost building facade plane)	Upper Story <b>STEPBACKS</b> (relative to primary facade plane, which shall be the outermost building facade plane)
Building A	Six stories. 87 feet along Lackawanna Plaza.	Story 1 setback from property lines:  30 feet from Lackawanna Plaza  150 feet from Bloomfield Avenue 118 feet from Grove Street	Stories 2-4 stepback relative to first story:  13 feet facing Lackawanna Plaza	Stories 5-6:  29 feet stepback relative to first story facing Lackawanna Plaza  5 feet stepback relative to first story facing Bloomfield Avenue  12 feet stepback relative to first story facing Grove
Building B	Six stories. 87 feet along Glenridge Ave, 86 feet along Grove St.	Stories 1-4 setbacks:  13 feet from Glenridge Ave  20 feet from Grove St.		Stories 5-6:  20 feet stepback relative to stories 1-4 facing Glenridge Ave,  5 feet relative to stories 1-4 facing Grove St.
Building C	Five stories. 75 feet along Bloomfield Ave, 76 feet along Grove St.	Stories 1-3 setbacks:  42 feet from Bloomfield Ave  2 feet from Grove St.		Stories 4-5:  10 feet stepback relative to stories 1-3 facing Bloomfield Ave  18 feet stepback relative to stories 1-3 facing Grove St.
Buildings D and E	Six stories. 70 feet along Bloomfield Ave; 75 feet along Grove St; 77 feet along Glenridge Ave.	Story 1 setback from property lines:  10 feet each facing Bloomfield Ave, Grove St, and Glenridge Ave.  However, a setback of 3 feet is permitted at the corner of Bloomfield Ave and Grove St. for Building E	Stories 2-4 stepback relative to first story:  15 feet facing Glenridge Ave.  None required for Bloomfield Ave and Grove St.	Story 5 setbacks relative to first story:  10 feet facing Bloomfield Ave and Grove St;  25 feet facing Glenridge Ave.  Story 6 setbacks relative to first story:  30 feet facing Bloomfield Ave  10 feet facing Grove St  45 feet facing Glenridge Ave.

# FIGURE 6. HEIGHT, SETBACKS, & STEPBACKS

## MONTCLAIR LACKAWANNA REDEVELOPMENT PLAN



**III.D.4 East Side: Separation between Residential Upper Floors**

At least 50 feet of separation shall be provided for light and air between the upper residential floors (i.e., above the connected garage and common space) of Buildings D and E. This open area shall be landscaped and decoratively hardscaped as a private terrace open space for building residents. Amenity spaces with a high proportion of glazing in each residential tower should front onto the terrace open space in order to enhance visibility and create a sense of ownership.

**III.D.5 Vehicular Parking Requirements**

A determination of the actual parking requirement for the Plan Area shall be based upon the shared parking opportunities provided by the mixed-use nature of the project. The redeveloper shall be required to submit a shared parking analysis as part of the site plan application. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development.

The shared parking analysis should include the following steps:

1. *Determine the minimum parking requirement for the individual uses in the development project.* The minimum number of parking spaces that are to be provided for each use shall be based on the parking ratios included in Table 2.

TABLE 2. PARKING RATIOS FOR INDIVIDUAL USES

USE	REQUIREMENT
Multifamily dwellings	1.1 spaces per unit
Supermarket/grocery store and office, including medical office	1 space per 250 sq. ft. of gross floor area
All other uses	3 spaces per 1,000 sq. ft. of gross floor area

2. *Adjust for shared parking.* The minimum parking requirement for each use shall be multiplied by the “occupancy rate” as indicated in Table 3.

TABLE 3. PARKING OCCUPANCY RATES FOR SHARED PARKING

USES	MONDAY-FRIDAY			SATURDAY-SUNDAY		
	8AM-6PM	6PM-12AM	12AM-8AM	8AM-5PM	6PM-12AM	12AM-8AM
Residential	60%	100%	100%	80%	100%	100%
Professional/Business Office /Medical Office/Banks	100%	20%	5%	5%	5%	5%
Retail/Commercial	90%	80%	5%	100%	70%	5%
Restaurant	70%	100%	10%	70%	100%	20%
Institutional Educational	100%	20%	5%	10%	10%	5%

Source: Victoria Transport Policy Institute/NJ Parking Matters Handbook

3. *Tabulate the minimum parking requirement for each time period.* The sum of the adjusted minimum parking requirements for each land use for each of the six time periods shall be calculated to determine an overall project minimum parking requirement for each time period.
4. *Total minimum parking requirement.* The highest of the six time period total shall be the minimum parking requirement for the mixed use project.

**III.D.6 Electric Car Charging Facilities**

Electric car charging stations or “Make Ready” parking spaces shall be provided in accordance with State law P.L. 2021, c. 171 (C.40:55D-66.18 through C.40:55D-66.20) regarding electric vehicle/service equipment (EVSE) and make ready parking spaces.

**III.D.7 Bicycle Parking**

Bicycle parking racks shall be provided within a secure, access-controlled room inside each building or garage at a minimum ratio of one indoor bicycle parking space for every 10 apartment units. Bicycle racks must be securely anchored and designed to allow the bicycle frame and one wheel to be secured.

Outdoor bicycle racks shall also be provided within 50 feet of each building’s primary pedestrian entry. Bicycle racks must be securely anchored and designed to allow the bicycle frame and one wheel to be secured.

**III.D.8 Signature Open Spaces**

Three signature open spaces shall be created for public use, according to the minimum standards below and as shown in *Figure 5, Regulating Plan*. While privately owned, these open spaces are intended to remain open for public use and access. These spaces may be used for short-term events, such as festivals, food trucks, concerts, which are free and open to the public except for community and non-profit fundraisers and no more than 25 private events per year. Areas within or beyond the three spaces required below, other areas of privately-controlled, publicly-accessible open space, such as outdoor dining areas associated with a restaurant, are permitted as well.

*MAIN PLAZA ALONG BLOOMFIELD AVENUE*

A publicly-accessible Main Plaza shall be provided with primary frontage onto Bloomfield Avenue. The minimum size of the Main Plaza shall be 35,000 square feet. The Plaza shall be fronted by buildings along at least 40 percent of its perimeter, and such buildings shall be located within 40 feet of the perimeter. Pedestrian entries to all buildings adjoining the plaza (Buildings A and C, and the historic waiting room structure) shall open onto the plaza. Buildings shall include high portions of glazing on their first floors, so as to provide “eyes on the street” for the plaza. The plaza shall include areas of decorative hardscape and landscaping, fixed and/or moveable seating, and shade trees.

The plaza shall include a one-way vehicular loop from Bloomfield Avenue, with short-term parking spaces and pick-up/drop-off along one side. The plaza should be designed as a shared space or piazza-style space that prioritizes pedestrians while also accommodating cars and other vehicles as needed. Vehicular drive aisles should be paved using distinct materials similar to that used for the plaza spaces, such as pavers or concrete. Vertical curbs should be avoided; instead, drive aisles should be defined using flush curbs, sloped curbs and/or changes in paving. Additionally, vertical elements such as bollards, lighting, trees, furniture or other elements should be used to prevent cars from leaving the drive aisles and parking lane.

*STATION PLAZA ALONG GROVE STREET*

The Station Plaza shall have frontage along Grove Street, but shall be located at its existing grade, which is approximately 11 to 12 feet below Grove Street. It is required to be a minimum of 15,000 square feet, and at least 100 feet long along each side. Buildings shall line three sides of the plaza. Pedestrian entries from Buildings B and C shall open onto the Station Plaza. The plaza shall include areas of decorative hardscape and landscaping, fixed and/or moveable seating, and shade trees. The plaza shall incorporate, as decorative design features, original historic elements from the train terminal, including the stanchions that supported the roof structure.

The Station Plaza shall be connected via a pedestrian walkway underneath Grove Street to the Linear Arts Plaza on the East Side. See *Section III.D.9, Pedestrian Connections and Underpass*, below.

*Figure 5, Regulating Plan*, shows where Active Uses, Architectural Screening, or “Art Gallery Wrap” are required around the Station Plaza; refer to *Section III.E.2, Active and Engaging Building Frontages*, below. One side of the Station Plaza will be a blank wall of Building A’s grocery store, with no doors or windows; this area is required to have a visually interesting art, green wall or other architectural treatment to complement

the plaza space. Building C shall include a large area of dining seating bordering the Station Plaza; this dining area shall not be counted towards the minimum required size of the Station Plaza.

*LINEAR ARTS PLAZA ALONG GROVE STREET*

The Linear Arts Plaza shall be a long, narrow open space on the East Side with frontage along Grove Street and extending to Glenridge Avenue. It shall be a minimum of 22,000 square feet in area. At the pedestrian underpass, the Linear Arts Plaza shall be at least 60 feet deep (as measured between Grove Street and the facade of Buildings D and E). =

The Linear Arts Plaza shall be a pedestrian- friendly space and shall include terracing, ramps, and stairs to traverse the sloping grade along Grove Street, such that a portion of it links at-grade to the pedestrian underpass under Grove Street (***Section III.D.9, Pedestrian Connections and Underpass***), and the northern end links at-grade to the Glenridge Avenue sidewalk. Such grade changes shall be artfully integrated into the design and landscaping.

Any portions of the parking garage for Buildings D and E that extend to the facade along Grove Street shall include a variety of measures to hide the parking and provide visually-engaging displays or artwork. For more on this requirement, refer to ***Section III.E.2, Active and Engaging Building Frontages***.

## Access and Circulation

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### III.D.9 Pedestrian Connections and Underpass

The following pedestrian connections are required:

- A pedestrian connection shall be provided from Grove Street to the historic Waiting Room Structure, incorporating stairs for the grade change from the Grove Street sidewalk to the Station Plaza level, and threading between buildings A and C.
- A pedestrian connection shall be provided from Bloomfield Avenue to the Station Plaza, between the Main Plaza and Building C.
- The existing pedestrian underpass below Grove Street shall be maintained at the grade of Station Plaza, connecting at-grade to a portion of the Linear Arts Plaza. The underpass shall be well-lit for pedestrian safety.

### III.D.10 Parking and Loading Access

#### *GARAGE CONNECTIONS TO PUBLIC STREETS*

No vehicular curb cuts leading to interior parking garage spaces are permitted along Grove Street and Bloomfield Avenue. For the West side, all garage access and loading shall be from driveways off Lackawanna Plaza and Glenridge Avenue. For the East side, all garage access and loading shall be from driveways off Bloomfield and Glenridge Avenues.

#### *LOCATIONS FOR SURFACE PARKING*

All vehicular parking spaces shall be located within buildings. The only area where surface parking is permitted is on the north side of the grocery store, between the store and Lackawanna Plaza, where up to 20 spaces for short-term customer pick-up and delivery operations are permitted.

#### *PEDESTRIAN SAFETY*

Where a parking or loading driveway crosses a public sidewalk, textured paving and/or other design features shall be installed to warn drivers of pedestrians.

#### *MASSING AND DETAILING OF GARAGE ENTRIES*

Vehicular garage entries should be located within a bay that is dimensionally-distinct from adjoining bays via a change in plane, rather than being punched openings within a wider, flat facade. The garage entryway should be further highlighted within the facade such as by a projecting sheltering flat canopy, wall-mounted lighting, and attractive signage.

Any roll-down grates over garage entries should be visually permeable rather than solid, and should be recessed relative to the garage facade, to de-emphasize the garage and create shadow lines.

**LOADING**

No vehicular loading or driveways to internal loading docks are permitted within building facades facing public rights-of-ways or required Signature Open Spaces. However, such vehicular uses are permitted to face internal driveways and alleys.

Where possible, trash and recycling storage should be located at the interiors of buildings, not within facades facing public rights-of-ways or required Signature Open Spaces. If unavoidable in these locations, the entries to such uses shall be pedestrian-only and should include some form of glazing, high windows, and/or facade articulation for visual interest, rather than presenting a blank wall.

**III.E Transparency and Activity**

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**III.E.1 Pedestrian Entries**

To provide a friendly and highly-transparent street frontage, the primary pedestrian entry to each building shall lead to a lobby with glazing occupying all or most of full height of the first level, with minimum glazed width of 30 linear feet. Primary entries should be highlighted in the facade by means of logical location within a bay, shelter from a projecting canopy or a recessed entry, fully-glazed doors and adjoining windows providing views into the building, and wall-mounted lighting.

Any secondary pedestrian entries should have a high proportion of glazing within the door and in the surrounding bay in order to create a friendly appearance.

Generous pedestrian pathways should link building entries to the nearest sidewalk of a public street or to a required Signature Open Space.

**III.E.2 Active and Engaging Building Frontages**

*Figure 5, Regulating Plan* indicates areas where Active Uses, Art Gallery Wrap, Pedestrian Arcades, or Architectural Screening are required at the first story or at the story that is closest to the adjoining finished grade, as a means to provide activity, visual interest, variety, and screen internal parking areas.

**ACTIVE USES**

The amount of required Active Use frontage shall be calculated for each building face as designated in the Regulating Plan, and is as follows:

- West Side: active uses shall occupy at least 60 percent of each building face at the first story, as indicated in the Regulating Plan.
- East Side: active uses shall occupy at least 60 percent of each building face at the first story along Glenridge and Bloomfield Avenues. Active uses shall occupy at least 100 linear feet of the first story of Buildings D-E along the Linear Arts Plaza in which it is anticipated that the main residential lobby area will be provided

Active uses include: retail stores, restaurants, office and residential lobbies, leasing offices, mail rooms, residential apartments, and indoor amenity spaces. Active uses do not include driveway access to parking and loading areas, nor parking garage spaces that extend to the facade.

**ART GALLERY WRAP**

The required Art Gallery Wrap is a full-height transparent space with a depth of at least eight (8) feet of usable depth which is intended for visual art installations to be enjoyed from the Linear Arts Plaza. As illustrated in **Figure 5, Regulating Plan**, the Art Gallery Wrap is envisioned for a portion of the first story of Building D that faces the Linear Arts Plaza.

**PEDESTRIAN ARCADE**

As shown in **Figure 5, Regulating Plan**, Pedestrian Arcades are envisioned for portions of the first story of Buildings C and E facing Grove Street. These areas are intended to provide a sheltered walkway for pedestrians. The Arcade within Building E will function as a multipurpose space with utility infrastructure in place to support programming and events on a temporary or permanent basis, for activities that activate the street level experience, such as: food trucks / food vending, retail kiosks, pop-up markets, community fairs and outdoor art installations. Various treatments for the Building E Arcade are permitted and encouraged, provided that they create a well-lit, clean and safe environment with a feeling of visual interest and variety for pedestrians. Examples include, but are not limited to:

- Providing a painted, applied, or textured mural, mosaic, or other artwork along the wall that engages the eye of passers-by.

Creating a series of boxed-in display cases to showcase artwork and community messages.

**UPPER-STORY PARKING GARAGE SCREENING**

Given the sloping, terraced nature of the Plan Area, parking is expected to fully extend to the building facade in some locations. Garage areas that extend to the facade on any floor facing public street frontages (but not private circulation driveways) or required open spaces (See **Section III.D.8, Signature Open Spaces**) shall be visually-screened by one or more of the following measures:

- Regularly-spaced punched openings at each garage level that echo or relate to the placement and pattern of windows in the portion of the building above. Ribbon-style window openings are not permitted. Areas of blank, solid, uninterrupted garage walls shall not exceed 10 feet in width. Garage openings may be fitted with glazing or with a high-quality metal mesh panel or decorative grille. Any grillwork or mesh panels used should have the highest level of visual permeability so as to permit visibility into the garage, provided it does not result in excessive headlight glare to the exterior. Grillwork and mesh panels should be either recessed relative to the surrounding facade or proud of the surrounding facade in order to create shadow lines and dimensionality.
- Garage facades may be fully wrapped with glazing, like a curtain wall. Said glazing shall include a variety of opacities, tint colors, textures, or other means to create visual interest within large areas of facade.

- Flat areas of garage facade may be enlivened with murals, mosaics, decoratively-textured or patterned materials, or other visual treatments.
- A decorative screen or scrim of metal mesh, perforated metal, or similar rigid and durable treatments may be installed on the garage facade. Selected treatment shall be of high-quality material, with artwork, colors, and/or textures that are visually engaging, and shall be maintained or replaced as needed to address wear and tear.
- Large areas of ribbon-style garage openings may be shielded and shaded by a green wall, a living screen of climbing plants. The selected plants must be able to provide color, texture, and screening abilities in all seasons, and shall be protected by a maintenance plan.

### III.F Historic Features and Structures

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#### III.F.1 Preservation and Adaptive Reuse

The Plan Area includes a number of historic features and structures. Based on what the Planning Department has learned from the input of the Historic Preservation Commission and other planning and architectural historians and experts during the course of the recent Planning Board consideration of the site plan application for the Plan Area, more refined definitions of what constitutes the historic elements of Lackawanna Plaza are provided in the Plan. The Plan calls for the preservation and/or relocation and adaptive reuse of each of the following, and all such work should be performed in accordance with the Rehabilitation Guidelines of the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.

- The Waiting Room building (formerly the location of ticket office, sometimes referred to as a “head house”) should be preserved.
- The remains of the Terminal Shed should be preserved. (The dictionary definition of a train shed is “a part of a railroad station that covers the tracks.” Here, the use of the term “shed” appears to refer to what remains of what was a covered walkway, opposite the street called Lackawanna Plaza, which lead from the Waiting Room Building out to the platforms.)
- Train Station Canopies and steel structures (stanchions) that supported those Canopies, to the extent remaining in their original form along the Bloomfield Avenue side of the existing mall building, should be preserved to the extent feasible. Certain opaque walls along the portion of the Train Station Canopy closest to Bloomfield Avenue should be removed. The grocery will include windows facing the Main Plaza.
- Steel structures (stanchions), to the extent their condition permits, to be relocated within the plan area and or the stanchions could be integrated into a potential bus shelter.
- The horse watering trough should be relocated and/or adaptively reused.
- Reinforced concrete stairs, balustrade and railing leading from the existing first-story level parking lot to Grove Street should be relocated and/or adaptively reused.
- Lighting columns (six masonry piers in total) which define the perimeter of the site should be preserved in place if possible, or if not feasible should be relocated and/or adaptively reused elsewhere on the site.

**III.F.2 Main Plaza**

A Main Plaza, retaining the open space to the east and south of the Waiting Room, would serve the dual purpose of preserving sightlines to the historic Waiting Room and providing a setting for historic elements that are to be preserved and/or relocated as part of an adaptive reuse strategy.

**III.F.3 Access and Supplemental Open Space**

Pedestrian permeability throughout the Plan Area, complemented by convenient connections to sidewalks and streets adjacent to the Plan Area, will help maximize access to the historic site features. These routes shall be ADA compliant in order to ensure equal access and enjoyment for all. Supplemental open spaces along or as part of such paths are encouraged in order to create scale-appropriate settings for all historic elements. Historic site elements that are relocated as part of an adaptive reuse strategy should be integrated into these routes and supplemental open space for ongoing public access and appreciation.

**III.F.4 Maintaining Historic Integrity**

Retaining historic elements in their original location and configuration is strongly encouraged, and can provide opportunities – through historic plaques, memory murals, photographs – to learn about and reflect on the historic significance of railroading in Montclair and the Plan Area, specifically. Additional landscaping and permanent seating will promote the desirability and special nature of these spaces. The preservation and purposeful re-use of historic elements is paramount and appropriate for this site, but relocated historic elements should not be installed in a way that presents a false narrative about the site’s historic configuration and character.

**III.F.5 Protection of Historic Assets**

Consistent with the U.S. Secretary of Interior’s Standards for the Treatment of Historic Properties, the historic elements of the project site shall be protected both prior to and during construction in order to prevent damage or disturbance to these elements that might be caused by nearby demolition, excavation, improper drainage, vandalism, or arson. Examples of appropriate security measures include temporary fencing, concrete barriers, and alarm systems keyed into local protection agencies. For any historic site elements that are to be relocated, a report by a historic preservation specialist must be provided to the Township prior to relocation. The report shall describe the existing condition of each element, the manner in which the historic element will be safely transported and relocated, plans for any repairs needed to address damaged, deteriorated or missing components before or after the relocation, and a detailed depiction of the historic element in its new location.

**III.G Service Areas and Private Open Spaces**

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**III.G.1 Service and Mechanical Areas**

*MECHANICAL ROOMS*

Where possible, mechanical, storage, and other utilitarian rooms should be located at the interior or along interior lot lines of the building, rather than facing streets. Where they must be located along a street-facing

wall, they should be integrated into the overall pattern of bays and windows openings. Window and door glazing for mechanical and related rooms may be translucent (admitting light but not views) or opaque (such as spandrel glass).

*TRASH, REFUSE, AND LOADING AREAS*

Building trash and recycling collection areas shall be fully contained within the building; no exterior dumpsters or similar containers are permitted. Doors and loading docks, including those for tenant move-ins, that are located in an exterior facade should be designed in a similar manner as pedestrian or vehicular entries, with large areas of opaque or translucent glazing and/or attractive roll-up grates.

*ROOFTOP MECHANICAL EQUIPMENT*

All mechanical equipment located on the top-most roof or roof above a garage shall be screened or faced in a material harmonious to that used in the façade of the building.

**III.G.2 Private Open Spaces**

A series of Private Open Spaces shall be provided to serve building residents. As shared private spaces intended only for building occupants, no minimum size is provided for these spaces, but requirements for their general location and configuration are provided.

*SHARED PRIVATE OPEN SPACE*

The general locations of these three types of shared private open spaces, intended for residents of new buildings, are shown in *Figure 5, Regulating Plan*.

Buildings D-E Linear Terrace

Between the upper residential floors of Buildings D and E, a linear terrace shall be provided for shared resident use. The space shall be located on the roof of the garage and should include fixed and moveable seating, landscaping, decorative hardscape, and lighting.

Courtyard Roof Decks

A landscaped courtyard roof deck / amenity space shall be provided for each residential building atop the building’s parking garage. The roof deck should adjoin an indoor amenity space having a high proportion of glazing in order to provide informal surveillance of the space and a feeling of connectivity between inside and outside.

Rooftop Gardens

One area of rooftop gardens shall be provided atop a higher-level roof on Building D and on Building E. These “gardens” may include community gardening-style plots for use by building residents, green roof areas, and/or shared rooftop parks. Landscaping, seating, and shade structures should be included as well.

*PRIVATE INDIVIDUAL OS*

Balconies

To create visual variety in the middle floors of a building, balconies are permitted and encouraged on all buildings. Fully or partially-recessed balconies that are logically located within an architectural bay are preferred over fully-projecting balconies.

**III.H Buffers and Landscaping**

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**III.H.1 Street-facing Setback Areas**

All portions of the properties not improved with buildings, driveways, walkways, or plazas shall be landscaped. Walkways fronting retail can be used by retail tenants during business hours. Landscaping may be in-ground or in raised planter beds, and should include a variety of grasses, flowers, low bushes, and small ornamental trees. The plantings shall primarily be of hardy, native species with a mix of deciduous and evergreen plantings for year-round visual interest. Low planters incorporating a seating wall are encouraged.

Where possible, landscaped areas should be curbless or depressed in order to facilitate infiltration of stormwater. Raingardens, swales, and similar features are encouraged as a means to comply with the required maximum impervious lot coverage for the Plan Area.

**III.H.2 Rear and Side Lot Line Buffers and Screening**

Where a side or rear lot line of the Plan Area abuts an existing residential structure within 50 feet of the lot line, a planted buffer shall be provided within the required setback. The buffer shall be at least five (5) feet wide and shall be planted with a mixture of deciduous and evergreen plantings. Where sunlight and growing conditions allow, the plantings shall include shade trees spaced no more than 35 feet on center; all such trees shall be at least ten feet tall at planting and should be of a species that can attain a height of at least 25 feet at maturity.. Where vegetation cannot be expected to survive or space allowance prohibits the required buffer an attractive fence or masonry wall is required in buffer areas in order to provide a year-round visual screen.

**III.H.3 Tree Removal**

Trees removed should be replaced on-site on a one-to-one ratio.

**III.I Sustainability**

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**III.I.1 Green Buildings**

Choice of building structure and fabrication shall be selected to minimize use of natural resources and energy, for example through high-performance envelopes, use of mass timber (engineered wood), prefabrication of building elements off-site, and greywater recycling. Building design should include architectural features to shade the building against solar gain, such as sunshades and deep overhangs. Photovoltaics and other means should be incorporated to reduce and offset building energy usage.

Green roof areas that absorb rainwater and provide thermal insulation for floors below are encouraged. Design of all rooftop areas is encouraged to incorporate stormwater retention capabilities, such as green roofs and purple roofs. Purple roofs are a green roof concept that optimizes stormwater retention by focusing on detention through friction that slows down stormwater flows, using vegetated and non-vegetated roof coverings.

All new buildings within the Plan Area shall be required to demonstrate an ability to obtain LEED certification. Furthermore, Building C is envisioned as a showcase for sustainable development and the redeveloper is encouraged to achieve Living Building Challenge certification (LBC 4.0) for same.

**III.I.2 Permeable Surfaces**

Site improvements should incorporate permeable paver systems and landscaping features such as bioswales and rain gardens to help slow, detain, and infiltrate storm waters, where feasible.

**III.I.3 Plantings**

Plantings should be selected for their ability to reduce irrigation needs, support native species (such as via pollinator gardens for biodiversity), and create cool, shady microclimates.

**III.J Public Right-of-Way Improvements**

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**III.J.1 Sidewalks**

- The project shall provide new, or improve and widen existing, public sidewalks along the bounding side of all adjoining public streets. The pedestrian portion of the public right-of-way shall include both a sidewalk walking area and a tree planting strip comprised of brick pavers between the sidewalk and the curb.
- Streets shall include pedestrian-scale lighting consistent with the existing lighting design in Montclair Center.
- Street furniture shall be provided along Bloomfield Avenue. Benches, waste cans, and other street furniture shall be placed at regular intervals and convenient locations that do not impede pedestrian and vehicular circulation. All street furniture shall adhere to Montclair Township standards or shall be submitted for specific review and approval by the Planning Department.
- Raised masonry planters with integral edge seating are encouraged at street corners and wider sidewalks. The applicant and/or property owner shall be responsible for the maintenance of street furniture, including raised planter landscaping and care, the emptying of garbage and any repairs necessary due to graffiti or vagrancy.
- Bike racks holding 6 or more bicycles should be appropriately located within the Plan Area.

**III.J.2 Street Trees**

Street trees shall be planted in the public right-of-way between the sidewalk and curb, supplementing any existing street trees, so that trees are spaced on average no more than 25 to 35 feet on center. Tree grates shall be provided for each street tree. A suspended pavement system such as “StrataCells” or “SilvaCells” is

encouraged within the public sidewalk to permit healthy tree growth and maximize stormwater infiltration. Alternately, if the public right-of-way does not provide sufficient clearance for healthy tree growth, said trees may be planted within required street-facing setback areas, close to the public sidewalk.

**III.J.3 Bus Shelter**

A bus shelter shall be provided on the west parcel adjacent to Bloomfield Avenue.

**III.J.4 Bike Lane**

A bike lane shall be provided along Glenridge Avenue as part of the Township’s bike lane connecting the entrance to the Essex Hudson Greenway to Bloomfield Avenue. The bike lane shall be a two-way cycle track that is designed in compliance with NACTO guidelines. Bike line surface shall be a surface distinctly different from the adjacent asphalt roadway such as green paint or other specialty paving.

**III.K Utilities**

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The existing condition of all water, sewer and drainage utilities on the property shall be assessed as part of site plan approval and shall include a video inspection of all pipes and culverts. Pipes and culverts at risk of collapsing or failing shall be replaced with reinforced concrete. Any debris or obstructions within the facilities shall be removed. A pre-construction inspection report and a post-construction inspection report shall be provided and any existing agreements and easement shall be maintained.

Non-structural stormwater management systems, such as bioswales, plantings and green roofs, are encouraged to improve on-site infiltration and reduce and filter runoff. The stormwater control measures in Section 295 of the Township Code shall apply.

All necessary utilities to be provided within the Plan Area shall be placed underground.

**III.L Signage**

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The signage requirements set forth in Montclair Code Article XVIII shall apply unless specified in this section.

**III.L.1 Monument Signs**

Two monument signs are permitted for the plan area. The maximum sign area for each sign shall be 50 square feet and the maximum height shall be six feet. The signs shall be located so as not to block sight distance and shall be set back at least five feet from all property lines.

**III.L.2 Sign Standards**

*PROJECT IDENTIFICATION SIGN*

One project identification sign for the redevelopment project is permitted. A freestanding sign may be located along the Bloomfield Avenue frontage or within the Main Plaza which may contain a combination of letters and logos identifying the project only, not individual tenants. The maximum sign area shall be 50 feet and the maximum height shall be 15 feet. It shall be lit indirectly or reverse/halo lit.

*TOTAL SIGN SQUARE FOOTAGE PER TENANT*

The maximum area per façade of all signs devoted to a single tenant shall not exceed 3.75 square feet per linear foot of street or public plaza frontage occupied by that tenant measured along the wall to which the signs are attached, or 150 square feet, whichever is less.

*REQUIREMENTS FOR ALL WALL SIGNS*

In those cases where a first-story retail tenant has more than one street frontage, the tenant is permitted the maximum wall sign square footage allowable on each frontage. Only one wall sign is permitted on each frontage.

Retail wall signs shall be face-mounted or pin-mounted on the façade, projecting not more than 14 inches from the face of the building.

No permitted wall sign shall exceed 4 feet in height. The top of the sign shall not extend above grade at a height greater than 20 feet,

Wall signs may be backlit or externally-illuminated, but may not be internally-illuminated. However, exposed neon illumination shall be permitted.

*AWNING SIGNS*

Sign copy may be located on permitted awnings in lieu of projecting signs on first-story uses. An awning must not display any graphic other than the name of the business, the logo and the street number. No sign shall be placed on any portion of an awning except the valance. The sign area shall be less than 30 percent of the surface area of the valance. Such sign copy may be non-illuminated or indirectly illuminated.

Sign text shall be located on the lowest 12 inches of the awning and such text shall not be higher than 6 inches.

The horizontal projection of any awning shall not exceed 3 feet from the face of a building. The vertical distance from the top to the bottom of any awning shall not exceed 4 feet, including any valance.

*STRUCTURED ENTRANCE CANOPY SIGNS*

Sign copy may be located on permitted canopies in lieu of projecting signs. A canopy must not display any graphic other than the name of the business, the logo and the street number. Sign copy may be placed on the valance of the canopy. The sign area shall be less than 30 percent of the surface area of the valance.

Sign text shall be located on the lowest 12 inches of the canopy and such text shall not be higher than 6 inches.

In lieu of copy on a valance, channel letter may extend up to a maximum height of 12 inches from the top surface of the canopy at its edge closest to the sidewalk provided that the canopy does not exceed 15 feet as measured horizontally.

Such sign copy may be backlit or externally-illuminated, but may not be internally-illuminated.

The horizontal projection of any canopy may extend to a point 2 feet from the back of the curb (or edge of public plaza). The outer column supports shall be located to ensure adequate clear space along the sidewalk. The vertical distance from the top to the bottom of the canopy shall not exceed 2 feet, including any valance.

*WINDOW SIGNS*

Retail window signs are permitted provided that the aggregate sign area of window signs shall not exceed fifteen percent of the glazed area of the first story retail window in which the sign is placed. Retail window signs shall be affixed flush with or inside the glazing, and letters and graphics may be opaque. No portion of any retail window sign shall be located higher than 10 feet above grade.

*PROJECTING SIGNS*

The number of projecting signs shall not exceed one per tenant. A single tenant shall not display both a projecting sign and awning or canopy sign on the same façade, but a single tenant may display a wall sign and a projecting sign on the same façade.

The area of any projecting sign shall not exceed 12 square feet. The sign may not exceed 6 feet in overall height, may not extend more than three feet from the building façade or be mounted higher than the wall to which it is attached. All parts of such signs shall be located at least eight feet above the sidewalk.

Projecting signs may not extend at an angle other than 90 degrees from building facades.

*GROCERY SIGNS*

One wall sign is permitted on each frontage and should be face-mounted or pin-mounted on the façade, projecting not more than 14 inches from the face of the building, or mounted on the building canopy.

No permitted wall sign shall exceed 4 feet in height, excluding any logo. The top of the sign shall not extend above grade at a height greater than 40 feet.

Wall signs may be halo-lit or externally-illuminated, but may not be internally-illuminated. However, exposed neon illumination shall be permitted.

Projecting signage is allowed, and one projecting sign is permitted at each façade corner and may extend at an angle of 45 degrees or 90 degrees. The area of any projecting sign shall not exceed 68 square feet. The sign may not exceed 17 feet in overall height, may not extend more than four feet from the building façade or be mounted higher than the wall to which it is attached. All parts of such signs shall be located at least eight feet above the sidewalk.

**III.L.3 Sign Illumination**

All light for signs shall be designated to minimize glare. Light levels at property lines shall be less than 0.1 footcandle.

Flashing signs, reflective glass and illuminated tubing outlining roofs, doors, windows or wall edges of a building are prohibited.

Illumination of signs from external sources is encouraged provided glare is minimized.

Light from all light sources shall be diffused to eliminate hot spots. Light sources shall be protected from damage.

**III.L.4 Prohibited Signs**

The following signs are prohibited:

- Signs emitting a sound, odor or visible matter such as smoke or vapor. No sign erected shall contain audio equipment.
- Exterior use of advertising devices such as banners, streamers, pennants, flags, balloons, lights (whether flashing, flickering, blinking or rotating), wind-operated devices and any other type of fluttering or flashing devices or emitting an unsteady or glaring light.
- Roof signs.
- Off-premises signs.

**III.L.5 Temporary Signs**

The temporary sign regulations set forth in Section 347-109.3 of the Township Code shall be applicable to the Redevelopment Area.

**III.L.6 Directory and Wayfinding Signage**

A wayfinding signage program shall be required to direct pedestrians to and from nearby parking facilities and Montclair Center destinations as well as throughout the site.

**IV ARCHITECTURAL DESIGN**

## IV. TOWN CENTER ARCHITECTURE AND DESIGN STANDARDS

### Orientation to the Standards

The Design Standards consist of three parts: Rules, Tools and Direction. The strategy of this Redevelopment Plan's Design Standards consists of empowering development team and designers to do their best work within a prescribed architectural framework.

Section 7.1 - Rules: Principles for good town center design, with special consideration for the historic town center.

Section 7.2 - Tools: An analysis of what makes Montclair special, providing the basis for building design strategies.

Section 7.3 - Direction: An aesthetic roadmap that narrows the stylistic paths for one or more parts of the given project.

**Sections 7.1 and 7.2 below highlight the key principles of the Rules and Tools, respectively. The primary text for Sections 7.1 and 7.2 can be found in the Appendix. All Sections below – 7.1, 7.2 and 7.3 – contain captioned images illustrating points in the text.**

These standards seek to promote quality outcomes – and avoid generic design solutions – by defining acceptable design goals, providing a detailed understanding of the aesthetics underlying the local built environment, and drawing from that understanding to create buildings and places that both respond and contribute to the character of the immediate project site and its broader context, Montclair's Town Center. While these guidelines pri-

oritize the integration of local design character, with equal emphasis they direct the development team and its designer to deliver a building or group of buildings that is distinctive and purposefully not the product of "design by committee." In other words, in addition to requiring designers to respond directly to the character of an existing architectural context, the guidelines support the creative contribution of the professional designer, who is tasked here with going beyond mere stylistic imitation to articulate a respectful 21st century design vision with its own internal logic and integrity.

All development within the Plan Area is subject to the following design standards. If any of the following provisions cannot be met, the Planning Board will entertain modifications that meet the intent and spirit of the provision and/or the Redevelopment Plan generally in accordance with the criteria set forth in Section 12.2.2. Deviations may be requested through a design waiver process and are not subject to the positive and negative criteria associated with the granting of variances.

In the event of a specific conflict between the Town Center Architecture and Design Standards and the development standards contained elsewhere in this Redevelopment Plan, the provisions of the Town Center Architecture and Design Standards shall not be construed to supersede the development standards contained elsewhere in this Redevelopment Plan.

## 7.1: Rules

### Town Center Design – Essential Principles

#### 7.1.1 INTRODUCTION: REDISCOVERING MAIN STREET

- Creating authentic and appropriate places for public gathering and use is a priority.
- With large pockets of inactivity at critical junctures, Bloomfield Avenue falls short of providing a safe, vibrant, walkable Main Street experience.
- Town center design today needs to learn from the examples of the past, including lessons from Montclair itself.

For the full description of these and other related points, see the Appendix, Section 7.1.1.

#### 7.1.2 THE WALKABLE COMMUNITY

- All new Main Street development must support the walkable community.
- Walkable, human-scaled streets enrich our social, cultural and economic lives, and improve the physical health of the individual and community.
- In a historic town center, walkability is enhanced by a variety of approachable buildings and well-defined public space.

For the full description of these and other related points, see the Appendix, Section 7.1.2.



1.2-1: Encouraged: Church Street in Montclair's Town Center is an excellent example of a human-scaled street whose generous sidewalk widths, diverse buildings with their varied storefronts, and reduced vehicular traffic draw pedestrians throughout the day, encouraging an active and interconnected lifestyle.



1.2-2: Encouraged: Shoulder-to-shoulder buildings facing one another across a street or public plaza create a sense of enclosure and safety, and transform public spaces into comfortable "outdoor rooms" that invite lingering by residents and visitors.

### 7.1.3 VALUING THE UNIQUE CHARACTER OF PLACE

- Memorable town centers, like Montclair’s Central Business District, have a unique physical identity.
- “Anywhere, USA” architecture, a generic faux-traditional style created in the last few years, is not adequate to produce an authentic, appropriate design for a pre-existing historic town center.

- Understanding and drawing inspiration from the historic character and culture of a community forms the basis for authentic, appropriate design.

For the full description of these and other related points, see the Appendix, Section 7.1.3.



1.3-1: Discouraged: Brick is often employed across the country to imitate existing traditional architecture. However, if lacking in detail and paired with other plain surfaces, brick alone cannot provide the depth and character of our nation’s better buildings.



1.3-3: Encouraged: Town Centers need not be frozen in time. Imitating surrounding structures is not required to create buildings that reflect the character of their context. The design of buildings can respond to surrounding architecture through the interpretation and modernization of details. This Portland, ME museum takes cues in form and material from local landmarks.



1.3-2: Discouraged: The base-middle-top facade strategy is rooted in traditional design, as are varied setbacks and cornices. When the materials and details of local design examples are ignored, however, new buildings can appear generic and cookie-cutter.



1.3.4: Encouraged: A rendering of the residential redevelopment near Seymour Street in Montclair shows a low-scale architecture influenced by local design examples. The overall bulk of the mass, which contains a two-level parking deck, is reduced in appearance through a number of traditional façade design techniques: form and material changes are consistent with the styles adopted and occur at different scales; vertical breaks define smaller masses and accommodate functional balconies; the impact of upper stories is mitigated with variations in design, material and setbacks.

### 7.1.4 ANALYZING THE CHARACTER OF PLACE

- Distinctive town center architecture is quantifiable and the product of many centuries. It should be properly studied and provide the foundation for an informed design approach.
- The buildings themselves define the character of the downtown and help give a community a sense of identity, stability and history.
- Building characteristics create an architectural language that provides a common reference point for redevelopment applicants.
- Buildings and public spaces depend on one another to make neighborhoods, and cannot create vibrant communities without one another.

For the full description of these and other related points, see the Appendix, Section 7.1.4.



1.4-1: Encouraged: Varied buildings in Tribeca, New York City, jointly give the community a sense of identity, while individually reflecting the era of their individual origin.



1.4-2: Encouraged: A generous public plaza with simple brick paving provides an excellent backdrop for an eclectic group of historic structures. Tables, chairs, umbrellas, and selective landscaping bring further order and appeal to this tableau.



1.4-3: Encouraged: In a reinvention of this historic square, the designers embraced the historic quirks of the space. Namely, they removed curbs and cars in order to re-establish a pedestrian realm and uncovered ancient irrigation canals as new sources of play.



1.4-4: Encouraged: A group of buildings similar in style and height can easily frame a flexible outdoor room. Its use can vary from day to day and season to season, serving many needs for the community around it.



1.4-5: Encouraged: Princeton’s Hinds Plaza is a true public space, where open area is reserved expressly for public use. The plaza’s framing by buildings with storefronts creates a sense of enclosure, fostering activity and extended visits.



1.4-7: Encouraged: If accessible, private developments can also provide welcoming spaces for the public, such as the open arcade at the base of a building and the grand stairs often found outside institutional buildings and houses of worship.



1.4-6: Encouraged: Off-the-beaten-path rights of way, such as wider alleys between buildings, sometimes become semi-public spaces where unusual architecture and lower levels of pedestrian traffic allow for a sense of intrigue and intimacy.

#### 7.1.5 MIDRISE DESIGN: “BUILDING BLOCK” OF THE NEW MAIN STREET

- Development must be directed toward preserving the makeup of existing commercial, retail, and housing stock, with its varied price points and work and lifestyle options.
- Midrise architecture is the “building block” of the revitalized New Main Street, providing increased density while still providing light, air and a welcoming human scale.
- When carefully designed, midrise buildings can be harmoniously inserted into an existing street fabric without detracting from neighboring buildings through a combination of details and design strategies.

For the full description of these and other related points, see the Appendix, Section 7.1.5.



1.5-1: Encouraged: Carefully designed stepbacks in midrise buildings can produce matching rooflines between historic structures and larger, stylistically different neighbors. Buildings utilizing stepbacks are perceived as smaller by pedestrians.



1.5-2: Encouraged: A clear series of stepbacks allows a new six-story building to continue a three-story streetwall established by its older neighbors, with its upper three stories progressively reduced in visibility.



1.5-3: Encouraged: Stepbacks must be combined with clear form or detail to work effectively. To ally itself with an older building (at right), the above building starts with a tall glazed base, steps back with a middle facade parallel to the older structure, and adheres to a reductive, historically-compatible palette of glass and metal.



1.5-4: Encouraged: A prominent corner transition employs a deep entrance canopy and third-story stepbacks on the side to create a welcoming streetscape and an architectural rhythm easily legible to pedestrians.



1.5-5: Discouraged: Over-prescription of stepbacks may backfire, creating unnecessary complexity at odds with most historic town center contexts. Stepbacks and setbacks should be deployed specifically to respond to the scale of the adjacent context.



1.5-6: Discouraged: Uniform stepbacks on all sides of a building threaten to create a pyramid effect, highlighting overall mass rather than minimizing it. Where upper stories of a new midrise building will be visible from several directions, this must be avoided.

### 7.1.6 CHOOSING INTEGRITY OVER IMITATION

- 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.
- Direct simulation of historical architecture in new construction is unrealistic for many reasons.
- Designers and developers must respond imaginatively to the lessons taken from pedestrian oriented pre-war urban design must contemplate the differences between the past and present and incorporate the car's importance to everyday life.
- The past provides many tools for designers, but design strategies must be focused on now and not on nostalgia.

For the full description of these and other related points, see the Appendix, Section 7.1.6.



1.6-1: Discouraged: Requiring buildings to imitate or integrate historical styles and elements can lead to designs that seem like cheap parody.



1.6-2: Encouraged: Understanding what makes historical architecture work produces new architecture that works as an equal partner with historical context, without being a simplistic imitation.



1.6-3: Encouraged: Historically-inspired architecture can dramatically reinterpret its surroundings, incorporating new materials and details, such as the stone facade paneling, abstract caryatids and cornice seen here.



1.6-4: Encouraged: An architecture that uses massing strategies involving changes in facade depth and layers of order can fit within a neighborhood despite being larger than its surrounding context, even without setbacks.



1.6-5: Encouraged: Incorporation of historical material and style, such as brick and industrial openings in Newark, can be combined with new materials and expanded glazing to create a building suited for modern functions without seeming out of place.

### 7.1.7 HAVING ARCHITECTURAL AMBITION

- The goal of these design guidelines is not to require “design by committee,” but to draw out architectural ambition while respecting the realized aspirations of past designs.

For the full description of these and other related points, see the Appendix, Section 7.1.7.



1.7-1: Encouraged: Ambitious architecture can respect and reflect the best that cities’ histories have to offer while embracing modern values, without resorting to imitation or “design by committee.”

## **7.2: Tools**

### **Montclair Town Center – Lessons to Learn**

#### ***7.2.1 WHERE THE SUBURB MEETS THE CITY***

- Montclair’s Town Center Main Street illustrates the balance between the suburb and the city, which remains a primary draw to the Township and is one of its great strengths.
- Both those looking for an escape from the city and a walkable downtown lifestyle find what they are looking for in Montclair, despite opposing perspectives.
- The Township’s greatest challenge is preserving the character of its buildings while meeting the evolving, sometimes competing, needs of its citizens.

For the full description of these and other related points, see the Appendix, Section 7.2.1.



2.1-1: Ample al fresco seating on South Park Street and musicians on Church Street are examples of amenities that organically grow out of a well-designed walkable environment, providing as much character as the surrounding buildings.

## 7.2.2 A Living Museum

- Montclair’s diverse commercial architecture reflects the fashionable urban culture that new town residents successfully infused within the aesthetic framework of a late 19th- and early 20th-century pastoral village.
  - Lasting effects of a 1909 report by landscape architect John Nolen are evident in some of the most impressive buildings in the Town Center.
  - The richness of the architectural collection now standing within the Town Center and the high standard of its design and construction quality are what is truly remarkable about the central business district.
- The mix of active zones and pockets of inactivity in today’s Town Center reflect all the influences of the recognized “Period of Significance” and since on its growth and development.
  - Contributing buildings were mainly constructed between 1885 and 1937, and represent numerous architectural styles.

For the full description of these and other related points, see the Appendix, Section 7.2.2.



2.2-1 and 2.2-2: As seen c.1946, the north side of Bloomfield Avenue, between North Fullerton Avenue and Park Street, displays an eclectic mix of architectural styles created over 50 years of spirited Town Center investment and development.



2.2-3: The 1913 former Municipal Hall, now Police Headquarters, at the corner of Valley Road and Bloomfield Avenue, handsomely combines Renaissance Revival proportions with Beaux-Arts detailing.



2.2-6: The 1926 Wedgewood Building's long, highly articulated Neoclassical commercial facade graciously ties Church Street to Bloomfield Avenue along South Park Street. Its steady rhythm of decorative bays and storefronts sustains the walkable street.



2.2-4: Although no longer serving its original function, the 1913 Beaux-Arts Lackawanna Train Waiting Room's entry colonnade, distinctive window surrounds and matching quoining, bold parapets, and arched thermal windows create a grand impression.



2.2-7: Montclair's Town Center provides numerous instances of well-designed structures of varying architectural style collected in close proximity. This combination of quality and variety is pivotal to the Town Center's built character.



2.2-5: Sited prominently at the western "gateway" into Montclair along Bloomfield Avenue, the Montclair Art Museum's 1914 Neoclassical design serves as an example of the high standards the Township seeks in its built environment.



2.2-8: Varied development along Bloomfield Avenue. Development at Lackawanna Plaza, at the bottom right of the image, shows the influence of more vehicular-oriented design, with parking lots replacing the streetwall.



Lackawanna  
Railroad Station,  
at the corner of  
Bloomfield Avenue  
and Grove Street,  
in its heyday.

2.3-1: The view of Lackawanna Terminal in this period postcard, c. 1915, shows the relationship of the Waiting Room and Train Platform Canopy (to the right) to Bloomfield Avenue. Together, the elements frame a large space in the town center, consisting of an open lawn area and a broad hardscape for carriages carrying people to and from the Station. The livery for the carriages was across the street (presently, Greek Taverna), at the southeast corner of Bloomfield Avenue and Gates Avenue.

### 7.2.3 LEVERAGING KEY HISTORIC ASSETS

- Near three key historic buildings in the Town Center, exactly where there should be high points of visual delight and experience on Bloomfield Avenue, there are dead spots and discontinuity.
- Redeveloping the Lackawanna Plaza area, a key underutilized site, with an appropriate mix of uses will play a critical role in the ongoing rejuvenation of Bloomfield Avenue.
- Adaptive reuse of all existing historic fabric on the site is strongly encouraged, in strict accordance with the U.S. Secretary of the Interior Guidelines for the treatment of historic properties.



2.3-2: In this postcard view, c. 1915, it is possible to see how convenient it was to move between the tracks (on the right) and local transportation, horse carriages in this case.



2.3-3: This recent view, comparable to the view above, shows how the 1980's brick wall interrupts the first Platform Canopy, impairing its historic integrity as a free-standing structure.



2.3-4: The Lackawanna Train Station, as seen c. 1915, soon after its completion. In the foreground is the open-air Terminal Shed (extant), the covered area where the train tracks and waiting platforms ended. Beyond the Terminal Shed are the long open-air Platform Canopies (extant, mostly incorporated into the existing Lackawanna Plaza structure). The Platform Canopies consist of steel columns with flared steel beams supporting cantilevered concrete roofs. At center right is the Waiting Room structure, where passengers could buy tickets and walk directly outside, under cover of the Terminal Shed and the several Platform Canopies, to the appropriate train platform. The brick Horse Watering Trough (extant) is partly visible, center left.



2.3-5: Looking east from the Waiting Room, c. 1915, the Platform Canopy closest to Bloomfield Avenue leads to a concrete stair (partly extant) that brought pedestrians up to the decorative concrete Grove Street bridge. The present-day brick wall facing Bloomfield Avenue (enclosing miscellaneous businesses, including Popeye's), was erected in the 1980's, immediately adjacent to the steel columns of this Canopy. The full concrete canopy remains intact and is visible inside, on the other side of the present-day brick wall.

## 7.2.4 Building Basics: Lowrise Design

### 7.2.4.1 LOWRISE DESIGN BACKGROUND

- The majority of the buildings in the Town Center were constructed as abutting lowrise commercial structures, 2-3 stories high with flat roofs.
- The lowrise design making up Town Center buildings include a discernable set of details and design strategies.

For the full description of these and other related points, see the Appendix, Section 7.2.4.1.



2.3-5: Lowrise buildings in Montclair never utilize stepbacks. Multiple facades, built out of complementary brick and glazed masonry and similarly detailed to create bays, nevertheless create a coherent, visually interesting streetwall.

### 7.2.4.2 LOWRISE DESIGN PRECEDENTS

- There is no “ideal” building displaying each design strategy perfectly, but studying a group of buildings in Montclair’s Town Center presents typical and effective lowrise design.
- The Louis Harris Building is an excellent example of an identifiable base-middle-top façade expression, a mix of residential and commercial uses, and an appropriate use of varied materials.
- The Wellmont and Kahn buildings, constructed at the same time, employ numerous strategies in order to differentiate the two buildings as they front different streets while tying them together through material and compositional similarity.
- 440-444 Bloomfield Avenue articulates its mass in order to increase perceived verticality and stateliness in what could have been a flat, square façade built out of a very simple material.

For the full description of these and other related points, see the Appendix, Section 7.2.4.2.



2.4.2-2: Constructed together, the Wellmont Theater and Kahn buildings share an architectural language but are massed to differentiate themselves and present very different faces along Bloomfield Avenue and Seymour Street.



2.4.2-1: The Louis Harris Building on Park Street is organized into a bold base-middle-top composition using a tall storefront, decorative bands, and individual ornaments. Windows are grouped and spaced to emphasize verticality.



2.4.2-3: Buildings do not require expensive carved stone or molded masonry to create a contextual facade. Brick pilasters, draped lintels and a corbeled brick cornice at 440-444 Bloomfield Avenue make for a handsome, harmonizing building.

## 7.2.5 Building Basics: Midrise Design

### 7.2.5.1 MIDRISE DESIGN BACKGROUND

- Examples of midrise design in Montclair's Town Center document a range of effective design strategies for buildings of approximately 4 to 6 stories in height.

For the full description of these and other related points, see the Appendix, Section 7.2.5.



2.5.1-1: At more than half the height of the towering Claridge Apartments, the Hinck Building employs a rare midrise step-back to hide the top half of its original theater, preserving the pedestrian scale of Church Street and Bloomfield Avenue.

### 7.2.5.2 MIDRISE DESIGN PRECEDENTS

- The Madison Building is designed in such a way that its massing and composition create a harmonious façade that is not overbearing on its shorter neighbors.
- Pre-war apartment buildings on Seymour Street have a permanent, sturdy appearance tempered by graceful architectural gestures that break down a five-story mass.

For the full description of these and other related points, see the Appendix, Section 7.2.5.2.



2.5.2-1: Multi-family apartment buildings along the edges of Montclair's Town Center display what a base-middle-top strategy can look like when not employed by a mixed use building, as typically seen along Bloomfield Avenue. Shallow massing projections divide the building into vertical bays, breaking down the scale of the four-story structure. Stone framing the central entrance matches a stringcourse and the window sills, unifying the composition.



2.5.2-2: The Madison Building uses grids of varying scales and rhythms in order to reduce its perceived scale. Differences in height and width between it and its neighbors are visible in this photograph, but hardly apparent at the pedestrian level.



2.5.2-3 (images at right): While not technically Midrise structures, these 3- and 3-1/2 story apartment buildings on Glenridge Avenue, near the redevelopment area, demonstrate different strategies for bringing visual interest and variety to a familiar building type. It is not hard to imagine modestly and thoughtfully “growing” these structures by adding a fourth floor in contrasting form or material, or by stepping back the additional floor.



## 7.2.6 Building Basics: Site Surroundings

Individually and in groups, the buildings surrounding the redevelopment area provide lessons in how small and large design decisions impact our perception of the streetscape.

Because of the large sizes of the West and East Parcels and the wide range of contextual conditions facing each parcel, redevelopment design should respond accordingly in terms of project character, height and materiality, practically from street to street and corner to corner. To achieve this, the design should aim for a range of design styles and massing strategies in order to better relate the overall project to the immediate, diverse surroundings and the larger Town Center conditions.

Existing mixed-use buildings and historic buildings and their elements should influence the redevelopment design, more so than the adjacent gas and tire service stations or the single-family homes nearby.

While architectural design outside the redevelopment area might influence the redevelopment design, the aesthetics of the former Train Station, embodied by the style and tectonics of the Waiting Room, Terminal Shed, Platform Canopies, and remnants of the Grove Street bridge, provide essential points of reference and should influence the design of the project, especially on the West Parcel.

The main Waiting Room of the former Train Station, the most significant historic element in the redevelopment area, projects its identity to the south, east, and west foremost through its tall, arched thermal windows. Views to this distinctive feature from the surrounding streets should be maintained to the greatest extent possible.



2.6-1: Given the history of this large site, a nexus of transportation for goods and commuters and, more recently a center for food and shopping, it is not surprising that a wide range of building styles, types, sizes and uses wraps the Lackawanna redevelopment site.



2.6-2: Southeast corner of site, looking north from Bloomfield Avenue. Montclair Mews, a residential development built at the location of the rail bed serving the former the Lackawanna Train Station, is visible on the right. There are no plans to relocate TD Bank at this time.



2.6-3: Approaching the intersection of Bloomfield Avenue and Grove Street, along Elm Street, looking north. The approximate 6 foot rise of Grove Street is visible in the middle of the photo.



2.6-4: Looking west and north from the intersection of Bloomfield Avenue and Grove Street.



2.6-5: Next to the former Train Station Waiting Room, looking north along Lackawanna Plaza, also known as Israel Crane Way. The Terminal Shed, with non-original enclosures beneath, is seen on the right, terminating in a 2-1/2 story brick office building built in the 1980's. The west side of Lackawanna Plaza features a variety of building styles and uses. The overall vista culminates in Crane Park.



2.6-6: Northwest corner of site, looking east along Glenridge Avenue. A wide range of building styles, types, sizes and uses wraps the Lackawanna redevelopment site.



2.6-7: The intersection of Grove Street and Glenridge Avenue, looking north. A 3-1/2 story apartment building at the northeast corner of the intersection provides a fine example of Midrise design, using contrasting masonry to define the building base and enliven the roof line.



2.6-8: Northeast corner of site, looking east along Glenridge Avenue. At this part of the site, compared to other edges of the Lackawanna redevelopment area, detached homes and the Matthew G. Carter Apartments provide a strong residential presence, with no commercial activity.

## 7.2.7 Open Space

- Montclair Town Center has very limited dedicated open public assembly space, whether hardscaped or landscaped.
- In aggregate, sidewalks constitute the largest public gathering spaces within Montclair, but wider sidewalks and planter seating inevitably make for awkward meeting and dining locations along a loud and busy Bloomfield Avenue.
- The creation of large-scale public open space would preserve in Montclair's Town Center a quality of life commensurate with the Township's identity as an exceptional destination.

For the full description of these and other related points, see the Appendix, Section 7.2.7.



2.7-1: Crane Park, while a welcome green space, cannot provide the wider range of programmatic opportunities presented by a larger, more open, hardscaped public assembly space.



2.7-3: The corner of Church Street and Bloomfield Avenue provides one of the most used public spaces in Montclair. While highly visible, space is limited and lack of adequate separation from street traffic severely restricts public safety and comfort.



2.7-4: Recent redevelopment of South Park Street has extended the wider inviting sidewalks and seating planters of Church Street. Closings transform the street into a fully protected public space only intermittently.



2.7-5: The courtyard at Cuban Pete's is a successful open outdoor space, fully protected from traffic, noise and wind. As a semi-private space, however, it is not available to the public for free use.

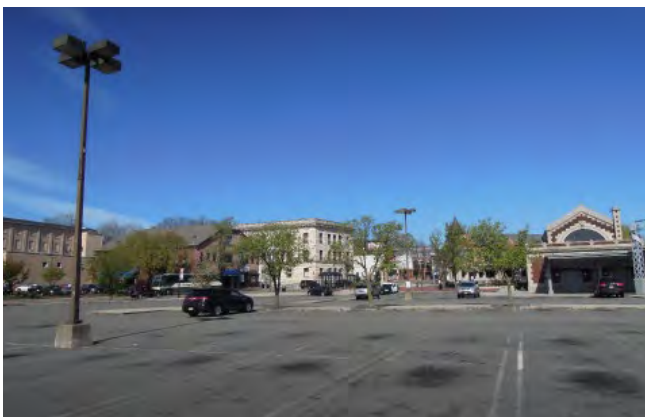


2.7-6: The former Thai Chef includes an intimate forecourt, separated from the hurly burly of Bloomfield Avenue by a low masonry wall.

## 7.2.8 Parking

- The Township’s Master Plan has focused on providing more parking through structured decks, to provide more individual spots while preserving the pedestrian experience and walkable community.
- Parking deck design presents specific design challenges. Decks in Montclair offer an instructive comparison.
- The lessons of the Crescent and North Fullerton Decks must be supplemented with new strategies to ensure the decks remain inviting conveniences and not intrusions in the Town Center landscape.
- Lining visible frontages of a multi-story parking deck with active uses, such as retail, residential lobbies, and residential units on upper stories, is encouraged.
- Where proposed parking structures are not lined with active uses, an alternative screening method that integrates with the architectural character of the attached, larger building must be used. Green facades and permanent art installations may form part or all of such a screening strategy.

For the full description of these and other related points, see the Appendix, Section 7.2.8.



2.8-1: Compared to parking lots surface lots preserve light and air on the streets, but provide an inferior number of parking spaces compared to parking decks. These lots create dead-zones in the Town Center and remove space that can increase available housing or business stock, or provide true open space that can be used for public gathering and recreation.



2.8-2: The North Fullerton Deck’s deep setback leaves it hard to find and foreboding. The Deck’s curb cut is too close to Bloomfield Avenue, resulting in a cramped approach and increased congestion.



2.8-3: Minimal floor to floor heights within the North Fullerton Deck create dim spaces that don’t feel safe.



2.8-4: The Crescent Deck picks up on architectural cues - massing, detailing, material use - from neighboring traditional multi-family housing. The deck’s location provides car queuing and some relief from adjacent heavily used thoroughfares.



2.8-5: Along The Crescent, the Crescent Deck utilizes the architectural lessons from its commercial neighbors, extending the streetwall and emulating older architecture through modern precast concrete detailing.



A planted green screen applied to a parking structure shades the interior, screens the deck structure, and visually softens the spaces around the deck.



2.8-6: Extra care is taken to ensure that the Crescent Deck is respectful to the immediate multi-family housing building. The buildings share a very similar scale, and precast window details are employed by both structures.



Whether developed by the architect or created by an artist, the integration of sculptural screening can be an effective way to transform a parking structure into a dynamic, artistic form.

## 7.3: Design Direction

### Lackawanna Plaza

### Redevelopment Design

#### – How to Proceed

#### 7.3.1 Building Design and Architecture

This section provides requirements for building massing, spelling out specific, measurable means by which large buildings must be broken down visually into a series of smaller elements that harmonize with the character of Montclair Center and the historic Lackawanna Terminal Waiting Room building, while not precluding contemporary design. The resulting building forms will respect the overall pattern of downtown development by taking cues from common themes evident through the various architectural styles visible in Montclair. These include use of bays and a base/middle/top, and stepping-back the tallest portions of some buildings.

The development of new buildings within the redevelopment area shall enhance the Town Center by respecting the scale and character of the adjacent residential neighborhoods, and the general “Main Street” character of Bloomfield Avenue in the Township of Montclair.

All development within the Plan Area is subject to the following standards and guidelines.

#### 7.3.2 Town Center Design Principles

The project design shall be conceived and shall integrate itself into the surrounding context in accordance with the general Town Center planning and design principles outlined in Section 1 of this guide.

#### 7.3.3 Contextual Considerations and Use of Design Precedents

The most visible and public portions of the plan area sit within the Town Center Historic District. Other portions of the plan area border non-locally designated historic areas, including commercial and residential neighborhoods. The periods of construction, scale,

materials, design, and condition of buildings adjacent to the site vary widely. Due to the variety of adjacent architectural context, all new buildings shall follow the design example, in order of priority, of the following architectural precedents:

- a. Directly adjacent existing structures that fall within the Montclair Period of Significance (1802-1937) as defined by the Montclair Historic Preservation Commission.
- b. Adjacent and facing structures within the area bounded by Bloomfield Avenue, Lackawanna Way, Glenridge Avenue, and Grove Street, with the exception of gas and tire service stations, and detached, single family homes.
- c. Lowrise and Midrise buildings constructed from 1885 to the present, where the applicant shall demonstrate the relevance of buildings selected in this category as appropriate for the surrounding context.

New buildings should respond to characteristics from one or more of these categories in recognition of the inherent challenges associated with reproducing and/



3.4-01: Historicism, the close approximation of an actual historic architectural style, requires special design knowledge, highly skilled labor and, usually, a well-above average construction budget to execute properly.

or simulating historic architecture, as outlined in Section 7.2 of this guide. Design latitude is provided such that proposed designs may adopt an approach that fuses two or more design styles.

### 7.3.4 Project Statement

To ensure that the applicant design team has considered the townwide impact of the project, its buildings, and communal spaces, a Project Statement – which may be a combination of text and graphics – shall be provided to the Planning Board illustrating a well-considered philosophy of how the project adds value to the township contextually and stylistically. The Project Statement must explain in urban design terms the local and townwide impact of the project site, which will



3.4-02: Executed properly, Historicist design is capable of recreating the character of a traditional Town Center. This development consists of a single block meant to look like several mixed-use buildings built over time.



3.4-03: Transitional design combines historic and contemporary elements, producing buildings sympathetic to a traditional context. Decorative articulation is often present in the form of stringbands and cornices, albeit in stylized or abstracted form.

effectively be a new neighborhood in the Township’s central business district. In other words, the statement must go beyond a recitation of the physical and stylistic aspects of the project and address how the project is intended to be perceived in a larger context by residents and visitors alike. For example:

*With its extraordinary size and location, does the project establish a new heart for the central business district and, if so, how do the locations, orientations and sizes of the proposed buildings and the spaces around them support this?*

*Situated at a key crossroad in the Township, does the project aspire to serve as a landmark for the larger community, exploiting the unusual bridge-like condition of Grove Street to form - perhaps through topographical changes and paired structures - a memorable visual and physical crossing?*

*Content to meet its neighbors with more traditional building forms and styles, does the project instead offer a humble frame for the historic assets at its center, presenting the opportunity to discover a unique world within an understated envelope?*

The design team’s Project Statement will provide its own answer.

In addition to defining the project’s urban aspirations, the Project Statement shall make clear the architectural language(s) the design team is proposing and



3.4-04: Holding the corner of a block in Tribeca, this transitional design borrows the proportions and materials of nearby historic cast iron loft buildings. In the middle floors, brick piers substitute for cast iron, a nod to adjacent masonry buildings.



3.4-05: Interpretive Modern design knowledgeably reinvents historic design. This mixed-use structure shares the base-middle-top composition of its older neighbors but amplifies its storefront and cornice to capitalize on the corner location.



3.4-08: Borrowing from historic factory design and the modern office building, this Interpretive Modern building uses traditional materials and a multi-layered facade to fit within its neighborhood, despite being larger and not relying on setbacks.



3.4-06: Historical material and style, such as brick and industrial openings, can be combined with new materials and expanded glazing to create a building suited for modern functions without seeming out of place in a walkable town center.



3.4-9: In lowrise construction, often used to transition from midrise masses to the scale of adjacent single family residences, smaller repeated masses are effective when articulated with materials and textures that echo traditional design.



3.4-07 Historical material and style, such as brick and industrial openings, can be combined with new materials and expanded glazing to create a building suited for modern functions without seeming out of place in a walkable town center.



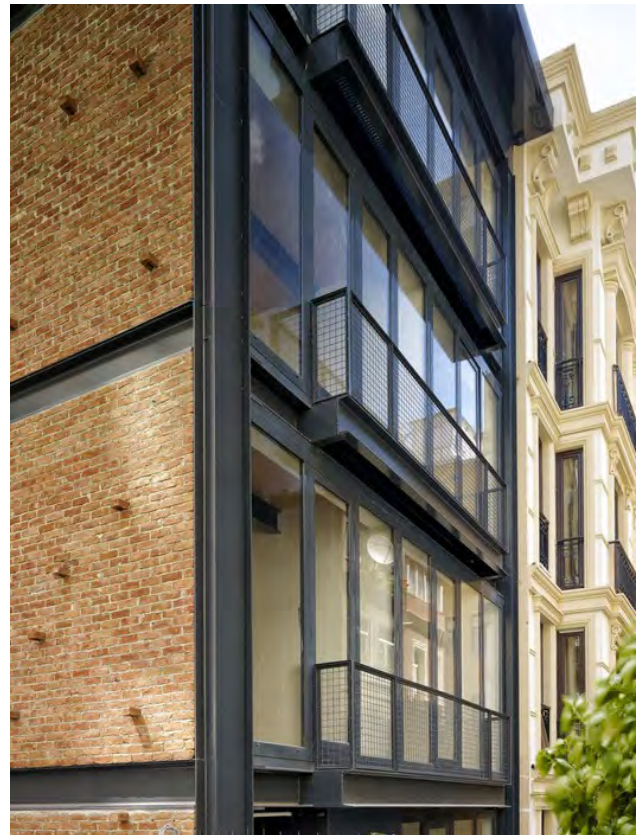
3.4-10: Modern design, with a typically narrow palette of minimally-detailed materials and emphasis on abstract form, can take on contextual qualities and visual interest through overall massing and contrasts between solid walls and glazing.



3.4-13: Inspired by its blocky neighbors with their punched openings, this addition steps back from the street, projects to the side, and uses metal as a contrasting material. It preserves its historic base while asserting its role in redefining the site's use from commercial to multi-family.



3.4-11: Reductive Modern design, if respectful of the storefront culture that fuels the walkable "Main Street", is no less effective than historic design. Thin floor plates and finely detailed glazing on upper floors produce a delicate lowrise design.



3.4-14: Within the vocabulary of a more restrained "Classical" Modernism, traditional materials such as brick, metal and glass can take on new life, stylistically bridging old and new.



3.4-12: A basic midrise masonry building is enriched by being framed with contrasting additions that nonetheless share its simplicity of form and craft.



3.4-15: This midrise corner building occupies its corner site with great restraint. A traditional brick and glass palette is paired with a highly articulated gridded facade. It provides a dignified example of the modern, harmonizing building.



3.4-16: Background fabric doesn't mean dull. With wood, brick and stucco, these three-story masses, set against a four-story mass, provide an effective, Interpretive Modern transition from a commercial to single-family residential area.



3.4-17: A three-story brick and storefront base (right) ties into the existing, lower context while a vertical brick mass (left) announces the transition to a taller re-zoned area. Stepbacks from right to left and glass "infill" zones mitigate overall mass.

how these choices support the urban design intent. The statement should clearly note the stylistic intent of the building(s) and the public space(s). This language may refer to the architectural movements utilized in existing local architecture, as cited in Section 7.2. In contemporary terms, these styles include, but are not limited to: Historicist (Figures 3.4-01 and -02), Transitional (Figures 3.4-03 and -04), Interpretive Modern (Figures 3.4-05 through -9), and Modern (Figures 3.4-10 through -14).

Designers and developers must also consider their buildings' contribution to the surrounding neighborhood context in three ways. A new building may be a landmark serving as a visual and functional focal point of the development. (Figure 3.4-10) Where existing key historic structures are already present on or adjacent to a project site, harmonizing building(s) shall be employed according to the Secretary of the Interior Standards for Historic Preservation. (Figure 3.4-15) Along secondary streets, a simpler, more restrained architecture, providing the background fabric necessary on any street, is permissible (Figure 3.4-16). As the redevelopment area includes a key historic structure and historic elements of particular importance to the downtown and the greater Montclair community, all proposed buildings shall be compatible with the existing context as described above.

While a single building's influence on its neighborhood will typically fall under one of these categories, larger or multiple buildings may be adjacent to different contextual conditions on different frontages. These buildings should be designed such that their building mass and architectural character can be modulated to suit different purposes simultaneously. (Figure 3.4-17)

To illustrate the proposed buildings' relationship with the surrounding context, the design team shall create (10) photomontage renderings utilizing specific street-level photographs provided by the Township, depicted below. These photomontages must include geometrically accurate insertions of the proposed project massing, inclusive of facades depicting primary and secondary materials as well as fenestration.



01 Photomontage Reference Image: Bloomfield Avenue and Gates Avenue, looking east



02 Photomontage Reference Image: Lackawanna Plaza, looking east



03 Photomontage Reference Image: Bloomfield Avenue and Elm Street, looking northwest



04 Photomontage Reference Image: Elm Street and Bloomfield Avenue, looking north



05 Photomontage Reference Image: Bloomfield Avenue, looking west



06 Photomontage Reference Image: Glenridge Avenue and Cloverhill Place, looking west



07 Photomontage Reference Image: Glenridge Avenue and Greenwood Avenue, looking east



08 Photomontage Reference Image: Grove Street and Glenridge Avenue, looking south



09 Photomontage Reference Image: Grove Street, looking west



10 Photomontage Reference Image: Grove Street, looking east

### 7.3.5 General Massing and Materiality Considerations

All buildings should be oriented to the existing street grid. Variations may be considered if they result in an improved relationship of building to street and open space, both existing and proposed. Buildings should be located to preserve public streetscape viewsheds. Opportunities for framing historic architecture and new architectural features are encouraged.

Per the setback and stepback requirements outlined elsewhere in this plan, the mass of new construction shall step down to the street frontage.

As the east and west parcels of the project site have direct exposure to three public right-of-ways, the creation or appearance of a “megastructure” is discouraged. A megastructure shall be defined as a single building occupying its block, architecturally rendered with uniform materiality, color and details applied to an unbroken monolithic mass, 3 stories or taller, along the full street frontage. To aid in scaling down building masses, both large or small, guidelines for appropriate vertical breaks in massing and materiality along Bloomfield Avenue and other streets are described below.

Since stepped lowrise and midrise design and vertical breaks in massing to reduce the scale of a block-wide structure are inconsistent with the Town Center standards of zero front and side lot line setbacks, respectively, special care must be taken if vertical breaks are employed so that any shorter mass close to the street frontage is not designed in such a way that it appears to be a shallow building added to the front of a taller building. If vertical breaks are introduced into the lower mass of a façade with the intention of further reducing street-side mass, such breaks shall be integral to the overall character and cohesion of the building.

As a supplement to vertical massing breaks, vertical breaks in materiality may be introduced (ie, changes or shifts in primary facade materials) from one street-side mass to another in order to further reduce the sense of overall building mass.

As an alternative to vertical massing breaks, vertical

breaks in materiality may be used to further reduce the sense of overall building mass, as follows: Vertical breaks in materiality to create the appearance of multiple, directly abutting buildings forming a streetwall – mimicking the existing zero side lot line condition common to Bloomfield Avenue – is only permitted to aid in transitioning masses as they step up or down due to: 1) changes in finish grade or 2) intentionally echoing the mass and/or material character of existing Town Center buildings from the historic Period of Significance.

Horizontal breaks in materiality will be permitted to reinforce the base/middle/top compositional strategies discussed in other sections of these guidelines. Where the appearance of multiple, directly abutting buildings is proposed, forming a zero side lot line streetwall without vertical massing breaks, the width of abutting buildings shall be based on the width of existing structures from the Town Center historic Period of Significance, shall aid in harmonizing the project with the scale of its immediate context, and shall distinguish adjacent buildings, one from the other, through some combination of design style, height, stepbacks, primary materiality, and/or window types. In no case shall the device of creating a streetwall through multiple abutting buildings be based on recreating any specific part of the typical Montclair Town Center streetwall.

### 7.3.6 Special Massing Considerations

With little exception, the project site is bounded on all sides by freestanding buildings, counter to the norm along Bloomfield Avenue and classic Main Streets discussed elsewhere in these design guidelines. Additionally, a cresting road, Grove Street, cuts through the center of the Plan Area and the larger of the two resulting parcels features a historic landmark set well back from Bloomfield Avenue, the “main street” itself. These special conditions warrant overall massing solutions that exploit the possibility of both introducing new freestanding buildings and “restoring” the streetwall of classic Main Street.

The size of the Plan Area nearly disguises the fact that the entire site is in fact a shallow bowl, with the low point at a topographic elevation of 236, corresponding roughly to the walking surface of the existing Grove

Street pedestrian underpass. By contrast, the high point of the site, at the crest of Grove Street above, sits at elevation 247, a difference of 11 feet. At the perimeter of the site - the rim of the bowl - the topography rises to an uneven edge. Along Bloomfield Avenue, the topography varies from 241 to 247. Along Glenridge Avenue, the topography sits a bit lower and varies from 237 to 243.

In a design seeking to balance building mass with open space, it would be reasonable to take advantage of the bowl-like conditions by concentrating larger building mass at or close to the low point of the site, which would minimize its apparent bulk when seen from adjacent streets. Adoption of this strategy should translate to greater freedom in setting back and stepping back building mass elsewhere on the site, as well as, critically, opening up additional ground space for public use.

The resolution of massing and the creation of open space should not come at the expense of spoiling daylight available to nearby properties. While new buildings on the project site must be respectful of their context by virtue of massing and character, they have an impact on the community beyond their appearance. In particular, consideration must be given to the shadows cast by new buildings. To evaluate how the project's massing will impact neighboring property, a set of solar studies shall be required.

### 7.3.7 Corner Design

Building corners are an opportunity to define architectural character, improve pedestrian orientation, and broaden street views. Chamfering is the de facto treatment for corner buildings facing key intersections in Montclair's Town Center and provides one example of this principle at work.

Increasing the percentage of glazing and/or size of windows at building corners is permissible. Corners may be articulated with recesses or projections that run vertically continuous up a portion or the entire height of the façade. Alternatively, a small pedestrian clearing for meeting or gathering may be provided at the corners of buildings, a useful consideration for an area close to retail and residential entrances. Corners

can also be emphasized, subtly or boldly, through the use of distinctive forms and changes in material, detail and color from the rest of the façade. (Figures 3.7-1 and -2)

The Redevelopment Plan area includes the key intersection of Bloomfield and Grove. The creation of Public Spaces at or near this intersection should result in special treatment for adjacent buildings. In particular, the public-facing façades of a new building that fronts on both Bloomfield Avenue and a new Plaza, regardless of its setbacks from the property line, shall be given equal design consideration.

One or more main entrances to a shop, restaurant or residential lobby are encouraged to be located: at the building corner, within 25 feet of the building corner on a street-facing façade, and/or at a place that facilitates access to nearby mass transit and parking options.



3.7-1: A recessed vertical bay element, similar in width to the building's standard bay, unobtrusively highlights the corner.



3.7-2: A single building, contrasting massing and materiality create the appearance of two structures meeting at a corner, each structure with its own apparent orientation and purpose. The open colonnade at the base helpfully unites the forms.



3.9-2: Even in a Modern mode, the base-middle-top compositional strategy is an effective way to preserve a walkable community while adding new variety and vitality.



3.9-1: The base-middle-top composition of traditional “Main Street” facade design can be successfully reinterpreted in order to produce an effective midrise design.



3.10-1: Whether lowrise or midrise construction, the principles of maximizing storefront glass and providing easy access, especially on a sloped site, provide the foundation for an active and interesting streetscape.

### 7.3.8 Building “In the Round”

Façade design and finish materials shall be considered in three dimensions, particularly as buildings turn corners. Materials and/or details shall be extended around building corners and extensions in order to avoid a “pasted on” appearance. All building façades adjacent to or visible from a public street, walkway or open space shall exhibit the same or similar degree of architectural detailing as the building’s primary, street-facing façade. Material changes should occur at a logical transition point, related to changes in building program, dimensional architectural massing or detailing, rather than form an arbitrary pattern on a flat façade.

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. The use of materials installed in a flat, repetitive manner with little or no relief on any given mass is strongly discouraged. In particular, new construction shall have a sense of depth, rhythm and scale made legible through the use of shadow lines on all buildings masses. No matter the architectural style, dimensionality in a façade is the most effective way to harmonize new construction with existing in the Town Center. Refer to the analysis of Town Center historic architecture in Section 7.2 and contemporary architecture examples in Section 7.3.4 for additional guidance.

### 7.3.9 Building Mass and Strategy

Lowrise and Midrise Design as outlined in Sections 7.1 and 7.2 shall provide the basis for building massing strategies.

New buildings in the plan area shall be articulated in a manner that differentiates between how the building meets the ground, how intermediate (i.e. middle) floors are grouped, and how the top is resolved at upper-most stories, with the understanding that such distinctions may vary in intensity (Figures 3.4-10 and 3.9-1, for example). Any employed design strategy should be visually impactful and legible from the street-level public right-of-way. Base/Middle/Top de-

lineations through masonry detailing mimicking that found in Montclair Town Center is allowed, but not required.

#### Base Articulation:

The base of the building shall be more thoroughly detailed and articulated to connect the building to the ground plane and the scale of the pedestrian. The base may be defined as a distinct datum, such as a water table or contrasting belt course, introduced at the ground floor and/or as the entire ground floor facade itself. The degree of articulation of the base shall be consistent along each facade of the building visible from the Public Right of Way. A change in materials or wall thickness should be considered to address changes in grade. In addition to bay variation (see below), the prominent articulation of major pedestrian entry ways is encouraged.

#### Middle Articulation:

The middle floors of buildings, as defined by all stories above the ground-level story and below the first stepback of each building or buildings, should be distinguished from the base and top through changes including but not limited to: material selection and texture, fenestration pattern, and/or detailing. Appropriate details may include mixed patterns of masonry bonding, distinct window sills and lintels, horizontal reveals, or belt courses.

#### Top Articulation:

The top of the building shall include where buildings meet the sky, through a parapet or pitched roof, and stories above step-backs over 5 feet in depth. The building's termination should be expressed through the use of detailing visible from street-level public right-of-way, inclusive but not limited to a cornice, decorative parapet, shading device, or roof overhang, applied in a material, method and proportion consistent with the architectural style of the building. If the building has a flat roof, the articulation of the top may include portions of the top-most story of the building mass, creating the appearance of an attic story or rooftop addition. If the building has a visible pitched roof, articulation may be integrated with the roof edge and eave elements.

Mansard roofs may not be used on more than 15% of the entire project and are subject to the following

requirements: No Greater than 12 feet in total height; finished in metal standing seam panels of slate roof tiles; and punctuated with dormers serving occupiable space, with such dormers making up no less than 50% of the mansard roof.

#### Vertical Bay Rhythm and Horizontal Expression:

Façades facing a public street and visible from a public Right-of-Way should clearly express vertical bay rhythms and horizontal breaks through the use of two or more of the following: (i) changes in materials; (ii) material finishes and patterns; (iii) structural bay expression (for example: engaged piers, pilasters), (iv) fenestration, such as window opening spacing; and (v) changes in the depth of the façade plane of at least 8".

### 7.3.10 Storefronts and Managing Topography

As described in Section 7.2, the first floors of the majority of structures in Montclair Center are typical of late 19th and early 20th century commercial architecture in that they are generally composed of pedestrian-friendly large expanses of glass paired with a recessed entrance. The ability to see in and out of buildings at street level is important to the character and appeal of the Town Center Historic District. New construction shall respect this established pattern. (Figure 3.10-1)

The portions of street-facing building bases with retail and commercial use shall have a minimum of 60% ground floor glass, with storefronts that provide the pedestrian-friendly characteristics included in the typical Town Center storefront. Blank walls or walls with only a small percentage of windows at street level shall only be permitted in specific areas of the façade based on tenant program. The areas of tenant program that require solid walls or walls with only a small percentage of windows shall be located adjacent to building facades away from the streetscape wherever possible. When these walls abut public plazas, or parking areas, these walls shall be designed to enhance outdoor public spaces through the provision of human-scaled architectural detailing and artwork.

Where first-level uses include retail or commercial

uses, the following standards are encouraged or, in some cases, required to create the greatest level of public-private transparency from street to building.

1. Street-facing facades of the first level of buildings along Bloomfield Avenue, Grove Street, and Glenridge Avenue shall have a retail-style design that reinforces the public character and visibility of the first level. Windows shall maximize views into the interior, while reinforcing the proposed architectural style of the building.

2. Street-facing ground-floor windows shall not be obscured by glass tinting, blinds, or drapes. Where shade and/or weather protection is desired, metal canopies and/or fabric awnings may be used.

3. Any signage shall fit into the overall character of downtown Montclair and shall comply with Montclair Township's sign regulations (see Sections 347-105-111) and the Design Guidelines for the Montclair Town Center Historic District, except for where explicit standards in the redevelopment plan deviate from the zoning ordinance. In addition, the following standards apply:

a. Building design should provide a logical space within the first level, above any retail or commercial storefronts, doors, or windows, for retail signage.

b. Signage should be placed so as not to obscure the distinctive architectural features of the building.

c. Building-mounted signs should only display information about the businesses located on the property.

4. Pent roof overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts and over major building entrances. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate. Security grates mounted to the exterior of buildings are prohibited.

5. Except where the first-level use is retail, landscape plantings are recommended within any setback areas that are deeper than the minimum required setback.

Align street-fronting commercial floor levels with the sidewalk level (maximum of 1'-6" above or below). For larger ground floor spaces with multiple tenants, this may require stepping the floor slab on sloping sites. Commercial frontages should have a regular store-front bay rhythm, from a minimum of 12'-0" wide to a maximum 36'-0" wide. Minimum clear ceiling heights for ground floor commercial uses should be 12', except where existing conditions prohibit this minimum height.

### 7.3.11 Windows and Fenestration

Above the first floor, at façades along the lower story setback – zero setback or otherwise – all windows and glazing shall be demonstrably responsive to the context. Window openings may be square or in a rectangular format – horizontally or vertically oriented – with one or more windows within. Individual window units and ganged window units within such openings in general shall be rectangular, vertical and proportioned similar to adjacent structures.

Curtain wall or strip windows shall be limited to upper, stepped-back façades, Plaza-facing façades, building corner expressions, areas of secondary entrance, as well as façades not visible from the Public Right-of-Way.

The following transparency requirements apply to windows in different locations and at different building levels:

1. At Ground Floor spaces with active uses, street-facing facades of any new building facing Bloomfield Avenue, Glenridge Avenue, Lackawanna Plaza, and Grove Street shall have glazing occupying at least 60 percent of the façade width, with a majority of the glazing within a band that is between 2' and 10' above the sidewalk. Additional glazing above or below this band

is permitted. These requirements exclude portions of facades adjacent to open park space and parking areas as well as facades not immediately adjacent to public streets and their sidewalks.

2.

Upper-story street-facing facades of any uses shall have glazing occupying at least 25 percent of the façade area of each floor. Windows shall be vertically-proportioned so as to harmonize with the historic character of downtown Montclair. Individual, vertically-proportioned windows may be grouped in pairs, triples, or quads in order to create wider, horizontally-proportioned expanses of windows. Except in all-glazed curtain wall construction, all upper-story windows shall be recessed with respect to the surrounding façade plane by a minimum three (3) inches depth, or shall be surrounded by sills, headers, and vertical framing elements each of at least three (3) inches depth and three (3) inches width, in order to create shadow lines and a sense of depth on the windows.

3.

On upper-story facades, there is no restriction on the type or transparency of glazing.

### 7.3.12 Public Open Space

A publicly accessible Open Space, designed and programmed for use by the broader community, shall be provided.

The redevelopment team shall give equal priority to the concept design, materiality, design development and final construction of the Public Open Space along with and fully coordinated with the associated building(s) design, proceeding with both efforts initially and simultaneously, recognizing that the success of this Open Space's final realization is critical to the success of the entire project. The Open Space shall be a destination unto itself. The following document provides an excellent reference for the fundamental qualities and characteristics of a well-planned and well-executed Public Space Gathering: <https://www.wbdg.org/design/plaza.php>.

The Public Open Space shall provide a larger space for public gathering and use as well as smaller spaces, nooks and crannies for smaller, intimate gatherings. The Open Space shall include an appropriate mix of public, semi-public and semi-private space(s) well-integrated into the overall project site and construction, all new and existing buildings, and pedestrian circulation paths/routes bordering and through the project.

The Plaza shall be a combination of hardscape and soft landscape to provide flexibility for use and occupation. It shall incorporate a variety of portable and fixed site amenities, such as furniture and landscape elements, respectively, that shall be both enjoyable for Open Space users year-round and aesthetically coherent. (Figures 3.12-1 and -2)



3.12-1: Distinctive building forms and rooflines conspicuously frame this otherwise straightforward public plaza. Temporary umbrellas and display tables provide a secondary scale for the plaza, appropriately intimate and inviting as an open marketplace.



3.12-2: Temporary uses have the potential to redefine the character of public outdoor space, resulting in extended seasons of recreational and business activity and generating ongoing interest both within and outside the local community.

As a way to introduce scale, order and visual interest into the Open Space itself, changes in paving material and/or pattern shall be introduced. Complexity for complexity's sake is not the goal. Rather, the intent is to use contrast – through changes in material size, color, shape and/or manner of installation – in order to differentiate or demarcate zones of use, such as perimeter areas that might be used for seating versus a central gathering place, for example. (Figures 3.12-3 and -4)



3.12-3: Open space, a variety of seating options suitable to all ages, modest landscape, and a changing vista - in this case a background of commercial buildings with active storefronts - provide some of the essential ingredients for a welcoming public plaza.



3.12-4: Artful benches, an exposed irrigation canal, sculpture, and the promiscuous use of stone paving generate unique character and spaces at this historic square, one of several linked by pedestrian paths and courts paved with the same stone and sensibility.

Pedestrian approaches routes through the site shall be planned so that is easy and convenient to access all public space with full ADA accessibility.

To further activate open space and site circulation through such space, the redevelopment design team is encouraged to address unique site conditions as challenges to be solved creatively. For example, changes in topography invite the possibility of hybrid forms of vertical circulation, creating visual interest while satisfying the goals of universal design. Toward similar ends, where compromised historic elements are to be adaptively reused and require intervention to become practical again, bold and modern measures are encouraged, as long as no historic fabric is damaged or lost in the transformation. (Figures 3.12-5 and -6)



3.12-5: Creative strategies for negotiating movement on a sloped site help create a dynamic and inviting environment for visitors of all ages and abilities.



3.12-6: Existing but compromised historic elements, like the remaining Grove Street stair (above left), are excellent candidates for modern interventions that both restore function and dramatize old and new elements, as seen in a new steel stair providing access to a breach in the masonry of an ancient French fortification (above right).

Open Space lighting shall be provided as part of a comprehensive, coordinated package of architectural outdoor lighting solutions. See Section 9.13 for additional information including lighting level requirements.

The Open Space’s lighting package may also include pole-mounted site and area lighting, illuminated low-rise bollards, building/wall-mounted floodlights, Plaza border demarcation and/or field accent lights, planter side-wall and stair-step riser hardscape pedestrian

circulation illumination lights, landscape border articulation and accent/feature uplights, decorative building entrance overhead and wall-mounted sconces, and other special purpose lighting required to enliven this critically important outdoor space and community amenity.

Drainage for all public open space shall be integral to the design in order to enable safe walking surfaces in all seasons and to ensure that stormwater is managed in accordance with municipal building codes and as per directives provided by the Township Engineer.

### 7.3.13 Parking Structures and Pedestrian Accommodation

No parking structure shall front on or be directly accessible from Bloomfield Avenue.

All parking structures should be screened from active streets with lobbies, retail frontage and/or other uses that encourage sidewalk foot traffic, residential units, and the appearance and reality of an occupied street. In the absence of screening with active uses, along side lot lines, for example, openings for light and ventilation are permitted. Such openings shall be outfitted with architectural elements, such as decorative metal grilles or railings as façade enhancements and for security. The façade shall otherwise be designed as consistent in material and detail quality with portions of other new structures.

When located in the base of new construction with separate occupiable uses above, the parking structure shall be integrated into the façade in a manner that provides continuity of opening locations and proportions between the base and upper stories. Blank, solid, opaque façades greater than 20’ in length are not permitted.

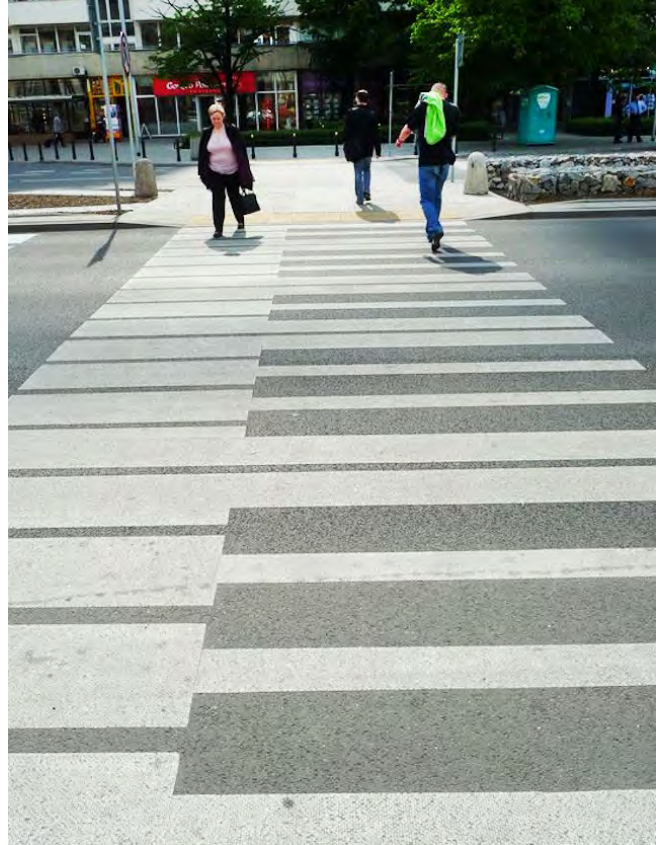
“Shared Street” infrastructure (also known as a “woonerf” strategy) shall be provided in order to prioritize pedestrian safety. (Figures 3.13-7 through 3.13-9) Examples to achieve this may include wide speed bumps that double as raised pedestrian paths, distinct striping and/or paving materials to induce traffic calming and designate pedestrian paths, distinct

illumination defining pedestrian paths, bollards to help separate pedestrian and vehicular traffic, and other physical forms that further serve and protect pedestrians. Where such “Shared Streets” strategies are introduced, care shall be taken to observe and adopt the materiality and/or character of adjacent, existing publicly accessible paths and alleys in order to reinforce continuity with local pedestrian routes.

Where a full-time, ground-level, dedicated public pedestrian passage running through or along a parking structure meets open, public spaces, the passage shall be conceived and built as a public amenity, meeting the necessities of accessibility and safety.



3.13-1: As a visible, free-standing structure, the Crescent Deck is widely appreciated in Montclair for its appearance and generous interior. It blends into its context by picking up on architectural cues from commercial and residential neighbors.



3.13-2: Broad, dramatic striping at a crosswalk can help slow traffic while enlivening the pedestrian experience. In this case, a musical theme, perhaps inspired by local activities or heritage, serves as graphic inspiration.



3.13-3: This wide speed bump doubles as a pedestrian path cutting through a parking area. Shallow asphalt ramps, diagonal striping and broad colorful bands highlight the walking zone, ensuring that drivers are both physically and visually aware of the path.



3.13-4: In this curbless parking area, sidewalk and street are one. Changes in paving material, texture, scale and color serve to designate different zones of use. In this paved landscape, pedestrian



3.13-6: With a simple rhythm of piers on both sides, this long loggia offers the same advantages as a classic arcade. Shallow recesses on one side can serve as art alcoves, promotional display, storefronts, or building entrances.



3.13-5: A classic arcade offers a handsome example of an effective, protected passageway. Repetitive columns echoed by simple paving and lighting provide a rhythm that adds interest and human scale to an otherwise lengthy passage.

### 7.3.14 Exterior Materials

Exterior materials shall be consistent with the context. Primary permitted facade materials are brick, stone, pre-cast masonry, stucco, glass, and metal. No more than three (3) primary materials with a variety of textures and accents shall be used on each facade. Accents may be introduced, to be selected from primary permitted materials not forming the basic building palette and as noted below. Applicants shall use a mixture of materials that primarily echoes the material composition of the existing context.

Where the integration of a traditional roof silhouette or element is proposed (articulated parapet or deep eave, for example) such features should be consistent with the context in height, material and color, as well as demonstrably influenced by the formal composition and detailing of similar elements built during the Montclair Period of Significance.

Where visible from the public right-of-way, security gates, access panels and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.

The following materials are prohibited within the Plan Area when visible from the public right-of-way:

- a. Faux treatments that mimic common materials, such as scored stucco imitating brick and/or stone, vinyl or asphalt siding imitating wood siding, and thin-gauge sheet metal imitating rigid metal panels.
- b. Materials that age rapidly and are thus difficult to maintain, such as bare, stained or painted wood and field-painted metal.
- c. Concrete masonry units.
- d. Tinted glass at the Ground Floor, glass with tinted film applied, mirror glass and obscure (i.e. frosted or patterned) glass. Spandrel glass shall be permitted only at locations screening views of vertical or horizontal building structure. Spandrel glass shall account for no more than 25% of the total surface area of any facade. Reflective glass shall be permitted at the second story and above only as required by state energy codes or LEED certification requirements. These requirements and limitations shall not apply to Ground Floor facades adjacent to open park space and parking areas.
- e. Exterior Insulation Finish Systems (EIFS), with the exception that such a system is allowed when integrated into the top most floor of a building mass when said floor is stepped back a minimum of 7 feet. Final approval is dependent upon the submission of actual material samples, manufacturer specifications and system performance reports, and typical installation details at the time of Site Plan Submission.
- f. Fiber cement panels or fiber cement siding, with the exception that such materials may be allowed when integrated into the top most floor when said floor is stepped back a minimum of 7 feet. Final approval is dependent upon the submission of actual material samples, manufacturer specifications and system performance reports, and typical installation details at the time of Site Plan Submission. Under no cir-

cumstances is a board-and-batten style of installation permitted for this material.

Material durability and longevity are of utmost concern. Therefore, expansion and control joints shall be introduced per manufacturer's recommendations and industry standards and in a manner that is integral to the rhythm of structural bays and fenestration layout, rather than randomly placed on facades. Gutters, leaders, weep holes and drip edges shall be similarly integrated into the facade design. Abutting materials shall be non-reactive and all sealants shall be color-matched to blend with an adjacent surface.

### 7.3.16 HVAC and Rooftop Screening

PTAC (Packaged Terminal Air Conditioners, through-the-wall air conditioning units), if used, shall be placed within a logical portion of a window framing unit and designed as integral to the window framing and definition, and shall be of a material and/or color to blend into the surrounding framing. Logos, brand names and lettering over one inch in height are not permitted on the exterior of PTAC units.

Any rooftop mechanical equipment that may be visible from a public street shall be screened from view in a manner consistent with the architectural design and materials of the building.

### 7.3.17 Qualifications and Experience

Developing buildings and public plazas that fulfill all of these aspirations is complex work, best accomplished by professionals who are familiar with the unique requirements of designing midrise structures and public plazas responsive to the existing community and context. Therefore, development teams must include, at minimum, an architectural firm with a portfolio displaying site-specific Town Center work, familiarity with midrise design, and a proven ability to address community-specific needs, and a landscape architect with a portfolio of public plaza work designed and a historic context and setting similar in scale to the Public Open Space proposed for this redevelopment plan.

## V REDEVELOPMENT ACTIONS

### V.A.1 Outline of Proposed Actions

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; provisions for public infrastructure necessary to service and support new development; and vacation of easements as may be necessary for redevelopment.

Once a redeveloper is selected the redeveloper will be required to enter into a Redeveloper’s Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

### V.A.2 Neighborhood Impacts

The Plan Area is set in a unique location within the Township. While it is located within the central business district, and is a short distance from the Bay Street passenger railroad station, it is also proximate to a range of residential uses and densities. This setting will provide for a ready customer base for the new supermarket and other nonresidential uses in the Plan Area. But consideration of potential impacts on surrounding neighborhoods, streets and businesses must be considered as the Plan Area is redeveloped. The primary forum for mitigation of impacts will be the Planning Board’s review of the site plan application. The Board should consider impacts during construction as well as at project completion.

### V.A.3 Properties to Be Acquired

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Plan Area, provided that the township agrees to assist in the acquisition of easements, title restrictions, or other interests that impede implementation of the plan.

### V.A.4 Relocation

The Redevelopment Plan does not anticipate the displacement or relocation of any residents within the Plan Area. However, should the Township acquire properties within the Plan Area, it will undertake the following steps to provide for relocation:

- At the time of property acquisition, the actual extent of displacement will be determined.
- A Workable Relocation Assistance Plan (WRAP) will be prepared and submitted to the New Jersey Department of Community Affairs for approval.
- The Township will comply with the requirements of the State’s relocation statutes and regulations as applicable, and will provide all benefits and assistance required by law.

**V.A.5 Infrastructure**

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: 1) provisions for infrastructure necessary to service new development; 2) environmental remediation; and 3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

**V.A.6 Other Actions**

The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (performance bonds or other acceptable performance security required pursuant to the Municipal Land Use Law) pertaining to redeveloper’s obligation to provide the infrastructure and improvements required for the project., including the provision of water, sanitary sewer, and stormwater sewer service as well as sidewalks, curbs, streetscape improvements, street lighting, and on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project.

## VI PLAN CONSISTENCY REVIEW

### VI.A.1 Relationship to Montclair Master Plan

The Township’s most recent Master Plan document is the Unified Land Use and Circulation Element (the “Unified Plan”), which was adopted in May 2015 and last revised in 2021. This plan element places the Plan Area in the Montclair Center Downtown (C2) land use classification. The Unified Plan recommends preparation of this Redevelopment Plan to support revitalization efforts for the Lackawanna Plaza area. The C(2) district consists of “lower-scale, dense, compact development that reinforces the existing form while allowing new construction that contributes to a more vibrant and active area. The Master Plan recommends a maximum height of four stories and 47 feet for the district with a maximum density of 55 dwelling units per acre for development on lots over 20,000 square feet in area. It further recommends that density be calculated as dwelling units per acre, rather than a net density after the commercial space is subtracted. The plan also recommends a minimum setback of 10 feet at the 3<sup>rd</sup> story and or regulation of the street to building ratio so that new construction has a similar wall height as existing structures. New development should contribute to a consistent street façade along Bloomfield Avenue, and facades should be constructed of high-quality materials while allowing for maximum first story transparency. The plan recommends that buildings should be a blend of retail, office and residential uses with a high ratio of first-story windows. The construction of residential and office development above retail stores is encouraged. Specifically, the plan recommends that zoning require a mix of and balance of uses that allow the district to be active during all times of the day and evening.

This Redevelopment Plan is consistent with the Unified Land Use and Circulation Element of the Master Plan.

In addition, the plan is consistent with the Township’s 2016 Master Plan Reexamination Report which maintained the policies in the Unified Land Use and Circulation Plan, but recommended the following new policies:

- Creating opportunities for open space in the central business district through use of increased setbacks and establishment of a parklet program;
- Continuing to support the creation of affordable housing through inclusionary development;
- Encouraging the use of renewable energy facilities and green building design;
- Establishing a mandatory 1% development fee for public art program;
- Creating a parking fund whereby applicants receiving parking deficiency variances pay a fee which will be used for parking improvements in the community;
- Evaluating alternatives to a shuttle bus that are more financially viable; and
- Continuing to support the installation of appropriate traffic calming devices in all commercial districts to improve mobility and pedestrian safety.

This Plan is substantially consistent with the objectives set forth in the Unified Land Use and Circulation Element and the 2016 Master Plan Reexamination Report. This Plan furthers the Township’s pursuit of the economic, environmental and social benefits of sustainable growth by promoting compact, mixed-use development at a density appropriate for a pedestrian-oriented downtown environment. The successful implementation of this Plan will advance these objectives by redeveloping an underutilized property in a key

location in the Township with a mix of uses that includes a supermarket and other nonresidential uses, as well as new housing that will support the downtown area and benefit from its location close to transit and services.

**VI.B Relationship to Adjacent Municipalities**

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The Plan Area is not adjacent to any of the surrounding municipalities. Given its physical separation, the Redevelopment Plan will not affect those nearby municipalities to any significant degree, other than have a generally positive impact via the creation of a new pedestrian-oriented, mixed-use development that serves the Essex County region.

**VI.C Relationship to Essex County Master Plan**

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Although the County of Essex does not have a current Master Plan, the revitalization of the Montclair Center district generally is considered consistent with the land use planning goals of the Essex County Planning Board.

**VI.D Relationship to State Development and Redevelopment Plan**

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The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

*“Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”*

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been re-adopted once during the 25 years since its original adoption. A new State Strategic Plan (SSP) has been proposed as the revision to the 2001 SDRP but has not been adopted as of 2017.

This Redevelopment Plan is thoroughly consistent with the SDRP and the draft SSP, as it epitomizes the smart growth principles set forth in both documents. In particular, the Redevelopment Plan promotes the reuse of developed property in an area well served by infrastructure and transit. This Redevelopment Plan therefore furthers the goals, strategies and policies of the SDRP and the proposed SSP.

## VII GENERAL PROVISIONS

### VII.A Amendment to Zoning Map and Zoning Ordinance

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The Zoning Map referenced in Section 347-4 of the Zoning Ordinance of the Township of Montclair is hereby amended to reference this Redevelopment Plan. Additionally, the listing of zoning districts in Section 347-3 of the Zoning Ordinance is hereby amended to include a reference to said Redevelopment Plan.

### VII.B Deviation Requests

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The Planning Board may grant deviations from the requirements of this Redevelopment Plan Amendment in accordance with the criteria set forth in N.J.S.A. 40:55D-70c.

No deviations pursuant to N.J.S.A. 40:55D-70d shall be permitted.

### VII.C Qualifications of the Redevelopment Team

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Qualifications of the full design and development team shall be presented to the Township of Montclair prior to the designation of the redeveloper. The team shall demonstrate experience with mixed-use placemaking within a similar historic urban or suburban town center context. Team qualifications shall include a minimum of the following:

- Name, contact information and qualifications for all members of the design and development team, including but not limited to the developer, architect, civil engineer and traffic engineer.
- A list of completed projects of similar size, use and configuration.
- A list of at least 3 professional references for the principal member of the design and development team.
- If the contractor has been selected, include information and qualifications for the company, project manager and site supervisor. If no contractor has been selected at the time of site plan application the developer shall submit this information to the Township upon selection of a contractor.

### VII.D Site Plan and Subdivision Review

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All applications for development within the Redevelopment Area shall be in the form of a site plan application to the Planning Board.

#### VII.D.1 Submission Requirements

All site plan applications shall include the checklist requirements listed in Section 202-29.1 of the Township Code, as well as the following:

- Phasing plan (if applicable)
- Construction staging plan that addresses impacts to existing public parking spaces during the construction phase
- Traffic Study that considers mass transit routes and evaluates the cumulative effect of the ingress and egress requirements of the proposed development and the effects on adjacent and affected roadways

created by the proposed development. The Study shall demonstrate that any significant impacts will be alleviated through mitigation measures, subject to County approval.

- Parking Management Plan.
- Completed LEED certification spreadsheet demonstrating ability to obtain certification in accordance with the requirements of Section 6.8.2.
- Fiscal Impact Analysis evaluating the fiscal impacts of the project to the Township.
- Utility Impact Analysis evaluating the impacts to Township utilities.
- Stormwater Management Plan.
- Affordable Housing Plan with details and location of each affordable and workforce housing unit, including location, size, number of bedrooms and number of bathrooms. A comparison of the affordable and workforce units and the market units shall be included.
- Building Design Description:
  - Project Narrative or Statement, explaining design intent.
  - Photos of adjacent context.
  - Photos of inspirational imagery, including buildings in Redevelopment Plan, and additional ones at designer’s discretion.
  - Site Plan, at a minimum scale of 1” = 20’.
  - Building Plans, at all levels including Roof Plan, at a minimum scale of 1/16” = 1’-0”.
  - Enlarged plans, at major entry and secondary features, including typical first story and upper story bays, at a minimum scale of 1/8”=1’-0”.
  - Building Elevations, rendered in color, all sides, at a minimum scale of 1/8” = 1’-0”.
  - Building Sections, minimum 2, transverse and longitudinal, at a minimum scale of 1/8” = 1’-0”.
  - Wall Sections, minimum 2, through major entry and secondary features, at a minimum scale of 1/4” = 1’-0”.
  - Section Details, minimum 4, through base, entry door and canopy, cornice, other major features (sun shading, etc.), at a minimum scale of 1½” = 1’-0”.
  - 3D Renderings in color, a minimum of eight ground-level views as per the Design Standards, showing the proposed project in context via photomontage.
  - A series of Solar Studies using a geolocated 3D digital model of the proposed project to depict the shadows cast by the project onto its context. The studies shall model the full extent of shadows produced by the project and all surrounding properties and structures impacted by the project’s shadows. The project’s shadows are to be depicted in still images for the following days and times:
    - Days – Winter Solstice, Summer Solstice, and Spring/Autumn Equinox.
    - Times – 15 minutes after Sunrise, 9am, Noon, 3pm, 15 minutes before Sunset.
  - Digital or physical models or other visual representations of the development may be required by the Planning Board if deemed necessary to adequately review the proposed development.

- Sample and Specification Submittals for all proposed key materials and systems including masonry, wood, metal, glass, windows, canopies, lighting and signage.

**VII.D.2 Historic Preservation Commission Review**

The Historic Preservation Commission shall have the opportunity to provide an advisory review of the site plan application prior to being heard by the Planning Board.

**VII.E Adverse Influences**

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No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

**VII.F Non-Discrimination Provisions**

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No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Council or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Council, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

**VII.G Duration of the Plan**

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The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Council.

**VII.H Completion of Redevelopment**

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Upon the inspection and verification by the Township of Montclair that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

**VII.I Severability**

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If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

## **VII.J Procedure for Amending the Redevelopment Plan**

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This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the part requesting such amendment, unless the request is issued from any agency of Montclair Township. The Township Council, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.

## VIII SUMMARY OF COMPLIANCE WITH THE STATUTORY PROVISIONS OF THE LRHL

In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Plan Area.
- The Redevelopment Plan provides for the acquisition of privately-owned property and the relocation of residents or businesses, if necessary.
- The Redevelopment Plan is substantially consistent with the Township of Montclair Master Plan. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.
- The Plan Area does not include any existing low and moderate income housing units.
- This Redevelopment Plan shall supersede all provisions of the Township of Montclair's Zoning Code regulating development in the area addressed by this Redevelopment Plan, except where specifically mentioned within the text of this Plan. Final adoption of this Plan by the Township Council shall be considered an amendment of the Township of Montclair Zoning Map.

**IX APPENDIX**

# Appendix: 7.1: Rules Town Center Design – Essential Principles

## 7.1.1 Introduction: Rediscovering Main Street Creating Authentic and Appropriate Places The Unfinished Business of Bloomfield Avenue Relearning Architectural and Place-making Lessons, Adopting New Practices

Redevelopment in Montclair must be concerned foremost with creating authentic and appropriate places for public gathering and use.

The 21st century has seen a return to Main Street. Many Americans, from younger generations to retirees, are choosing to live in towns with vibrant, well-developed, walkable Main Streets and easy access to multiple modes of local and regional transportation. These Main Streeters are leaving behind the sprawl, malls and car dependency that characterized much of post-war suburban living. In the process, they are rediscovering the practical conveniences and visual pleasures of towns planned and built more than 75 years ago. Bloomfield Avenue, Montclair's mile-long Town Center, exemplifies the desirable Main Street, and yet there are large pockets of inactivity at critical junctures along the avenue. As a Main Street addressing the evolving needs of the 21st century, Bloomfield Avenue is unfinished business.

Fostering successful 21st century town center design in a historic context requires relearning architectural and place-making lessons well-established prior to the mid-20th century, and adopting new architectural best practices incorporating the lessons learned since. Specific building and place-making design lessons to be learned and applied from Montclair's Town Center are found in Sections 7.2 and 7.3. The remainder of Section 7.1 provides town center design principles which the redeveloper shall apply to new construction in the designated area in need of redevelopment.

## 7.1.2 The Walkable Community Economic and Community Benefits Social Connection, Health and Safety The Streetscape as a Public Room

All new Main Street development must support the walkable community. The connected neighborhood, one where numerous amenities are provided and pedestrian and vehicular traffic are not in conflict, is a fiscal and fitness gain. Increased foot traffic improves economic health for both the merchant and township. A mix of complementary uses is convenient for locals and provides the township with a resilient town center that can more quickly adapt to economic change than communities dependent on the suburban or exurban mall. A range of housing options strengthens the resilience of the Town Center, stabilizing the population as demographic and socioeconomic trends evolve. With active storefronts and diverse commercial options – from independently owned stores to larger retailers, from offices to eateries, from small entertainment venues to theaters - the walkable community provides an enticing and legitimate alternative to the convenient experience of private online shopping and cultural consumption.

Walkable, human-scaled streets also enrich our social lives and improve the physical health of the individual and community in the Digital Age. Getting people out of their homes and cars and onto the sidewalk encourages a more active lifestyle, where town residents, business employees and visitors have more interaction with each other and their neighbors. (Figure 1.2-1). Streets that draw pedestrians also slow down and lower the number of cars on the street, improving safety.

In a historic town center, walkability is enabled by an environment of fascinating, approachable buildings. In addition to its buildings, a defining feature of a historic downtown is the streetscape. The streetscape incorporates the spaces between buildings, which include streets, parks, and pedestrian walkways, and help complete the unique physical appearance of each town. The historic streetscape is framed by buildings that closely adjoin each other, face the street, and share a similar setback from the street curb. This space creates a sense of enclosure and makes the streetscape an "outdoor room." (Figure 1.2-2) Just

as people enjoy visiting and shopping inside historic downtown buildings, they also appreciate the quality of this big public “room” as a space ideally suited to community activity. The shared space of a well-defined street is a place where people can linger and businesses can thrive.

### 7.1.3 Valuing the Unique Character of Place

Physical Identity is Community Identity  
The Threat of Anywhere, USA  
The Past Points to the Future

Memorable town centers have a unique physical identity. Because historic buildings and their setting remain as physical evidence of the past, they help recall special events, memorable moments, and important experiences shared by a community. Visitors or newer residents, who may not know town history, also experience a sense of the past and forge a tangible connection to their community as they discover and learn about the historic assets of their town.

A primary goal of these guidelines is to prevent “Anywhere, USA” architecture, an unofficial style that has arisen in the last 15 years and scrubs away meaningful connections to the past. Instead, it provides a lowest common denominator design aesthetic that can be used anywhere because it adopts common features of “traditional” building design, such as a distinct base, middle or top and the use of brick, but does not recognize the unique physical attributes of any particular community, thereby failing to leverage pre-existing character and cultural connections. (Figures 1.3-1 through 1.3-4) Counterintuitively, this style of architecture is often the product of over-prescriptive planning design guidelines that push architecture towards an imitative style, as compared to an original and creative architecture that is still respectful of the neighborhood context.

Efforts to improve the vitality of a Main Street can change its visual qualities for better or worse, depending on the tactics used and the effort involved. If done without consideration for the historic fabric of the downtown, these changes can detract from the architectural uniqueness and cultural setting by diminishing authenticity and sense of place. This usually results in

a sanitized or cookie-cutter look that ironically makes a town look just like other newly-revitalized towns.

Because historic town centers have their own unique collection and combination of buildings and public spaces, they are recognizable as distinct destination and activity centers, and are therefore full of strategies and cues to inspire new, compatible construction. Historic town centers have far greater potential to provide a memorable experience than an anonymous “anywhere” shopping center or strip mall. When allowed to convey its historic character and accumulated patina, a town center tells the unique story of its community and culture. (Figure 1.3-5)

To avoid the nondescript “Anywhere, USA” style and adopt a more fitting design approach, the development team must become a student of Montclair’s Town Center and the project site, starting with the information provided in these guidelines. See Section 7.2 for a closer understanding of the design strategies that have given Montclair’s Town Center its unique character. There are numerous other sources of information the redevelopment team shall turn to during the planning, design, and detailing of the entire project: Township of Montclair Historic Preservation Ordinance (Article XXIII), Township of Montclair Historic Preservation Commission Town Center Design Guidelines (2016), local history archives of the Montclair Public Library and Montclair Historical Society, and the Secretary of the Interior’s Design Standards for the Treatment of Historic Properties.

### 7.1.4 Analyzing the Character of Place

Architecture is a Language  
Key Concepts and Terms  
The Forms of Public Space  
Building Characteristics and Public Space  
conspire to make Neighborhoods

Distinctive town center architecture, no matter how much it might vary from one community to the next, is quantifiable and the product of many centuries of written theory and practical application. The unique character of a project setting, in other words, is not a mysterious condition that can’t be explained. It should, in fact, be properly studied and provide the foundation for an informed development design

approach, whether the intention is to be compatible, contrasting or some combination of the two. To “read” the physical context of a site requires careful analysis and understanding of the local architectural language.

The most obvious features in a historic downtown are the buildings themselves. They define the character of the downtown by their physical presence and help give a community a sense of identity, stability and history. Although few people could describe the architectural differences between an 1880, 1920, or 1960 building, almost anyone can recognize that they were constructed at different times and reflect the era of their origin. (Figure 1.4.1)

Building characteristics create an architectural language of a neighborhood, combining the complementary and contrasting elements of separate buildings into a cogent, if eclectic, context. (Figure 1.4-2 through 1.4-4) Architectural language includes each of the following elements, which provide a common reference point for the bodies governing this plan as well as redevelopment applicants:

**Style:** Throughout the history of architecture, emerging ideas, materials, building technologies and trends have led to an evolving series of recognizable architectural “styles.” If appropriately maintained, these combinations of vocabularies, details, and materiality inform the pedestrian as to when the structure was built.

**Vocabulary:** Each building includes a collection of architectural details, which often have both practical and decorative uses in historic structures. The collection of these different architectural elements make up the “vocabulary” of the building.

**Vernacular:** Often mislabeled as a singular style, “vernacular” describes evolutions in building design stemming from unique regional conditions, such as climate, economy and natural resources. Vernacular design is often the source of invention in architectural form. Over time, within a given locale, vernacular design solutions may be coherent enough to be recognized as a distinct historic style.

**Massing:** Buildings articulate mass – expressed in the

abstract as the “building envelope,” a 3D corollary to the 2D concept of “building footprint” – for numerous purposes, from minimizing perceived bulk to identifying different programmatic elements from the building’s exterior to shepherding pedestrian traffic to particular entrances.

**Streetwall:** The front façades of buildings built on or close to the street boundary collectively form a vertical plane. It is an important urban design element because it defines the edge of the public realm.

**Materiality:** The combination of materials used to form buildings deeply influences their presence and profile in the streetscape. Material choices in a structure dictate aspects of apparent heaviness (eg, solid surfaces made of stacked masonry units) and lightness (eg, planes made of transparent glass) and influence the degree to which a building complements or contrasts with its neighbors. Material associations, based on cultural expectations, also play an important role in setting the identity of a structure. The use of brick, for example, may evoke historic design, while exposed steel may evoke industrial design.

**Detail:** In addition to variations in material texture, pattern and color, the joints between materials and building mass, as well as the openings within a building’s façade, present opportunities for a design to create interest through the manipulation of surfaces and how they receive light and form shadows. The individual and collective resolution of these manipulations constitute the detailing of the building and establish its visual character. Styles often have sets of details which are widely recognized as being harmonious with the style’s associated materiality and massing. (Figure 1.4-2)

Public spaces, like buildings, differ in their composition and character, and provide diverse advantages, uses, and characteristics to a neighborhood. Public space can be organized into three forms:

**Public:** Plazas and city or town squares are true public spaces, where open area provides for public gathering and use. Size and character can vary, but these urban, communal spaces are typically framed on two or more sides by architecture facing the plaza. (Figure 1.4-5)

**Semi-Public:** Some urban spaces, while technically public, are small enough in scale to create a sense of intimacy that imitates private space. These spaces are often narrow, off-the-beaten-path rights of way, where a courtyard or dead-end becomes a de facto public space due to reduced vehicular and pedestrian traffic. (Figure 1.4-6)

**Semi-Private:** Architecture can provide welcoming spaces for the public, even when that space is part of a private development. Classic examples of such spaces include grand staircases in front of museums, courthouses or houses of worship, or the colonnade of a classical building that invites public meandering. (Figure 1.4-7)

Buildings and public spaces depend on one another to make neighborhoods, and cannot create vibrant communities without one another. Public space surrounded by buildings lacking complementary changes in scale and detail risk remaining unoccupied, leading to failing adjacent buildings and public squalor. Similarly, poorly designed public spaces that do not consider the adjacent architecture are often used in ways unforeseen by the designers, creating congested circulation paths and similar un-optimized use of public real estate and capital.

### 7.1.5 Midrise Design: “Building Block” of the New Main Street

Managing Density with Stepbacks  
Context is multi-sided  
(front, sides, rear, other)

Midrise architecture is the “building block” of 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.

To preserve the vibrancy and diversity that constitute a great historic Main Street, development must be directed toward preserving the existing housing stock, with its varied price points and lifestyle options. If a town aspires to maintain the current density of its residential districts, grow its tax base, resist gentrification, and address general population growth, then

thoughtful midrise development at the weakest areas within an existing commercial town center is a sensible solution. In turn, such growth strengthens the local economy by providing more residents to take advantage of all a central business district can offer.

When carefully designed, midrise buildings can be harmoniously inserted into an existing street fabric without detracting from neighboring buildings. Due to modern planning and financial pressures – such as requirements for on-site parking and bank/investor expectations for return on investment – infill development expands the massing envelope by adopting a stepped, midrise design strategy. Stepbacks provided above a certain number of stories reduce building mass on the street frontage, make a building feel smaller to the pedestrian and, in a historic context, allow for matching rooflines to nearby buildings. (Figures 1.5-1 and 1.5-2) However, stepbacks without articulated details (whether traditional or modern) meant to make a building interesting at a human scale is insufficient. These details, along with mid-block breaks and corner transitions, work together to create an architectural rhythm that is easily read by the pedestrian, and feels natural and in place with the surrounding context. (Figures 1.5-3 and 1.5-4)

The context for buildable lots on a pre-existing Main Street is often multi-sided, with surrounding conditions that don’t necessarily echo one another in terms of mass, height and architectural style. An effective midrise building must be expected to respond to these conditions at its front, sides, and rear. Every site is unique and stepbacks must be carefully defined and applied. (Figures 1.5-5 and 1.5-6)

### 7.1.6 Choosing Integrity over Imitation

Solve for the reality of today, not for the nostalgia of yesterday  
Construction methods have changed  
Town Center lifestyles have evolved  
Automobile use is changing

The affinity people feel for historic architecture that has weathered the test of time often creates a tendency to encourage or require that all new buildings resemble or reference local contextual precedents directly. Unfortunately, this can lead to buildings that

look more like cheap parodies of traditional design than related, permanent additions to the streetscape. (Figure 1.6.1) As explained below, historically-inspired architecture must be designed for the reality of today, not for the nostalgia of yesterday. It is of utmost importance that architects and designers see themselves as integrating concepts from the past and the present, creating buildings that have their own integrity, independent of any imitative qualities. (Figures 1.6-2 through 1.6-5)

There are many reasons why direct simulation of historical architecture in new construction is unrealistic. First and foremost, construction methods and technologies have greatly changed since the era when most of our nation's historical buildings were constructed. While material costs of steel, basic masonry and glass have fallen since World War II, skilled labor costs have risen sharply. Similarly, early 20th century construction budgets were not burdened with expensive mechanical heating and cooling systems or subject to additional costs associated with life safety systems such as redundant egress stairs and fire sprinklers. To build in the style most treasured in our nation's downtowns, with masonry buildings showing ornate and stately detailing at almost every transition, would be prohibitively expensive today. Buildings mimicking such architecture through attempts at similar detailing are prone to seeming over-simplified and promoting a false history. Likewise, sustainability concerns and energy code restrictions strictly rule out the way many historical buildings operate in regards to energy usage.

As noted in Section 7.2, the typical historic commercial town structure is often no taller than 2-3 stories and consists of a solid mass (albeit artfully decorated) without stepbacks. Thus, there are few useful historic precedents for the 4-7 story midrise building that steps back from the streetwall. Designers and developers must respond imaginatively to this challenge.

While material, labor and historic realities make designing good buildings resembling traditional architecture difficult, the evolution of the town center lifestyle sees a rededication to pedestrian primacy resembling the same historical era that accompanied the creation of our nation's favorite buildings. However, any lesson taken from pre-war urban design must still contem-

plate the differences between the past and present.

Even as town center streets are made more suitable to pedestrians, the car's importance to everyday life must be taken into account. At the same time, car-sharing and self-driving cars are on the horizon and should also be considered in the long-range planning and design of parking facilities. Biking as a form of recreation and commuting is on the rise; bike paths and storage should be integrated in ways that encourage this highly sustainable and healthy trend. While the streetcar has disappeared, local shuttles and bus rapid transit systems provide additional strategies for taking cars off the street. Fuel-efficient and conveniently joining intra- and inter-town destinations, these modes of transportation typically run along wider Rights-of-Way (once used to good effect by the streetcar); how might their stops be integrated with the streetscape?

2022 is not 1922. Designing for nostalgia is fundamentally different from designing for now. Designers will find many tools from the past, but design strategies must be adopted to work in the context of the present and future. Often, the right architectural and place-making solutions will be a revelation and not a repeat.

### 7.1.7 Having Architectural Ambition

Every architectural firm brings singular qualities to the design process and a wide variety of creative responses to design guidelines for each of their projects. Given a similar context and building program, two different firms may produce two different design solutions that both fulfill the Township's aspirations towards a contextually satisfactory architecture. In fact, this variation of perspectives has resulted in Montclair's exemplary eclectic mix of architectural styles seen today. The goal of these design guidelines is therefore not to suppress architectural ambition in favor of "design by committee" but to draw out architectural ambition while respecting the realized aspirations of past designs. (Figure 1.7-1)

## Appendix: 7.2: Tools

### Montclair Town Center – Lessons to Learn

#### 7.2.1 Where the Suburb meets the City

- A valuable, symbiotic relationship
- A balance to be preserved

The balance within Montclair between the suburb and the city remains a primary attraction of the Township and is one of its great strengths. Nowhere is this more evident than in Montclair’s mile-long Main Street, otherwise known as the Central Business District, or Town Center. Recognized as a Great American Main Street by The National Trust for Historic Preservation in 2015, the Town Center provides numerous services to the surrounding residential districts and acts as a commercial and entertainment magnet for the region. Like a city dependent on its suburbs for workers and patrons, there is a symbiotic relationship between the busy heart of Montclair and the people who live around it; the Town Center’s concentration of amenities, opportunities and diversions and the neighboring residential streets serve and depend upon one another.

The suburb-city balance of Montclair’s town center is sometimes viewed from two opposing perspectives, which can be simplified as follows: There are those who leave large urban centers for Montclair, escaping the city for a small town where a wooded ridge overlooks a downtown area steeped in historical architecture. Others choose Montclair because of its similarities, rather than differences, with city living. Many New Jersey towns provide a concentration of urban amenities, but few offer the walkable downtown lifestyle that is closer to that of a village or small city than the typical suburb. What both groups look for in Montclair is different, but both groups currently find what they are looking for.

Preserving this balance is the greatest planning challenge the Township faces. As much as the character of its citizens, the built character of Montclair is a defining trait of the community. Any new development must be respectful of this character. Through careful analysis of local architectural precedents, qualified

designers can simultaneously safeguard the physical and personal character of Montclair that make it so attractive.

#### 7.2.2 A Living Museum

- Multiple building campaigns
- A rich, evolving, eclectic heritage

Montclair is significant for being one of the first important railroad suburbs in New Jersey. Its diverse commercial architecture reflects the fashionable urban culture that new town residents successfully infused within the aesthetic framework of a late 19th-century pastoral village. The architecturally eclectic styles of downtown buildings in Montclair Center were largely built between 1885 and 1937 and are representative of the town’s period of rapid growth as a prosperous commuter suburb. (Figures 2.2-1 and 2.2-2)

Of particular note, in 1909, the widely influential landscape architect John Nolen published a lengthy report: “Montclair: The preservation of its natural beauty and its improvement as a Residence Town.” If the town adhered to his vision, he asserted, “Montclair can be and ought to be, with its natural attractions, the most beautiful suburban town in the world.” Nolen’s transformation of Montclair, influenced by his study of historic European cities, featured classical municipal buildings, parks, and English Revival commercial centers.

In the Town Center today, the Nolen report’s lasting effects are most evident in the 1913 Municipal Hall (present-day Police Headquarters), the 1913 Train Waiting Room at Lackawanna Plaza, and the 1914 Montclair Art Museum. The Wedgwood Building, originally housing the post office in its central portion, continued this legacy in 1926. Consistent with Nolen’s goals, these buildings aim to define and ennoble the space around them. They powerfully frame their context, whether by bending primary facades to address major byways, highlighting major points of entry with large collonades, or sitting back from the street in order to magnify their civic presence. (Figures 2.2-3 through 2.2-6)

The buildings now standing within the Town Center Historic District are some of the most impressive buildings architecturally in the Township. The numerous buildings contributing to the Historic District are significant for their association with the commercial and economic development campaigns of Montclair spurred by two periods of substantial financial investment and downtown growth, around 1890 and 1920. In addition, these buildings are significant because they represent an exceptionally wide variety of architectural styles that embody the finest characteristics of 19th- and early 20th-century commercial town architecture. The richness of this architectural collection and the high standard of so many styles are what is truly remarkable about Montclair's Town Center. (Figure 2.2-7)

Notable, extant architecture within the Town Center Historic District begins in 1802 with the construction of the Munn Tavern and extends to 1937, when Montclair's economic vitality and extraordinary growth suffered as a result of the Great Depression. Because of this economic turn of fate, commercial construction investment within the Montclair Center halted in 1937 and did not resume in any significant fashion until the late 1970s. Just as important, in the post-World War II years, the automobile took precedence over the pedestrian and increased mobility allowed businesses to locate outside of the historic core of the town center. By the 1960s, highways, suburbs and strip development dramatically changed the way people lived. Today's Town Center, with its mix of active zones and pockets of inactivity, reflects all these influences on its growth and development. (Figure 2.2-8: Bloomfield Avenue overview)

Previous studies of Montclair's Town Center Historic District have analyzed the contributions of individual buildings in terms of a "Period of Significance," identified as 1865-1937, the era during which most of downtown's extant buildings were constructed. But, unlike a Nantucket or SoHo with their rare assemblage of period gems, this district's defining character lies in the lively harmonious urbanism, which successfully integrates buildings of many styles and eras. Overall, it is cohesive in that it has the scale, craftsmanship, streetscape harmony, and pedestrian orientation of a fine traditional "Main Street."

The Montclair Historic Preservation Commission uses a system of five categories to assess architectural and streetscape qualities of each structure. The following terms, which are used in these design standards and should form the basis for public discussion of the treatment of extant buildings in and around the redevelopment area, define these categories as follows:

**Key:** Applied to those buildings which possess historic district architectural and historical significance, and which act as landmarks within the architectural matrix of the district.

**Contributing:** Refers to buildings dating from the historic district's Period of the Significance which have some architectural and/or historical importance, or which visually contribute to the cohesiveness of the district's streetscapes.

**Harmonizing:** Refers to buildings from a later dating period.

**Harmonizing (altered):** Refers to buildings dating from the Period of the Significance which have been significantly altered.

**Intrusion:** Refers to buildings or sites which are from a later dating period and do not visually contribute to the cohesiveness of the historic district's streetscapes.

Architectural styles represented within Montclair Center include: Early Republic Federal style; Late Victorian Italianate, Queen Ann, Renaissance Revival, and Romanesque styles; early twentieth century Beaux Arts Commercial and Neo-Classical Revival styles; and Art Moderne. Key and Contributing buildings were mainly constructed between 1885 and 1937.

### 7.2.3 Leveraging Key Historic Assets

Current weaknesses are future strengths

In the immediate vicinity of two Key historic buildings in the Town Center – 1913 Municipal Hall/present Police Headquarters at Valley Road and Bloomfield Avenue, and 1913 D.L.&W. Train Waiting Room at Lackawanna Plaza – vacancies are high and foot traffic is weak. Instead of drawing interest from visitors and anchoring diverse activity around them, as architec-

tural landmarks often do, these buildings are isolated and the under-utilized properties around them discourage, rather than promote, the creation of an attractive and walkable community.

The streets, curb cuts and sidewalks around these key historic buildings favor the car over the pedestrian, making it difficult to safely approach and appreciate these structures on foot. Being able to see interesting buildings through a windshield is not as important as maintaining the theater of experience that characterizes the most popular commercial areas of Montclair, where walking to and lingering beside older, interesting buildings is accommodated and encouraged.

Exactly where there should be high points of visual delight and experience on Bloomfield Avenue, there are dead spots and discontinuity. Like a garment with multiple holes, the fabric of the Town Center, no matter how colorful, is tarnished by these gaps. (Figure 2.3-1)

In a climate of renewed interest in town center living, Bloomfield Avenue as a competitive Main Street is less than it could and should be. Only by preserving, respecting and leveraging the historic assets that make Montclair's Town Center special is the walkable community plausible. Anchoring new development around the former Lackawanna Waiting Room will play a critical role in the ongoing rejuvenation of Bloomfield Avenue, reinforcing the unique character of the Township, creating a safer, more cohesive and attractive Main Street experience, and boosting its local economy. The adaptive reuse of all existing historic elements at the Lackawanna site, in accordance with the U.S. Secretary of the Interior Standards for the treatment of historic properties, is central to this effort.

## 7.2.4 Building Basics: Lowrise Design

### 7.2.4-1

#### Lowrise Design Background

Articulated mass

Animated rooflines

Distinct door and window composition

The majority of the buildings in the Town Center today were constructed as commercial structures with

brick, stone, cast stone, or terra cotta facades. These buildings are typically 2-3 stories high with flat roofs hidden behind articulated roofline elements such as gables, deep eaves, moulded cornices, articulated parapets, and balustrades. Uniformly without step-backs, these structures are essentially well-crafted boxes. Facades are sub-divided by architectural detailing such as pilasters, masonry patterning, window framing, and decorative panels that add texture and life to the walls. Almost all the downtown buildings are built to the front and side property lines. Most Town Center buildings, therefore, are not freestanding structures but are built directly abutting each other, sometimes using party wall (ie. shared) construction. (Figure 2.4.1-1) The later gas stations and parking lots are considered intrusions in this otherwise uniform streetscape.

The lowrise design is typically mixed-use with tall ground floor retail storefronts divided into bays and residential units above. The storefronts have a discernable base plate, vertical glass windows, and a transom or sign band. The entry door is usually in the center or to one side with a solid base and transom similar to the storefront. The wall or blade signs are at the transom level and the shed or rounded awnings span one single bay only. Historically most awnings were retractable and not fixed in place.

Upper story windows, traditionally protected with awnings (few extant), have at least two sashes per opening and are sometimes mullioned, creating multiple panes and shadow lines. Doors and windows frequently have simplified revival trim or detailed moldings around them, a pattern evident even on the later Art Moderne style structures.

### 7.2.4.2

#### Lowrise Design Precedents

The following buildings exemplify typical and effective lowrise design in Montclair's Town Center. They have been chosen for the clarity of their overall compositional strategy as well as their treatment of specific materials and details. None are "ideal" but as a group they document a range of effective design strategies for 1-3 story buildings.

### **Base-Middle-Top Paragon: Louis Harris Building**

537-539 Bloomfield Avenue, known historically as the Louis Harris Building, is an excellent example of an early Main Street archetype that organizes three stories through an identifiable base-middle-top façade expression, a mix of residential and commercial uses (each with their own discernable street entrance), and an appropriate use of varied materials (brick, limestone, and terra cotta) to temper its mass. (Figure 2.4.2-1) Though the building is a typical low, rectangular shape, familiar along the Main Street, its command of architectural scale and classical detailing lets the façade read as a series of taller rectangles mitigating a boxy appearance.

The building is vertically delineated by an obvious base-middle-top typology. There is a clear design separation between the first and second stories evidenced by the three large ornamental brackets which support a foliated cornice band. The upper story windows showcase delicate stone rosettes which articulate the corners of the raised brick windows surrounds, creating a heightened sense of depth. The third floor window sills feature small corbeled brackets on either underside of every stone sill further drawing the eye upwards on the facade. The upper floor fenestration culminates in a continuous masonry stringcourse band above the third floor. The cornice along the heavy roof line, ornately detailed with dentils and corbels, is supported by paired brackets interwoven with a continuous cornice molding neatly running beneath the projecting masonry roof line. The layered cornice treatment hides the flat roof beyond.

### **Fraternal Twins: The Wellmont Theater and Kahn Buildings**

The Wellmont and Kahn buildings were constructed at the same time, and employ numerous strategies in order to differentiate the two buildings as they front different streets while tying them together through material and compositional similarity. (Figure 2.4.2-2)

From the pedestrian's perspective, the Kahn's long frontage along Bloomfield Avenue establishes a bottom-middle-top condition that heavily accentuates the horizontality of the building. The first story is comprised of storefront bays that grow taller as the

pedestrian moves east, due to the change in grade along Bloomfield Avenue. This negotiation of sloping ground adds additional visual interest at the storefronts. Above these storefronts is a projecting stone beltcourse band, which initiates the "middle" portion of the building. Here, the horizontality of the building is highlighted through a single row of windows with an arched trim detail including stone keystones. The "top" of the building, denoted by another horizontal beltcourse, consists of another row of smaller, more simply adorned windows and a stone cornice. Due to the building's sloped roof, the Bloomfield Street frontage is a height similar to the adjacent buildings to the west, creating a consistent streetwall.

Along Seymour Street, the Kahn building's treatment of mass is much different. While the stone banding, window detailing, and awnings all wrap the corner, creating continuity, the east-facing Seymour Street façade includes the roof gable and a much lower proportion of fenestration to opaque brick. This creates a more monumental face, functioning as a landmark rather than a piece of streetwall context. The Wellmont building next door's massing is similar: a large, monumental mass with a low proportion of fenestration above the "third story" windows. Like the Kahn's, the Wellmont's roof is sloped, hiding additional building mass and lessening the perceived bulk of the building. The results of the massing design thus succeeds both in creating landmark buildings along Seymour Street and a successful streetwall contributor along Bloomfield Ave.

If the massing strategies employed by the Wellmont and Kahn buildings are meant to differentiate both the buildings from one another and the Kahn building in particular between Bloomfield Avenue and Seymour Street, the detailing of the buildings work to maintain coherence. The stone beltcourse bands that mark the transitions between base, middle, and top at the Kahn building not only continue to the Wellmont, but are repeated below the latter's roofline. The Wellmont eschews a roof cornice, and thus matches the Kahn's cornice-less eastern façade. Perhaps most noticeably, the distinctive second story window detailing is present on both buildings, becoming a clearly unifying element.

### **Efficient Articulation: 440-444 Bloomfield Avenue**

440-444 Bloomfield Avenue articulates its mass differently in order to increase perceived verticality and stateliness. (Figure 2.4.2-3)

The building features a straightforward base-middle-top strategy. At the base, a shallow copper pent roof and brow over tall, glassy storefronts with recessed entrances creates a perception of depth and separation from the 2nd and 3rd story windows. Above, repetitive, tall windows create a middle zone, with distinctive sill and head detailing drawing the eye upward. An oversized cornice growing out of the brick itself provides an effective crown. Formed not from carved stone or projecting bent metal, the cornice of brick corbeling and delicate patterning nevertheless provides a sophisticated cap for the building. Three brick pilasters, one at each end of the building and one in the middle, reinforce the vertical attenuation by themselves terminating in projecting brick capitals, emphatically separating the building into two bays. What could have been a flat, square facade built out of a very simple material instead appears as a grouping of tall rectangular facades, each with a memorable base, middle, and top.

## 7.2.5 Building Basics: Midrise Design

### 7.2.5.1

#### Midrise Design Background

Outside of the major cities, building taller than 3 stories was an expensive proposition prior to World War II due to the restrictions of masonry load-bearing construction, the expense of steel, limitations in fire protection, and the availability of reliable elevator travel. Thus, there are only a few examples of 4-7 story buildings in Montclair's Town Center. Interestingly, as with the Lowrise Design examples, these buildings are without stepbacks, with one exception (Figure 2.5.1-1). In spite of this, the finished buildings deploy surface composition and decoration in such a way that the architectural mass blends easily into the primarily lowrise streetscape, tuned equally well for the pedestrian focused on engaging with the storefronts and the visitor who takes a minute to stand back and

admire the overall quality and varied character of the Town Center streetscape.

### 7.2.5.2

#### Midrise Design Precedents

The following buildings exemplify typical and effective midrise design in Montclair's Town Center. They have been chosen for the clarity of their overall compositional strategy as well as their treatment of specific materials and details. None are "ideal" but as a group they document a range of effective design strategies for 4-7 story buildings.

#### **Gothic Grids: The Madison Building**

The Madison Building is a 4 story building that is taller than its context. The building is designed in such a way, however, that its massing and composition create a harmonious façade that does not appear overbearing from the street. The building accomplishes this primarily through creating descending layers of order with its mass. (Figure 2.5.2-2) Fenestration at each story is grouped into three distinct bays set between wide piers. These piers are heavily articulated in stone at the first story and brick from the 2nd story up, and continue as solid elements up to the top of the parapet. A secondary organizational system is introduced to the building horizontally, with large detailed stone bands spanning across both window bays and subdividing piers. The resulting massing is a large-scale grid with square voids in between that appears less bulky, a necessity for a building larger than its neighbors.

Detailing on the building complements this strategy. The large voids within the grid are subdivided into three windows with transoms above, introducing a smaller scale recognizable in the majority of the Madison Building's Bloomfield Avenue neighbors. Above the 4th story windows is a small cornice and a shallow arch and keystone detail. These details, combined with balustrades interrupting the solid parapet of the building, stand in place of a larger, more ornamental cornice. Thus, the height of the building (especially compared to its four-story neighbor to the east) is not stressed, and the grid established by the vertical piers and horizontal bands remains the Madison's primary point of interest.

### **Distinguished Single-Use: Seymour Street Apartment Buildings**

The Seymour Street multi-family residential buildings are both 5 stories in height, finished in buff-colored masonry with an H-shaped floor plan. These pre-War apartment buildings were built of fireproof construction and have a permanent, sturdy appearance tempered by graceful architectural gestures that break down a five-story mass. Similar to previously mentioned examples, the buildings have a discernable base-middle-top configuration. In this case, however, a tripartite vertical rhythm is introduced, with the central entrance block being slightly set back through all five levels of the facade. (Figure 2.5.2-3 and -4)

The symmetrical base façade has a readily identifiable central entrance with a classical temple motif. Because there is no commercial component, the need for storefronts is obviated and all five levels have a residential appearance. Two horizontal beltcourses help distinguish the three-part division between the base, middle, and top. The tops are articulated by pedimented and crenellated parapets made of the same buff running bond brick as the rest of the façade. All windows are double-hung with 6/1 lights, with the side projecting bay fenestration featuring tripartite windows with square terra cotta surrounds and the central paired windows accentuating a three-bayed façade organization. These subtle differences add visual interest to the façade projections and soften its mass by being replicated on each floor level. These Seymour Street multi-family apartment buildings, though simplistic on the surface, feature clear three-part vertical and horizontal divisions of façade area which serves to break down its boxy, rectangular mass into smaller focal points using unadorned architectural materials.

### **7.2.7 Open Space**

Relative to its scale, Montclair's Town Center has little dedicated open public assembly space, whether hardscaped (eg, paved plaza) or landscaped (eg, town green). With the exception of the recently completed Seymour Street Plaza, there are no open spaces that are simultaneously publicly owned and controlled, continuously available, scaled to accommodate large

gatherings and events, and fully protected from traffic on each side.

Crane Park at Lackawanna Plaza and the corner of Church Street and Bloomfield Avenue are perhaps the closest to providing open public assembly space. Landscaped with narrow paths, small lawn areas, numerous mature trees, and seating, Crane Park encourages quiet contemplation but is not well-suited to larger gatherings with a wider range of needs. (Figure 2.7-1)

At Church Street and Bloomfield Avenue, the depth of the sidewalk along Church Street provides limited space for regularly scheduled summer performances and holiday celebrations, between which outdoor café seating is hosted. However, while brick planters and foliage at the termination of Church Street help mitigate some street noise from Bloomfield Avenue, the space is not fully separated from the din of Six Corners. (Figures 2.7-2 and 2.7-3)

Since its redevelopment, South Park Street similarly is used as public space, such as weekly summer farmer's markets and more widely spaced special public events. Large planters with built-in seating, similar to those along Church Street, provide settings for small group gatherings. The street's primary function nonetheless remains a vehicular throughway, and thus South Park Street can only intermittently be considered a fully protected public space. (Figure 2.7-4)

Outdoor courts on or near Bloomfield Avenue exist and satisfy a particular need, albeit in semi-private settings. Cuban Pete's, Just Jakes, and Thai Chef, offer three examples of the comfort an enclosed open-air public space. Such spaces are human-scaled and protected from street noise as well as wind. These separations are provided by locating the space away from the street, accessible via a decorated alley at Cuban Pete's, beyond a simple fence at Just Jake's, and on the other side of a low wall at Thai Chef. (Figures 2.7-5 and 2.7-6)

In aggregate, sidewalks constitute the largest public gathering spaces within Montclair. While these shared spaces are supplemented at Church Street and South Park Street with wider sidewalks and planter seating, they inevitably make for awkward meeting and dining

locations along a loud and busy Bloomfield Avenue, the Township's main vehicular thoroughfare.

The creation of a dedicated Public Plaza, one available for free use as well as programmed arts and entertainment events, would bring to Montclair's Town Center – and to the Township as a whole – a generous civic space commensurate with the Township's identity as an exceptional New Jersey destination: a place where people of all kinds can gather safely and in large numbers to commune, to contemplate, to entertain, and be entertained.

### 7.2.8 Parking

Montclair's Town Center is currently home to several public surface parking lots and public structured parking decks, spaced somewhat evenly along the length of Bloomfield Avenue. Surface lots provide a public amenity without impeding on light and air available in the streets, but are inferior to parking structures with regard to the number of parking spots provided. Surface lots also introduce large breaks in the Town Center streetwall, a condition that is unfriendly to the pedestrian experience and walkable community. (Figure 2.8-1) For these reasons, the Township's Master Plan and recent developments have focused on providing more parking through structured parking, including the Bay Street Deck, the Crescent Deck, the Wellmont Deck, the Glenridge Deck, and the expanded parking structure at Orange Road.

Designing structured parking decks presents specific design challenges. The North Fullerton Deck and the Crescent Deck offer an instructive comparison, highlighting what is successful and should be emulated by future designs. Foremost, the two lots vary greatly in terms of access and siting.

The North Fullerton Deck is accessed at two ends, at Park Street and North Fullerton Avenue. Both access points are close to Bloomfield Avenue, which has led to inevitable traffic conflicts. (Figures 2.8-2 and 2.8-3) The Crescent Deck, conversely, is located a block away from Bloomfield Avenue and has its own dedicated right-of-way approach, resulting in more free-flowing traffic patterns. (Figure 2.8-4)

The Crescent Deck is also a free-standing structure, as compared to the North Fullerton Deck, which is sandwiched between the rear, loading side of Bloomfield Avenue buildings and the YMCA. With façade exposure on four sides and generous floor to floor heights, the Crescent Deck allows light and air to penetrate deep into the structure, creating an airy and open feeling throughout. A perimeter of large openings frame views to neighboring buildings, providing a sense of orientation and safety.

The Crescent Deck weaves neatly into the existing built context, basing its mass, style and material palette on neighboring structures, most skillfully along its public frontage on The Crescent. (Figure 2.8-5 and 2.8-6) Compared to the minimal, older design of the North Fullerton Deck, perhaps intended to disappear into its setting, the more recently built Crescent Deck, which nonetheless incorporates modern building systems and material detailing, comes across as the more comfortable, compatible member of its historic setting.

As an alternative to freestanding parking structures and as a corrective to visibly "sandwiched" parking structures, new developments may incorporate parking into a larger structure. In this case, lining visible frontages of a multi-story parking deck with active uses, such as retail, residential lobbies, and residential units on upper stories, is encouraged. Where proposed parking structures are not lined in this manner, an alternative screening method that integrates with the architectural character of the attached, larger building must be used. Green facades and art installations may form part or all of such a screening strategy, and may complement or contrast with the character of adjoining architecture. Green facades and art installations must be permanently installed and accessible for regular, appropriate maintenance.

In future development on smaller or irregular sites, where parking structures must be designed to accommodate an increase in on-site parking and sit beside, behind, below, or above new occupied construction, the lessons of the Crescent and North Fullerton Decks will apply but must be supplemented with new strategies to ensure the decks remain inviting and attractive conveniences in the Town Center landscape.



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Finance Department

**ITEM TYPE:** Ordinance

**AGENDA SECTION:** **NEW BUSINESS ORDINANCE(S)**

**SUBJECT:** **Ordinance O-22-31:** Bond Ordinance providing for the relining of culvert walls in and by the Township of Montclair, in the county of Essex, New Jersey, appropriating \$1,315,000.00 therefor and authorizing the issuance of \$1,249,250.00 bonds or notes of the Township to finance part of the costs thereof

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**ATTACHMENTS:**

[Item 0C Bond Ordinance for Culvert.pdf](#)

## TOWNSHIP OF MONTCLAIR

O-22-31

BOND ORDINANCE PROVIDING FOR THE RELINING OF CULVERT WALLS IN AND BY THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING \$1,315,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,249,250 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

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BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Montclair, in the County of Essex, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$1,315,000, including the sum of \$65,750 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,249,250 pursuant to the Local Bond Law. In anticipation of the issuance

of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the relining of the existing culvert walls between Bloomfield Avenue and Church Street and, if necessary, the reconstruction of the sidewalk, the repointing of the stone culvert walls and the milling and resurfacing of South Park Street between Bloomfield Avenue and Church Street, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer

is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,249,250, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$130,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.



DEBT STATEMENT CERTIFICATE

I, Angelese Bermúdez Nieve, Clerk of the Township of Montclair, in the County of Essex, New Jersey (herein called the "Township"), HEREBY CERTIFY that annexed hereto is a true and complete copy of the Supplemental Debt Statement of the Township that was prepared as of \_\_\_\_\_, 2022 by Padmaja Rao, who was then chief financial officer of the Township and filed in my office on \_\_\_\_\_, 2022, and that a complete, executed copy of such statement was filed in the office of the Director of the Division of Local Government Services of the State of New Jersey on \_\_\_\_\_, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Township this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Angelese Bermúdez Nieve, Clerk

(SEAL)



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Office of the Municipal Clerk

**ITEM TYPE:** Resolution

**AGENDA SECTION:** **NEW BUSINESS RESOLUTION(S)**

**SUBJECT:** **Resolution R-22-245:** Resolution to adopt the Council Meeting schedule for year 2023

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### ATTACHMENTS:

[Item 0D Resolution Adopting 2023 Meeting Schedule 12.6.2022.pdf](#)  
[DRAFT YR 2023 Council Meeting Schedule 12.6.2022.pdf](#)

**R-22-245**  
**TOWNSHIP OF MONTCLAIR**

**RESOLUTION TO ADOPT THE COUNCIL MEETING SCHEDULE FOR YEAR 2023**

December 6, 2022

**WHEREAS**, pursuant to N.J.S.A. 40:69A-179, also known as the Optional Municipal Charter Law or Faulkner Act, the Township Council shall by ordinance or resolution designate the time of holding regular meetings, which shall be at least monthly; and

**WHEREAS**, pursuant to Chapter 3, Article II, § 3-9 of the Code of the Township of Montclair, the Township Council shall schedule its regular and conference meetings by resolution adopted annually; and

**WHEREAS**, the Township Council desires to adopt the meeting schedule listed below for the 2023 calendar year.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Montclair, County of Essex, that, in accordance with N.J.S.A. 40:69A-179 and Chapter 3, Article II, § 3-9 of the Code of the Township of Montclair, the attached schedule of the Township Council Meetings for calendar year 2023 is hereby adopted; and

**BE IT FURTHER RESOLVED** that in accordance N.J.S.A. 10:4-6, also known as the Open Public Meetings Act, the Township Clerk is hereby directed to post the attached schedule of the Township Council Meetings for calendar year 2023 on the Municipal Building bulletin board; send copies to the official newspapers; and keep one copy on file in the Office of the Township Clerk for examination by the public; and

**BE IT FURTHER RESOLVED**, that, from time to time, there may be a need for special meetings and emergency meetings as may be deemed necessary by the Township Council for the transaction of business and, upon being advised of the need for such a meeting, the Office of the Township Clerk shall publish and post notification of such a meeting in accordance with the requirements established by the Open Public Meetings Act and such other laws and regulations as may be applicable.

**[COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2023 ON NEXT PAGE]**

## MONTCLAIR TOWNSHIP COUNCIL COUNCIL MEETING SCHEDULE 2023

Regular Council Meetings will be held in Council Chambers at the Municipal Building, 205 Claremont Avenue, Montclair, New Jersey at **6:00 P.M.** prevailing time, on the following Tuesdays, except where a different day is noted. Conference Meetings will be held in the Second Floor Conference Room of the Municipal Building at **6:00 P.M.**, prevailing time, on the following Tuesdays, except where a different day is noted.

January 17 [Conference]	February 7 [Conference] February 21 [Regular]	March 14 [Conference] March 28 [Regular]
April 11 [Conference]	May 16 [Regular]	June 13 [Regular]
July 18 [Regular]	August 15 [Regular]	September 12 [Conference] September 26 [Regular]
October 10 [Conference] October 24 [Regular]	Mon., November 13 [Regular]	December 5 [Conference] December 19 [Regular]

Executive Sessions will be scheduled as required. The Council may conduct public business and take action at all Council Meetings if necessary.



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Finance Department

**ITEM TYPE:** Resolution

**AGENDA SECTION:** **NEW BUSINESS RESOLUTION(S)**

**SUBJECT:** **Resolution R-22-254: Bills List Resolution**

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**ATTACHMENTS:**  
[R-22-254 Bill List 12.6.22.pdf](#)

**BILL LIST RESOLUTION**

**WHEREAS**, INVOICES AGAINST THE TOWNSHIP OF MONTCLAIR, IN FAVOR OF THE FOLLOWING PERSONS FOR THE AMOUNTS SET OPPOSITE THEIR RESPECTIVE NAMES, HAVE BEEN RECEIVED; DULY AUDITED AND FOUND CORRECT.

**NOW, THEREFORE, BE IT RESOLVED**, BY THE COUNCIL OF THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, THAT SAID INVOICES BE AND THEY ARE HEREBY ORDERED PAID, AND THAT CHECKS BE DRAWN BY THE FINANCE DEPARTMENT TO THE ORDER OF SUCH PERSONS FOR THE AMOUNTS RESPECTIVELY AND HEREINAFTER STATED ON THE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF:

Council Meeting Date:

Total Amount:



**TOWNSHIP OF MONTCLAIR**  
**OFFICE OF THE CHIEF FINANCIAL OFFICER**  
**INTEROFFICE MEMORANDUM**

**DATE:**

**TO:** Mayor and Township Council

**FROM:**

**SUBJECT:** Bill List

*FR*

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Following is a preliminary version of the Bill List, aggregating \_\_\_\_\_ to be presented for approval at the \_\_\_\_\_ Council Meeting. Should any changes be required, a listing of adjustments will accompany a revised Bill List that will be submitted on the day of the Council Meeting for your review.

TOWNSHIP OF MONTCLAIR  
SUMMARY OF BILL LISTS  
MEETING OF  
CHECKS DATED

<u>FUND</u>	<u>AMOUNT</u>
CURRENT FUND	
WATER OPERATING FUND	
WATER CAPITAL	
SEWER OPERATING FUND	
SEWER CAPITAL FUND	
PARKING UTILITY OPERATING FUND	
SECTION 8 FUND	
GENERAL CAPITAL FUND	
GENERAL TRUST FUND	
ANIMAL CONTROL TRUST FUND	
POLICE FORFEITURE TRUST FUND	
PARKING CAPITAL FUND	
STATE UNEMPLOYMENT TRUST FUND	
TOTAL	

IT IS HEREBY CERTIFIED  
that the vouchers covering the above funds  
are available in the respective accounts to  
be charged.

*Padmaja Rao*

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**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
<b>CURRENT FUND</b>			
5116 - <b>AERIAL-RISE LLC</b> 4 FAIRFIELD CRESCENT WEST CALDWELL NJ 07006	PO 2200973 VARIOUS PARTS & REPAIRS - (BLANKET) PO 2201627 ANNAL INSPECTION/TESTING AND REPAIRS ON	412.30 2,950.62	<b>3,362.92**</b>
30 - <b>AGL Welding Supply Co.</b> PO Box 1707 Clifton NJ 07015-1707	PO 2200234 VARIOUS CHEMICALS & GASES - (BLANKET)	34.84	<b>34.84**</b>
8811 - <b>ALL LACROSSE</b> 147 VALLEY ROAD MONTCLAIR NJ 07042	PO 2202440 Mouthguards	736.00	<b>736.00**</b>
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2200594 Council Amazon Purchases 2022 Blanket	33.89	<b>33.89**</b>
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2202240 Blanket PO Montclair Municipal Court (Oc	91.34	<b>91.34**</b>
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2202261 Tree Lighting supplies: light-wands, tri	1,382.54	<b>1,382.54**</b>
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2202320 SDHC MEMORY CARDS   CAR AIR FRESHENERS	169.30	<b>169.30**</b>
99037 - <b>Amazon Capital Services</b>	PO 2202356 GLADE AUTOMATIC SPRAYERS AND REFILLS	92.22	

## List of Bills - (All Funds)

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
PO Box 035184 Seattle WA 98124-5184			92.22**
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2202394 DEWALT REPLACEMENT BATTERIES FOR GARAGE	389.38	389.38**
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2202435 6" X 2" SWIVEL CASTERS WITH HEAVY DUTY S	228.95	228.95**
9664 - <b>AMERICAN HOSE &amp; HYDRAULICS</b> CO., INC. PO Box 440 Elmwood Park NJ 07407	PO 2200108 VARIOUS HOSES & REPAIRS - (BLANKET)	120.85	120.85**
76 - <b>AMERICAN ROYAL HARDWARE</b> 251 Park Street Montclair NJ 07043-0010	PO 2200378 ANIMA SHELTER BLANKET PO	16.19	16.19**
76 - <b>AMERICAN ROYAL HARDWARE</b> 251 Park Street Montclair NJ 07043-0010	PO 2200846 2022 Rec, Pools and Edgemont Supplies BL	82.76	82.76**
12479 - <b>AMERICAN WEAR INC.</b> 261 NORTH 18TH STREET EAST ORANGE NJ 07017	PO 2200968 UNIFOR WKLY RENTALS & WIPERS - (BLANKET)	42.40	42.40**
2501 - <b>ANGELS LANDSCAPE &amp; SUBURBAN</b> SIDEWALKS 1 RIVER DRIVE GARFIELD NJ 07026	PO 2202267 Blanket-Property Maintenance Services	811.00	811.00**

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
2562 - <b>ANIMAL ALLIANCE</b> 1432 ROUTE 179 NORTH LAMBERTVILLE NJ 08530	PO 2201403 ANIMAL SHELTER SPAYING & NEUTERING BLANK	2,225.00	<b>2,225.00**</b>
13554 - <b>APOLLO FLAG CO.</b> 594 UNION BLVD. TOTOWA NJ 07512	PO 2201279 VARIOUS FLAGS AND SUPPLIES - (BLANKET)	498.37	<b>498.37**</b>
5265 - <b>ARC AUTO GLASS</b> 560 UNION BLVD TOTOWA NJ 07512	PO 2202498 MIRROR FOR DCS 22	35.00	<b>35.00**</b>
3240 - <b>ARCILA, ELKIN</b> C/O MONTCLAIR COMMUNITY SRVCS 219 N. FULLERTON AVENUE MONTCLAIR NJ 07042-0001	PO 2202387 2022 WORK BOOTS REIMBURSEMENT	150.00	<b>150.00**</b>
12650 - <b>ASCAP</b> 21678 NETWORK PLACE CHICAGO IL 60673-1216	PO 2202444 Annual License Fee	130.39	<b>130.39**</b>
2544 - <b>ASSOCIATED FIRE PROTECTION</b> 100 JACKSON STREET ATTN: GAIL PATERSON NJ 07501	PO 2200291 FIRE PROTECTION & SIMPLEX MONITORING @ 2	599.00	<b>599.00**</b>
99169 - <b>Atlantic Coast Fibers LLC</b> 101 7th Street Passaic NJ 07055	PO 2202011 RECYCLING AGREEMENT FOR 24 MONTH PERIOD	23,115.13	<b>23,115.13**</b>
99288 - <b>Barnwell House of Tires, Inc.</b> 112 Lehigh Drive Fairfield NJ 07004	PO 2201980 FD Blanket PO - Purchase, Service & Repa	416.76	<b>416.76**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
738 - <b>BEATTIE PADOVANO, LLC</b> ARTHUR M. NEISS, ESQ. 200 Market St, . Suite 401 Montvale NJ 07645	PO 2201281 Blanket #2 - General - 2022 Beattie Pado	2,950.00	<b>2,950.00**</b>
9037 - <b>BIG BELLY SOLAR, INC.</b> 150 A STREET, SUITE 103 NEEDHAM MA 02494	PO 2200013 MONTHLY SERVICING OF WASTE STATIONS AT V	8,841.86	<b>8,841.86**</b>
1996 - <b>BPAS, LLC</b> 6 RHOADS DRIVE SUITE 7 UTICA NY 13502	PO 2200569 2022 FSA PLAN	212.00	<b>212.00**</b>
99035 - <b>Brechka, Pat</b> 40 Linden Drive Spring Lake Heights NJ 07762	PO 2200907 BLANKET MEDICARE REIMB PATRICIA BRECHKA	571.44	<b>571.44**</b>
6705 - <b>BSN SPORTS, INC.</b> PO Box 841393 Dallas TX 75284-1393	PO 2202467 Orange Low Profile Cones (Dozen Count)	554.44	<b>554.44**</b>
5422 - <b>CDW GOVERNMENT, INC.</b> 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515	PO 2200142 TECHNOLOGY SUPPLIES	1,064.66	<b>1,064.66**</b>
100155 - <b>Chase, Eric &amp; Jamie</b> 112 Llewellyn Road Montclair NJ 07042	PO 2202266 2022 TAX REFUND FOR 1207-12, 112 LLEWELL	72.13	<b>72.13**</b>
9800 - <b>CLEAN AIR COMPANY</b> 428 NEW BRUNSWICK AVE FORDS NJ 08863-0002	PO 2202092 Blanket PO - FD Exhaust System - Mainten	1,429.50	

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
			<b>1,429.50**</b>
3409 - <b>CONCENTRA MEDICAL CENTERS</b> OCCUPATIONAL HLTH CNTRS, NJ PA PO BOX 8750 ELKRIDGE MD 21075-8750	PO 2201665 2022 Pre-Employment Physicals, Stress Te	1,530.00	
			<b>1,530.00**</b>
4690 - <b>CORNELL SURGICAL CO</b> 30 NEW BRIDGE ROAD BERGENFIELD NJ 07621-0001	PO 2202411 MEDICAL SUPPLIES NURSING	200.15	
			<b>200.15**</b>
1701 - <b>CUSTOM BANDAG INC.</b> 401 E. LINDEN AVENUE LINDEN NJ 07036-2411	PO 2200016 VARIOUS TIRES & REPAIRS - (BLANKET) PO 2202367 BLANKET: TIRE REPLENISHMENT	705.68 2,358.82	
			<b>3,064.50**</b>
1034 - <b>CUSTOM CARE SERVICE</b> 2817 WILLIAMSBURG DRIVE WALL NJ 07719	PO 2201036 2022 Parks Maintenance Services	4,870.00	
			<b>4,870.00**</b>
9859 - <b>DANIELS, ABDUL</b> C/O MONTCLAIR COMM SERVICES 219 NORTH FULLERTON AVE MONTCLAIR NJ 07042	PO 2202436 2022 WORK BOOTS REIMBURSEMENT	150.00	
			<b>150.00**</b>
352 - <b>Delta Dental of NJ, Inc.</b> PO BOX 36483 NEWARK NJ 07188-6483	PO 2200818 2022 Delta Dental Premiums	27,011.49	
			<b>27,011.49**</b>
13821 - <b>DIAL PEST CONTROL, INC.</b> 13 Eagle Rock Ave. E. Hanover NJ 07936	PO 2200281 PEST CONTROL @ 205 CLAREMONT - (BLANKET) PO 2200282 PEST CONTROL @ 219 N.FULLERTON - (BLANK PO 2201513 ANIMAL SHELTER PEST CONTROL BLANKET REST	160.89 79.97 98.12	
			<b>338.98**</b>
6425 - <b>DYNAMIC TESTING SERVICES, INC.</b> 230 MAIN STREET	PO 2200420 2022 Testing Svcs	160.00	

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
SUITE C TOMS RIVER NJ 08753			160.00**
14252 - <b>EAGLE POINT GUN</b> 1707 THIRD STREET THOROFARE NJ 08086	PO 2201545 BLANKET: REPLENISH AMMUNITION	2,962.97	2,962.97**
6783 - <b>ECCEOS</b> C/O JOSEPH LARICCIA, TREASURER 375 MILLBURN AVENUE MILLBURN NJ 07041	PO 2202303 ANNUAL MEMBERSHIP- ESSEX COUNTY CODE ENF	200.00	200.00**
2162 - <b>ECUA RRF ESCROW ACCOUNT</b> TD BANK 6000 Atrium Way Mt. Laurel NJ 08054	PO 2200012 2022 TIPPING FEES - (BLANKET)	39,748.21	39,748.21**
2832 - <b>EMERGENCY MEDICAL PRODUCTS INC</b> 25196 NETWORK PLACE CHICAGO IL 60673-1251	PO 2202410 BLANKET: MEDICAL SUPPLIES	1,055.88	1,055.88**
2541 - <b>Environmental Sysems Research</b> PO Box 741076 Los Angeles CA 90074-1076	PO 2202420 2022 GIS Program Annual Renewal	575.34	575.34**
14072 - <b>ESSEX COUNTY CLERK'S OFFICE</b> PO BOX 690 NEWARK NJ 07101-5178	PO 2202443 2022 Primary Election Costs for the Town	31,079.50	31,079.50**
7460 - <b>ESSEX COUNTY POLICE ACADEMY</b> 250 GROVE AVENUE CEDAR GROVE NJ 07009	PO 2202485 2022 TRAINING: FIREARMS INSTRUCTOR SCHOO PO 2202486 2022 TRAINING: FIREARMS RANGE FEES 08/29	300.00 1,050.00	1,350.00**
4379 - <b>FAN, TONY Y.</b>	PO 2202451 Reimbursement - 2022 SSL Certificates Re	269.90	

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
C/O TOWNSHIP OF MONTCLAIR 205 CLAREMONT AVENUE MONTCLAIR NJ 07042			<b>269.90**</b>
475 - <b>FIRE &amp; SAFETY SERV LTD</b> 200 RYAN STREET SOUTH PLAINFIELD NJ 07080	PO 2201050 FD Blanket PO - Repair & Maintenance of	4,625.00	<b>4,625.00**</b>
372 - <b>FLAGSHIP DENTAL PLANS</b> PO BOX 24011 NEWARK NJ 07101-0406	PO 2200076 2022 DENTAL PREMIUMS	684.28	<b>684.28**</b>
502 - <b>FRANKS TRUCK CENTER INC</b> 325 ORIENT WAY LYNDHURST NJ 07071-0002	PO 2202405 VARIOUS PARTS AND REPAIRS (BLANKET	279.18	<b>279.18**</b>
9402 - <b>FUSONI, ANTHONY</b> C/O MONTCLAIR COMMUNITY SRVCS 219 N. FULLERTON AVENUE MONTCLAIR NJ 07042	PO 2202383 2022 WORK BOOTS REIMBURSEMENT	150.00	<b>150.00**</b>
508 - <b>Gann Law Books</b> 550 Broad Street Suite 906 newark NJ 07102	PO 2202409 2022 NJ Titles 40 & 40A Municipals & Co	215.00	<b>215.00**</b>
5242 - <b>GARDEN STATE MUNICIPAL JIF</b> C/O NIP GROUP, INC. 900 RT 9 N,SUITE 503 WOODBIDGE NJ 07095	PO 2201033 GSJIF ASSESSMENT	54,537.68	<b>54,537.68**</b>
8372 - <b>GEESE CHASERS NORTH JERSEY</b> PO BOX 282 GREAT MEADOW NJ 07838	PO 2200293 HAZING OF GEESE @ YANTAKAW PARK & EDGEMO	1,944.22	<b>1,944.22**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
99284 - <b>GenServe, LLC</b> 100 Newtown Road Plainview NJ 11803	PO 2200170 EMERGENCY GENERATOR PLANNED MAINTENANCE PO 2200946 FD - Blanket PO - Generator Servicing PO 2200947 FD - Blanket PO - Generator Servicing PO 2201342 REPAIRS TO THE RADIO TOWER GENERATOR	112.50 337.50 450.00 9,223.61	<b>10,123.61**</b>
1494 - <b>GRAINGER, INC.</b> DEPT. 876710096 PALATINE IL 60038-0001	PO 2200880 FD Blanket PO - Equipment & Supplies	373.65	<b>373.65**</b>
99780 - <b>GRANT, ROSLYN HOLMES</b> 7 KINZEL LANE WEST ORANGE NJ 07052	PO 2202461 Conflict Judge	450.00	<b>450.00**</b>
5820 - <b>GREGORY, BRAEDON</b> C/O TOWNSHIP OF MONTCLIAIR 205 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2202422 Notary License renewal fee - HR	30.00	<b>30.00**</b>
9667 - <b>Griffith-Allied Trucking LLC</b> PO Box 392 Manville nj 08835	PO 2200829 GASOLINE DELIVERIES - (BLANKET) PO 2200829 GASOLINE DELIVERIES - (BLANKET)	12,726.94 15,379.09	<b>28,106.03**</b>
9264 - <b>HIRERIGHT, LLC</b> PO Box 847891 Dallas TX 75284-7891	PO 2200713 2022 BLANKET FOR BCKGRND CHK SVCS	246.00	<b>246.00**</b>
4263 - <b>HUDSON COUNTY MOTORS, INC.</b> 290 SECAUCUS ROAD PO BOX 2611 SECAUCUS NJ 07094	PO 2201088 VARIOUS PARTS AND SUPPLIES - (BLANKET)	2,613.44	<b>2,613.44**</b>
9925 - <b>IMAC INSURANCE AGENCY</b> 540 MILL STREET BELLEVILLE NJ 07109	PO 2202531 Individual Accident, AD&D, Travel Accide	5,127.00	<b>5,127.00**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
100052 - <b>Imhof, William A.</b> 519 Bloomfield Avenue Apt. 5P Caldwell NJ 07006-5543	PO 2201224 William A. Imhof Medicare Part B June -	408.24	<b>408.24**</b>
1341 - <b>INT'L HEALTHCARE SERVICE - DMC</b> LOCKBOX 9102 PO BOX 70280 PHILADELPHIA PA 19176-0280	PO 2200365 2022 DENTAL PREMIUMS FOR HLTHPLX GRPS GJ	535.00	<b>535.00**</b>
2675 - <b>INTERNATIONAL HEALTHCARE SERVS</b> LOCKBOX 9102 PO BOX 70280 PHILADELPHIA PA 19176-0280	PO 2200074 2022 HEALTHPLEX GRP GJ1080 DENTAL PREMIU	203.77	<b>203.77**</b>
100093 - <b>Jaramillo, Marco Munoz</b> 18 Charles Street Montclair NJ 07042	PO 2202061 MILL FALL CLASSES	1,200.00	<b>1,200.00**</b>
100089 - <b>Jay's Exterminating Service</b> 631 W. Mount Pleasant Ave Livingston NJ 07039	PO 2201609 BLANKET: INSECT & RODENT CONTROL	149.00	<b>149.00**</b>
4320 - <b>KARNAS, MARIANNE D.</b> 47 OXFORD STREET MONTCLAIR NJ 07042-4922	PO 2200354 BLANKET 2022 MEDICARE REIMBURSEMENT -MAR	510.30	<b>510.30**</b>
3324 - <b>KIENZLEN, RICHARD</b> C/O MTC COMMUNITY SERVICE 219 NORTH FULLERTON AVE MONTCLAIR NJ 07042	PO 2202377 2022 WORK BOOTS REIMBURSEMENT	150.00	<b>150.00**</b>
7692 - <b>LANGUAGE LINE SERVICES</b> PO BOX 202564 DALLAS TX 75320	PO 2201056 Blanket Translation Services (March - De PO 2202477 BLANKET: OVER-THE-PHONE-TRANSLATION	160.25	351.70

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			<b>511.95**</b>
9411 - <b>LAW OFFICES OF PETER D. RUSSO</b> 395 FRANKLIN STREET BLOOMFIELD NJ 07003	PO 2201351 BLANKET PO FOR PUBLIC DEFENDER SERVICES	1,250.00	
			<b>1,250.00**</b>
6870 - <b>LEVITT'S LLC</b> PO BOX 613 PINE BROOK NJ 07058	PO 2201090 GRASS SEED, TOOLS AND VARIOUS SUPPLIES -	814.00	
			<b>814.00**</b>
5930 - <b>LEXIS NEXIS MATTHEW BENDER</b> 9443 N. SPRINGBORO PIKE MIAMISBURG OH 45342	PO 2201882 BLANKET: ACCURINT FOR LAW ENFORCEMENT	135.00	
			<b>135.00**</b>
13680 - <b>LOMBARDY DOORS SALES &amp; SERVICE CORP.</b> 734 BELLEVILLE AVENUE BELLEVILLE NJ 07109	PO 2201091 VARIOUS DOOR REPAIRS AT DCS - (BLANKET) PO 2202164 FD Emergency Repair of Overhead Door-Bay	322.00 8,700.00	
			<b>9,022.00**</b>
9867 - <b>LOUISA AMABILE TESTA, LLC</b> Floral and Visual Designer PO Box 162 Verona NJ 07044	PO 2202374 Veteran's Day Flower Arrangements	270.00	
			<b>270.00**</b>
8109 - <b>M &amp; D AUTOMOTIVE</b> DBA P&A AUTO PARTS 1278 BROAD STREET BLOOMFIELD NJ 07003	PO 2200015 VARIOUS PARTS & SUPPLIES - (BLANKET) PO 2202500 VARIOUS AUTO PARTS AND SUPPLIES PO 2202502 VARIOUS PARTS AND SUPPLIES	1,017.93 176.82 125.15	
			<b>1,319.90**</b>
5360 - <b>MARON, DIANE L.</b> 127 BUCKNELL TRAIL HOPATCONG NJ 07843-1716	PO 2200355 BLANKET 2022 MEDICARE REIMB - DIANE L. M	510.30	
			<b>510.30**</b>
100157 - <b>Matthews, Benjamin P. &amp; Allison L.</b> 1 Manor Court	PO 2202295 2022 TAX REFUND FOR 2903-67, 1 MANOR COU	250.00	

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Montclair NJ 07042			<b>250.00**</b>
853 - <b>MGL PRINTING SOLUTIONS</b> 154 SOUTH STREET NEW PROVIDENCE NJ 07974	PO 2202190 Minutes Book and Paper PO 2202239 1099 Forms PO 2202324 Tax Sale Notices	5,736.00 59.00 308.80	<b>6,103.80**</b>
9679 - <b>MONACO LOCK COMPANY</b> 339-345 NEWARK AVENUE JERSEY CITY NJ 07302	PO 2202520 REPLACE LOCK ON DOOR BY MEN'S LUNCHROOM	1,086.00	<b>1,086.00**</b>
7782 - <b>MONTCLAIR MOTORWERKS INC.</b> 40 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2201722 FD- Blanket PO - Repair & Maintenance of	144.73	<b>144.73**</b>
10042 - <b>MR. JOHN</b> PO BOX 130 KEASBY NJ 08832	PO 2200083 PORTABLE TOILET FACILITIES AT VARIOUS LO	2,043.00	<b>2,043.00**</b>
9879 - <b>MRA INTERNATIONAL, INC.</b> 295 MORRIS AVE, SUITE 101 LONG BRANCH NJ 07740	PO 2202400 Township of Montclair payments to the St	3,238.00	<b>3,238.00**</b>
996 - <b>NAT'L FUEL OIL CO</b> 175 ORANGE ST NEWARK NJ 07103-0001	PO 2200830 DIESEL DELIVERIES - (BLANKET)	12,932.82	<b>12,932.82**</b>
99592 - <b>NATIONAL SPORTSWARE</b> 368 CORTLANDT STREET BELLEVILLE NJ 07109	PO 2201738 t-shirts for camp	1,541.50	<b>1,541.50**</b>
8672 - <b>NATURE'S CHOICE CORP.</b>	PO 2200183 DISPOSAL OF GRASS CLIPPINGS - CURBSIDE C	13,551.23	

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1106 Millstone River Road Hillsborough NJ 08844	PO 2200184 RECYCLING OF LEAVES - (BLANKET)	10,950.00	
	PO 2200184 RECYCLING OF LEAVES - (BLANKET)	10,950.00	
	PO 2201169 DISPOSAL OF MIXED VEGETATIVE MATERIAL -	1,320.00	<b>36,771.23**</b>
6 - <b>New Horizons Computer Learning</b> Centers, Inc. PO Box 654156 Dallas TX 75265-4156	PO 2202223 PHASE II IT TRAINING: PTL. C. ADAMS	2,475.00	
			<b>2,475.00**</b>
100020 - <b>NJ ADVANCE MEDIA, LLC</b> DEPT 77571 PO BOX 77000 DETROIT MI 48277-0571	PO 2200899 2022 Blanket for Purchasing Advertising	672.08	
			<b>672.08**</b>
7148 - <b>NJ DEPT OF ENVIRONMENTAL PRCTCT</b> BUREAU OF ENVRN. RADIATION PO BOX 415 TRENTON NJ 08625	PO 2202463 Annual Site Remediation	1,870.00	
			<b>1,870.00**</b>
5790 - <b>NJ DEPUTY FIRE CHIEF'S ASSN.</b> 153 MAGNOLIA AVENUE DUMONT NJ 07628	PO 2202496 Deputy Chief Annual Dues	100.00	
			<b>100.00**</b>
7716 - <b>NJLM</b> 222 WEST STATE STREET TRENTON NJ 08608	PO 2200080 2022 NJLM JOB ADS	230.00	
			<b>230.00**</b>
2466 - <b>NJPO, Inc.</b> PO BOX 7113 WATCHUNG NJ 07069	PO 2202431 NJPO Membership	440.00	
	PO 2202464 Mandatory Training	50.00	
			<b>490.00**</b>
8995 - <b>NORTH JERSEY MEDIA GROUP</b> PO Box 630703 Cincinnati OH 45263-0703	PO 2200592 2022 JOB ADS NJ MEDIA	2,394.00	
			<b>2,394.00**</b>

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Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
1183 - <b>NORTH JERSEY MEDIA GROUP</b> PO BOX 630703 CINCINNATI OH 45263-0703	PO 2201376 Blanket #2 Publication of legal notices	6.89	<b>6.89**</b>
1183 - <b>NORTH JERSEY MEDIA GROUP</b> PO BOX 630703 CINCINNATI OH 45263-0703	PO 2201377 Blanket #2 Publication of legal notices	42.57	<b>42.57**</b>
9528 - <b>NORTHEAST SWEEPERS &amp; RENTALS</b> 20 MONTESANO ROAD FAIRFIELD NJ 07004	PO 2200206 PARTS & SERVICE FOR RAVO SWEEPER - (BLA	2,547.49	<b>2,547.49**</b>
5009 - <b>PEREZ, MICHAEL</b> C/O TOWNSHIP OF MONTCLAIR 205 CLAREMONT AVE MONTCLAIR NJ 04042	PO 2202434 2022 WORK BOOTS REIMBURSEMENT	139.99	<b>139.99**</b>
9842 - <b>PETULLO, GERRY</b> C/O COMMUNITY SERVICES DEPT. 219 N. FULLERTON AVENUE MONTCLAIR NJ 07042	PO 2202376 2022 WORK BOOTS REIMBURSEMENT	150.00	<b>150.00**</b>
1108 - <b>PROFESSIONAL GOV'T EDUCAT.INC</b> PO Box 1125 Denville NJ 07834	PO 2201931 Ethics Webinar 10-11-22	90.00	<b>90.00**</b>
100062 - <b>PureSan Holdings LLC</b> 500 W. Main Street Suite 11 Wyckoff NJ 07481	PO 2202293 VARIOUS CLEANING SUPPLIES FOR DCS	343.61	<b>343.61**</b>
1218 - <b>R &amp; R RADAR, INC.</b> P.O. BOX 401 ATCO NJ 08004	PO 2202272 REPAIR HANDHELD RADAR UNIT	633.00	<b>633.00**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
670 - <b>R.R. DONNELLEY</b> 7810 Solution Center Chicago IL 60677-7008	PO 2202160 SAFETY PAPER FOR VITAL STATISTICS	396.00	396.00**
2045 - <b>RESORT CONTRACT FURNISHINGS</b> 270 FRANKLIN AVE WYCKOFF NJ 07481	PO 2202291 9FT Fiberglass Market Umbrellas	6,015.00	6,015.00**
46038 - <b>RICHVIEW CONSULTING</b> 4 MAUDE LANE HACKETTSTOWN NJ 07840	PO 2202028 2022-2023 Arborist Consulting Services	4,873.25	4,873.25**
1567 - <b>Robert's and Son, Inc.</b> P O BOX 110 GARFIELD NJ 07029	PO 2200106 VARIOUS PARTS & REPAIRS - (BLANKET)	139.00	139.00**
99211 - <b>Rothman, Margret</b> 5 Roosevelt Place Apt 6-P Montclair NJ 07042	PO 2202043 MILL FALL CLASSES 2022	300.00	300.00**
11226 - <b>ROY DEDEIC ASSOC</b> CONSULTING ENGIENEERS 82 MIDLAND AVE MONTCLAIR NJ 07042	PO 2202538 STRUCTURAL ENGINEERING FIELD INSPECTION	3,000.00	3,000.00**
100152 - <b>RWJHN - Mobile Health</b> 379 Campus Drive - 3rd floor Mailbox #25 Somerset NJ 08873	PO 2202281 TRAINING: EMT INITIAL PROGRAM	2,400.00	2,400.00**
99017 - <b>Sal Electric Co., Inc.</b> 83 Fleet Street Jersey City NJ 07306	PO 2201557 ELECTRICAL WORK AT VARIOUS LOCATIONS - PO 2201557 ELECTRICAL WORK AT VARIOUS LOCATIONS -	210.28 292.48	

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			502.76**
1366 - <b>SANITATION EQUIPMENT CORP.</b> 80 FURLER STREET TOTOWA NJ 07512	PO 2200048 VARIOUS PARTS & REPAIRS FOR PACKER TRUCK	1,721.12	
			1,721.12**
4181 - <b>SANTARCANGELO LAW, LLC</b> 80 PARK STREET SUITE 2A MONTCLAIR NJ 07042	PO 2201268 BLANKET PO FOR LEGAL SERVICES RE: ABANDO	3,770.90	
			3,770.90**
5731 - <b>SCHUMACHER CHEVROLET, INC.</b> 8 MAIN STREET PO BOX 158 LITTLE FALLS NJ 07424-0158	PO 2201957 BLANKET: MISCELLANEOUS FLEET REPAIRS	2,480.00	
			2,480.00**
9993 - <b>SF Mobiel Vision Inc.</b> PO Box 74008996 Chicago IL 60674-8996	PO 2202313 MAINTENANCE PROVIDER FOR THE IN-CAR VIDE	5,715.00	
			5,715.00**
3722 - <b>SPEACH, ANNETTE</b> 5484 TANGLEWOOD LANE ALLENTOWN PA 18106-9176	PO 2200509 Blanket Annette Speach Medicare Reimbur	571.44	
			571.44**
1924 - <b>STANDARD SPRINGS</b> 415 20TH AVE PO BOX 35 PATERSON NJ 07513-0002	PO 2200335 VARIOUS PARTS & REPAIRS - (BLANKET)	618.60	
			618.60**
7506 - <b>STAPLES</b> PO Box 70242 Philadelphia PA 19176-0242	PO 2200475 FD Blanket PO - Office Supplies	185.10	
	PO 2200475 FD Blanket PO - Office Supplies	36.54	
	PO 2200927 OFFICE SUPPLIES	94.94	
	PO 2201333 2022 Blanket - Staples Office Supplies	2,332.71	2,649.29**
7506 - <b>STAPLES</b> PO Box 70242	PO 2202294 TONER FOR DCS COLOR PRINTER	1,169.91	
	PO 2202361 OFFICE SUPPLIES FOR DCS	76.83	

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Paid to	Description	Payment	Check Total
Philadelphia PA 19176-0242	PO 2202426 BUILDING DEPARTMENT OFFICE SUPPLIES	213.59	1,460.33**
14239 - <b>STATE TREASURER</b> DLGS - CERTIFICATION UNIT CN 803 TRENTON NJ 08625-0803	PO 2202412 CMFO CERTIFICATION RENEWAL N. AKMAL	50.00	50.00**
99550 - <b>Street Cop Training LLC</b> 8 Stone Tavern Drive Millstone NJ 08510	PO 2202167 TRAINING: NJ CASE LAW/SEARCH & SEIZURE U	175.00	175.00**
3408 - <b>SYSTEMATIC CARPET CLEANING</b> 60 BARBARA STREET BLOOMFIELD NJ 07003	PO 2201516 ANIMAL SHELTER DRYER DUCT CLEANING BLANK	150.00	150.00**
14133 - <b>TAPE-TEL ELECTRONICS</b> 35 WALNUT AVENUE PO BOX 774 CLARK NJ 07066	PO 2202384 BLANKET: DISPATCHER HEADSET REPLENISHMEN	746.00	746.00**
100060 - <b>Tennant, Winsome</b> 11 Tamarack Road Edison NJ 08820	PO 2201305 Winsome Tennant Medicare Reimb Jun-Dec 2	408.24	408.24**
99673 - <b>THE HOME DEPOT PRO</b> 2455 PACES FERRY ROAD ATLANTA GA 30339	PO 2200879 FD Blanket PO - Equipment and supplies	713.75	713.75**
99650 - <b>The Olympic Glove &amp; Safety Co. Inc.</b> 75 Main Avenue Elmwood Park NJ 07407	PO 2202269 SAFETY VESTS, GLOVES AND GLASSES - (BLA	441.64	441.64**
8081 - <b>THERMO WORKS</b>	PO 2202416 THS-235-457 THERMAPEN ONE BLUE	406.28	

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Paid to	Description	Payment	Check Total
741 E. UTAH VALLEY DRIVE AMERICAN FORK UT 84003			<b>406.28**</b>
7437 - <b>TLP Climate Control Sysems, Inc.</b> 400 Rike Drive Millstone Township NJ 08535	PO 2201682 BLANKET: BUILDING SERVICE/REPAIR	1,810.21	<b>1,810.21**</b>
99969 - <b>Topology NJ , LLC</b> 60 Union Street #1N Newark NJ 07105	PO 2200402 GIS Services - Parcel Map Maintenance	218.75	<b>218.75**</b>
99991 - <b>Triton Training Group</b> PO Bos 388 Max Meadows VA 24360	PO 2200533 ARMORER'S COURSE: PTL. S. SEIFRIED	400.00	<b>800.00**</b>
6428 - <b>TURN OUT FIRE &amp; SAFETY</b> 3468 KENNEDY BLVD JERSEY CITY NJ 07307-0001	PO 2202137 FD Badges	466.00	<b>466.00**</b>
99295 - <b>Tyrex Resources, LLC</b> PO Box 1493 Mount Laurel NJ 08054	PO 2201176 RECYCLING OF TIRES - (BLANKET)	1,065.00	<b>1,065.00**</b>
2573 - <b>ULINE</b> PO BOX 88741 CHICAGO IL 60680	PO 2202381 GREETER OFFICE CHAIR (REPLACEMENT)	692.81	<b>692.81**</b>
1620 - <b>V.E. RALPH &amp; SON INC</b> PO BOX 633 320 SCHUYLER AVE KEARNY NJ 07032-0633	PO 2201530 FD Tactical Gear Bag for Vest and Helmet	119.96	<b>119.96**</b>

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3914 - <b>VALLEY SAFETY SERVICE</b> ASSOCIATION, INC. 330 OLD ENFIELD ROAD BELCHERTOWN MA 01007	PO 2202413 LEAD QUOTE	43.00	<b>43.00**</b>
6418 - <b>VAN METER &amp; ASSOCIATES, INC.</b> PO BOX 21313 COLOMBUS OH 43221	PO 2202147 TRAINING: SGT. R. CARANDANG	190.00	<b>190.00**</b>
8779 - <b>VERIZON</b> PO BOX 15124 ALBANY NY 12212-5124	PO 2201888 BLANKET --- ACCT #: 955-272-967-0001-42	124.99	<b>124.99**</b>
955 - <b>VERIZON BUSINESS</b> PO Box 16801 Newark NJ 07101-6801	PO 2200868 ANIMAL SHELTER VERIZON BLANKET FOR REST	287.28	<b>287.28**</b>
5862 - <b>VERIZON BUSINESS</b> PO BOX 15043 ALBANY NY 12212-5043	PO 2202023 BLANKET: ACCT #: 6000031589 X26 --- MONT	5,268.38	<b>5,268.38**</b>
8550 - <b>VERIZON RBCC</b> PO BOX 15124 ALBANY NY 12212-5124	PO 2201129 EDGEMONT VERIZON BLANKET	185.35	<b>185.35**</b>
3202 - <b>VSP</b> PO BOX 742788 LOS ANGELES CA 90074-2788	PO 2201120 Vision Plan Premiums May through Dec 202	1,629.05	<b>1,629.05**</b>
5601 - <b>W.B. MASON CO., INC.</b> PO BOX 981101 BOSTON MA 02298-1101	PO 2200237 BLANKET- WATER COOLER-CODE ENFORCEMENT	0.95	<b>0.95**</b>

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9362 - <b>W.B. MASON COMPANY INC.</b> PO BOX 981101 BOSTON MA 02298-1101	PO 2200126 Blanket PO - FD Hot & Cold Water Cooler PO 2200928 2022 Blanket Water Cooler Service PO 2202466 Blanket PO Montclair Municipal Court PO 2202503 OFFICE SUPPLIES FOR THE ASSESSOR'S OFFIC	0.95 26.82 361.78 13.41	<b>402.96**</b>
99089 - <b>Wanat, Linda S.</b> 16 Silicon Drive Woodland Park NJ 07424-4225	PO 2200869 BLANKET MEDICARE PART B JAN - DEC 2022 L	1,306.32	<b>1,306.32**</b>
6638 - <b>WASHINGTON, BRUCE</b> 5824 ARBAUGH COURT RALEIGH NC 27610-4251	PO 2200357 BLANKET 2022 MEDICARE PART B REIMB - BRU	408.24	<b>408.24**</b>
9979 - <b>WASTEQUIP MANUFACTURING CO.LLC</b> 6525 MORRISON BLVD. SUITE 300 CHARLOTTE NC 28211	PO 2201534 MPD DUMPSTER PURCHASE	1,870.00	<b>1,870.00**</b>
100177 - <b>Weatherby Parent, LLC</b> dba LeadsOnline LLC 6900 Dallas Pkwy, Suite 825 Plano TX 75024-4200	PO 2202317 BLANK: INVESTIGATION SYSTEM SERVICE PACK	10,682.00	<b>10,682.00**</b>
99090 - <b>William J. Guarini, Inc.</b> 152 Stevens Avenue Jersey City NJ 07305	PO 2201454 FD Blanket PO-Plumbing Services	715.54	<b>715.54**</b>
4926 - <b>WITMER PUBLIC SAFETY GROUP</b> 104 INDEPENDENCE WAY COATSVILLE PA 19320	PO 2201052 FD - Litter Straps	123.50	<b>123.50**</b>
100111 - <b>Wysocki, Kamila</b> c/o Township of Montclair Law Dept. 205 Claremont Avenue	PO 2201889 RENEWAL OF NOTARY PUBLIC CERTIFICATION T	30.00	

## List of Bills - (All Funds)

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
Montclair NJ 07042			30.00**
	<b>DEDICATED TRUST</b>		
100160 - <b>114 YBR LLC</b> 21 Lafayette Drive Cedar Grove NJ 07009	PO 2202334 Refund of Unused Escrow Deposits	55.00	55.00**
100162 - <b>A. Debenedetto Construction LLC</b> 22 Judith Place Wayne NJ 07470	PO 2202336 Refund of Unused Escrow Deposits	142.00	142.00**
100159 - <b>Alert-All Corp.</b> 164 Orlan Road New Holland PA 17557	PO 2202371 FD Blanket PO Fire Prevention Giveaways	1,955.00	1,955.00**
738 - <b>BEATTIE PADOVANO, LLC</b> ARTHUR M. NEISS, ESQ. 200 Market St., Suite 401 Montvale NJ 07645	PO 2201264 Blanket #2 - ESCROW - 2022 Beattie Padov	3,306.95	3,306.95**
99931 - <b>Boswell Engineering</b> 330 Phillips Avenue South Hackensack NJ 07606	PO 2201262 Blanket #2 2022 ESCROW BOSWELL Engineeri	3,232.50	3,232.50**
100168 - <b>Colley, Ian</b> 25 Plymouth Street Montclair NJ 07042	PO 2202342 Refund of Unused Escrow Deposits	250.00	250.00**
100067 - <b>DS Meyer Enterprises LLC</b> 2 North Street Suite 2A Waldwick NJ 07463	PO 2202433 2020 Essex Count CDBG Program Glenridge	91,379.73	91,379.73**

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
100175 - <b>Fallace, Thomas D.</b> 602 Upper Mountain Avenue Montclair NJ 07043	PO 2202350 Refund of Unused Escrow Deposits	250.00	<b>250.00**</b>
100167 - <b>Fastow, Jay N.</b> 349 Park Street Montclair NJ 07043	PO 2202341 Refund of Unused Escrow Deposits	450.00	<b>450.00**</b>
9181 - <b>HP ORANGE ROAD 2013, LLC</b> 22 MAPLE AVENUE MORISTOWN NJ 07960	PO 2202326 Refund of Unused Escrow Deposits	1,963.00	<b>1,963.00**</b>
100169 - <b>Johnson, Matthew S.</b> 246 Upper Mountain Avenue Montclair NJ 07043	PO 2202343 Refund of Unused Escrow Deposits	912.50	<b>912.50**</b>
7812 - <b>KONICA MINOLTA BUSINESS SOLTNS</b> DEPT. AT 952823 ATLANTA GA 31192-2823	PO 2200130 Blanket PO - Fire Prevention Copier - Co	50.28	<b>50.28**</b>
100170 - <b>Meet Me At Madison's LLC</b> 689 Main Avenue Passaic NJ 07055	PO 2202344 Refund of Unused Escrow Deposits	471.30	<b>471.30**</b>
11253 - <b>MITCHELL MACGREGOR CONTRACTING</b> 120 WALNUT STREET MONTCLAIR NJ 07042	PO 2202329 Refund of Unused Escrow Deposits	844.00	<b>844.00**</b>
100126 - <b>Navani, Vikas &amp; Sherrina</b> 15 Hawthorne Place Montclair NJ 07042	PO 2202333 Refund of Unused Escrow Deposits	250.00	<b>250.00**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
14406 - <b>PABCO, INC</b> ATTN: TODD SHERMAN 166 FRELINGHUYSEN AVE NEWARK NJ 07114	PO 2202487 (6) PALLETS OF LEAF BAGS	6,423.30	<b>6,423.30**</b>
4847 - <b>PITNEY BOWES RESERVE ACCOUNT</b> PO Box 981023 Boston MA 02298-1023	PO 2202523 Postage Payment to Reserve Account 34994	2,000.00	<b>2,000.00**</b>
9887 - <b>PROSHRED SECURITY</b> 152 EAGLE ROACK AVENUE ROSELAND NJ 07068	PO 2200345 Blanket PO - FD Shredding	14.67	<b>14.67**</b>
7990 - <b>PROSTOCK AUTO PARTS</b> MONTCLAIR AUTO PARTS 330 NORTH MIDLAND AVENUE SADDLEBROOK NJ 07663	PO 2201721 Fire Prevention Blanket PO - Auto Parts	86.98	<b>86.98**</b>
96525 - <b>RICHARD GRABOWSKY</b> 33 CHURCH STREET MONTCLAIR NJ 07042	PO 2202330 Refund of Unused Escrow Deposits	338.00	<b>338.00**</b>
100166 - <b>Sperber, Edward L.</b> 81 Watchung Avenue Montclair NJ 07043	PO 2202340 Refund of Unused Escrow Deposits	250.00	<b>250.00**</b>
99817 - <b>Walnut Grove Partners, LLC</b> 7 N. Willow Street Montclair NJ 07042	PO 2202328 Refund of Unused Escrow Deposits	8,790.00	<b>8,790.00**</b>
<b>CAPITAL</b>			
212 - <b>CAMPBELL FOUNDRY CO</b>	PO 2200318 VARIOUS CATCH BASINS, MANHOLE CASTINGS	1,047.90	

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
800 BERGEN ST HARRISON NJ 07029-0001	PO 2200318 VARIOUS CATCH BASINS, MANHOLE CASTINGS	3,768.90	<b>4,816.80**</b>
2316 - <b>CIFELLI &amp; SON</b> GENERAL CONTRACTING, INC. 81 FRANKLIN AVENUE NUTLEY NJ 07110	PO 2201555 2022 road Resurfacing Materials - MCCPC	163,890.00	<b>163,890.00**</b>
1618 - <b>DENVILLE LINE PAINTING</b> 2 GREEN POND ROAD ROCKAWAY NJ 07866	PO 2201640 2022 Trafficc Striping on Roadways - MCC	89,310.04	<b>89,310.04**</b>
496 - <b>FOLEY INCORPORATED</b> PO Box 787132 PHILADELPHIA PA 19178-7132	PO 2202233 REPLACE BUCKET ON DCS 35 CAT	10,036.00	<b>10,036.00**</b>
100125 - <b>Frank Semeraro Construction Co. Inc.</b> dba FSC Leak Detection 805 Preakness Avenue Wayne NJ 07470-5403	PO 2202479 EMERGENCY SANITARY SEWER LATERAL REPAIR	11,514.87	<b>11,514.87**</b>
7915 - <b>MATRIX NEW WORLD ENGINEERING</b> 26 COLUMBIA TURNPIKE FLORHAM PARK NJ 07932	PO 2201792 Environmental Services for NJDEP Site Re	21,882.28	<b>21,882.28**</b>
2063 - <b>NEW JERSEY FIRE EQUIPMENT</b> 119-131 ROUTE 22 EAST DUNELLEN NJ 08812	PO 2202448 FD - Miscellaneous Equipment	120.00	<b>120.00**</b>
<b>Water Operating</b>			
30 - <b>AGL Welding Supply Co.</b> PO Box 1707 Clifton NJ 07015-1707	PO 2200034 W-2 - Blanket for Cylinder Rentals for G	54.68	

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
			<b>54.68**</b>
6902 - <b>AGRA ENVIRONMENTAL &amp; LAB SERV</b> 90 1/2 WEST BLACKWELL STREET DOVER NJ 07801	PO 2200033 W-3 - Blanket for Laboratory Analysis Se PO 2202482 W-163 - Second Blanket for Lab Analysis	1,630.00 2,982.00	
			<b>4,612.00**</b>
100113 - <b>Airgas USA, LLC</b> PO Box 734445 Chicago IL 60673-4445	PO 2201835 W-101 -- Blanket for Liquid Chlorine in	138.06	
			<b>138.06**</b>
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2200373 W-28 -- BLANKET for Purchase of Equipmen	498.24	
			<b>498.24**</b>
99037 - <b>Amazon Capital Services</b> PO Box 035184 Seattle WA 98124-5184	PO 2200384 W-29 - SECOND BLANKET - Materials, Equip	179.94	
			<b>179.94**</b>
94 - <b>AQUA PRO-TECH LABORATORIES</b> 1275 BLOOMFIELD AVENUE BUILDING #6 FAIRFIELD NJ 07004	PO 2201156 W-68 - BLANKET - Sampling & Lab Analysis	8,666.25	
			<b>8,666.25**</b>
100151 - <b>Brookdale Shoprite, Inc.</b> 1409 Broad Street Bloomfield NJ 07003	PO 2202391 W-153 -- Bottles of Drinking Water for O	1,711.62	
			<b>1,711.62**</b>
5086 - <b>Cutter Drill &amp; Machine, Inc.</b> PO Box 140 Lakewood NJ 08701	PO 2202430 W-158 -- Repair D-5 Drilling Machine and	485.11	
			<b>485.11**</b>
351 - <b>DELATUSH SYSTEMS INC</b> 959 ROUTE 46E	PO 2202488 W-167 - Reconfigured SonicWALL done by D	231.25	

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
SUITE 302 PARSIPPANY NJ 07054			<b>231.25**</b>
99820 - <b>Eastern Pest Services</b> 2 Industrial Road Suite 202 Fairfield NJ 07004	PO 2200372 W-27 -- BLANKET for Monthly Rodent Baiti	150.00	<b>150.00**</b>
100025 - <b>ECD Solutions LLC</b> 452 River Road Unit L Nutley NJ 07110	PO 2201705 W-91 -- Office Cleaning for 6 Months at	439.99	<b>439.99**</b>
2541 - <b>Environmental Sysems Research</b> PO Box 741076 Los Angeles CA 90074-1076	PO 2202420 2022 GIS Program Annual Renewal	1,467.00	<b>1,467.00**</b>
3282 - <b>GRAINGER, INC.</b> DEPT 858312218 PALATINE IL 60038-0001	PO 2200028 W-10 - First Blanket for Materials & Sup PO 2200906 W-55 -- Second Blanket - Materials and S	323.77 1,237.27	<b>1,561.04**</b>
9948 - <b>GT MID ATLANTIC</b> 629 S. PHILADELPHIA BLVD. ABERDEEN MD 21001	PO 2201084 W-65 -- Second Blanket for Parts, Materi	1,295.94	<b>1,295.94**</b>
557 - <b>HACH COMPANY</b> 2207 COLLECTION CENTER DRIVE CHICAGO IL 60693	PO 2201602 W-88 -- Blanket for Materials and Suppli	149.60	<b>149.60**</b>
9261 - <b>INITECH INDUSTRIAL LLC</b> 1033 ROUTE 46 EAST SUITE A201 CLIFTON NJ 07013	PO 2201406 W-83 - WebSpace v5.0 Cimplicity 1 Client PO 2201559 W-47 - BLANKET - Engineering & Programmi	1,826.56 16,209.00	<b>18,035.56**</b>
3327 - <b>MONTCLAIR SUPPLY CORP.</b>	PO 2201382 W-77 - Second Blanket for Plumbing Mater	302.79	

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
97-99 MAPLE AVENUE MONTCLAIR NJ 07042			<b>302.79**</b>
8422 - <b>NEAL SYSTEMS, INC.</b> NSI 122 TERRY DRIVE NEWTON PA 18940	PO 2202399 W-155 -- Differential Pressure Transmitt	3,406.66	<b>3,406.66**</b>
5444 - <b>NORTHEAST EQUIPMENT</b> 1190 ROUTE 23 SOUTH CEDAR GROVE NJ 07009-0001	PO 2202423 W-161 -- Blanket for Supplies, Parts and	954.44	<b>954.44**</b>
4642 - <b>NORTHERN SAFETY CO INC</b> PO BOX 4250 UTICA NY 13504-4250	PO 2200476 W-36 - BLANKET for Materials, Supplies a	193.02	<b>193.02**</b>
100062 - <b>PureSan Holdings LLC</b> 500 W. Main Street Suite 11 Wyckoff NJ 07481	PO 2202368 W-151 - Blanket for Janitorial Supplies	1,189.74	<b>1,189.74**</b>
44 - <b>RIO SUPPLY, INC.</b> 100 ALLIED PARKWAY SICKLERVILLE NJ 08081	PO 2202470 W-162 - Automated Water Read System Main	13,144.87	<b>13,144.87**</b>
1567 - <b>Robert's and Son, Inc.</b> P O BOX 110 GARFIELD NJ 07029	PO 2200305 W-25 - BLANKET for Vehicle Parts & Suppl	245.00	<b>245.00**</b>
1478 - <b>STOBB'S PRINTING COMPANY, INC.</b> 18 WASHINGTON ST PO BOX 91 BLOOMFIELD NJ 07003-0001	PO 2202353 W-150 -- Printing of Business Cards and	128.97	<b>128.97**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
6152 - <b>TREASURER-STATE OF NJ</b> DEPT OF ENVRN PROTECTION BUREAU OF REVENUE CN 417 TRENTON NJ 08625-0417	PO 2202490 W-164 - Air Quality General Permit (NJDE PO 2202491 W-165 - Air Quality General Permit (NJDE	885.00 885.00	<b>1,770.00**</b>
100184 - <b>Tyson, George Jr.</b> 1448 W. 9th Street, #5 San Pedro CA 90732	PO 2202432 Water Refund Overpayment	708.61	<b>708.61**</b>
13322 - <b>USA BLUE BOOK</b> PO BOX 9004 GURNEE IL 60031-9004	PO 2200940 W-56 -- Second Blanket for Materials & S PO 2202111 W-130 -- THIRD BLANKET for Materials & S	19.69 1,042.63	<b>1,062.32**</b>
1846 - <b>VERNON, KERNE</b> C/O MTC DEPT OF UTILITIES 54 WATCHUNG AVENUE MONTCLAIR NJ 07043	PO 2202278 W-146-- Reimbursement for Work Shoes 202	141.37	<b>141.37**</b>
<b>Water Capital</b>			
9368 - <b>CORE &amp; MAIN LP</b> PO BOX 28330 ST. LOUIS MO 63146	PO 2200875 P-11 -- ORDERING Various Sized Megalugs PO 2201111 P-22 -- Second Encumbrance-Purchase & De	111,890.00 2,606.50	<b>114,496.50**</b>
44 - <b>RIO SUPPLY, INC.</b> 100 ALLIED PARKWAY SICKLERVILLE NJ 08081	PO 2200924 P-15 -- Second Blanket for Water Meters, PO 2201357 P-24 - Third Blanket for Water Meters, M PO 2201728 P-27 - Fourth Blanket for Water Meters,	2,240.00 3,975.00 12,828.68	<b>19,043.68**</b>
<b>PARKING UTILITY</b>			
76 - <b>AMERICAN ROYAL HARDWARE</b> 251 Park Street Montclair NJ 07043-0010	PO 2200166 Misc. Supplies and hardware 2021	8.10	<b>8.10**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
100150 - <b>Concept Printing Inc.</b> 40 Lydecker Street Nyack NY 10960	PO 2202243 2022- Parking Enforcement Ticketing Blan	4,250.00	<b>4,250.00**</b>
5444 - <b>NORTHEAST EQUIPMENT</b> 1190 ROUTE 23 SOUTH CEDAR GROVE NJ 07009-0001	PO 2201895 2022 Lawn mower/weed eater maintenance a	261.16	<b>261.16**</b>
8489 - <b>P &amp; A AUTO &amp; TRUCK PARTS</b> 1278 BROAD STREET BLOOMFIELD NJ 07003	PO 2200172 2022 Vehicle parts and supplies State Co	635.95	<b>1,346.81**</b>
	PO 2202216 2022 Vehicle parts and supplies State Co	710.86	
99815 - <b>Parkeon, Inc.</b> dba FlowBird 40 Twosome Drive, Suite 7 Moorestown NJ 08057	PO 2201484 2022 Proprietary Parking Mobile Applicat	366.00	<b>534.75**</b>
	PO 2202473 2022 Proprietary Parking Mobile Applicat	168.75	
14257 - <b>PSE&amp;G</b> PO BOX 14444 REF:# 500317196 NEW BRUNSWICK NJ 08906-4103	PO 2200168 Bellevue Ave Electric Charges 2022	4.96	<b>4.96**</b>
914 - <b>PUBLIC SERVICE ELECTRIC &amp; GAS</b> PO BOX 14444 NEW BRUNSWICK NJ 08906-4444	PO 2200853 Electricity Bill 2022	3,089.96	<b>3,089.96**</b>
8438 - <b>ROUTE 23 AUTO MALL</b> 1301 RT 23 SOUTH BUTLER NJ 07405	PO 2201678 2022 Vehicle Maintenance and Part	1,581.37	<b>1,581.37**</b>
8872 - <b>VERIZON</b> PO BOX 408 NEWARK NJ 07101-0408	PO 2201997 Upper Montclair Pay station Broadband Se	77.96	<b>77.96**</b>

**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
<b>Parking Capital</b>			
13103 - <b>JEWEL ELECTRIC SUPPLY CO.</b> 455 THIRD STREET JERSEY CITY NJ 07302	PO 2202081 2022- Crescent Deck Light Fixture Replac	12,360.00	<b>12,360.00**</b>
9568 - <b>PRECISION TECHNOLOGY SOLUTIONS</b> 289 N. MAIN STREET AMBLER PA 19002	PO 2202102 Midtown Deck Upgrade to Entry Lane 2022	23,975.23	<b>23,975.23**</b>
<b>SEWER OPERATING</b>			
76 - <b>AMERICAN ROYAL HARDWARE</b> 251 Park Street Montclair NJ 07043-0010	PO 2200055 R-1 - Blanket for Hardware Items for San	11.23	<b>11.23**</b>
3249 - <b>D &amp; M INSTANT PRINTING</b> 46 WATSON AVENUE WEST ORANGE NJ 07052-0001	PO 2202244 Tax, Water & Sewer Office Envelopes	798.00	<b>798.00**</b>
3178 - <b>SECOND RIVER JOINT MEETING</b> 500 SOUTH FIRST ST ELIZABETH NJ 07202-0001	PO 2202468 O-21 - Fourth Quarter 2022 Assessment to	29,375.00	<b>29,375.00**</b>
7506 - <b>STAPLES</b> PO Box 70242 Philadelphia PA 19176-0242	PO 2201083 R-9 - BLANKET for Office Supplies from S	945.37	<b>945.37**</b>
<b>SEWER CAPITAL</b>			
5165 - <b>SUBURBAN CONSULTING ENGINEERS</b> 96 US HIGHWAY 206	PO 2201823 N-3 -- Eng Srvs--Construction Admin/Obse	21,529.82	



**List of Bills - (All Funds)**

Meeting Date: 12/06/2022 For bills from 11/14/2022 to 11/30/2022

Paid to	Description	Payment	Check Total
<hr/>			
Fund 01 CURRENT FUND	7,463,370.52	435,961.33	<b>7,899,331.85</b>
Fund 03 DEDICATED TRUST		123,415.21	<b>123,415.21</b>
Fund 04 CAPITAL		301,569.99	<b>301,569.99</b>
Fund 06 Water Operating		62,924.07	<b>62,924.07</b>
Fund 07 Water Capital		133,540.18	<b>133,540.18</b>
Fund 09 PARKING UTILITY		11,155.07	<b>11,155.07</b>
Fund 19 Parking Capital		36,335.23	<b>36,335.23</b>
Fund 22 SEWER OPERATING		31,129.60	<b>31,129.60</b>
Fund 23 SEWER CAPITAL		21,529.82	<b>21,529.82</b>
<hr/>			
BILLS LIST TOTALS	7,463,370.52	1,157,560.50	<b>8,620,931.02</b> =====



## Item Cover Page

### TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Finance Department

**ITEM TYPE:** Resolution

**AGENDA SECTION:** **NEW BUSINESS RESOLUTION(S)**

**SUBJECT:** **Resolution R-22-255:** Resolution to approve temporary budget appropriation for debt service due prior to the adoption of either the temporary or permanent budget

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**ATTACHMENTS:**

[Item -F Resolution to Approve Temporary Budget appropriation for 2023 Debt Service \(003\).pdf](#)

**R-22-255  
TOWNSHIP OF MONTCLAIR**

**RESOLUTION TO APPROVE TEMPORARY BUDGET APPROPRIATION FOR DEBT SERVICE DUE PRIOR TO THE ADOPTION OF EITHER THE TEMPORARY OR PERMANENT BUDGET**

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**WHEREAS**, N.J.S.A. 40A:4-19 provides authority for appropriating via resolution the permanent debt service requirements for the coming fiscal year, provided that such resolution is not made effective earlier than the last ten days of the preceding fiscal year; and

WHEREAS, the date of this resolution is subsequent to that date, and

**WHEREAS**, principal and interest will be due on various dates from January 1, 2023 through the adoption of 2023 temporary budget inclusive, on sundry bonds issued and outstanding; now therefore

**BE IT RESOLVED** by the Council of the Township of Montclair, County of Essex, State of New Jersey, that the following appropriations be made to cover the period from January 1, 2023 through the adoption of 2023 temporary budget inclusive:

**DEBT SERVICE – GENERAL OBLIGATION**

Payment of Bonds \$1,910,000

Interest on Bonds \$188,000

**DEBT SERVICE – BOARD OF EDUCATION**

Payment of Bonds \$945,000

Interest on Bonds \$154,500

**DEBT SERVICE – WATER UTILITY**

Payment of Bonds \$235,000

Interest on Bonds \$29,625

**DEBT SERVICE – PARKING UTILITY**

Payment of Bonds \$530,000

Interest on Bonds \$243,572.63



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Purchasing Office

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution awarding emergency contract to Sal Electric to repair South Park street lights

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Finance Department

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution to cancel Grant Receivables and/or Grant Reserve appropriation balances

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**ATTACHMENTS:**



## Item Cover Page

### TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Purchasing Office

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution awarding emergency contract to Frank Semeraro Construction Co., Inc. to repair sanitary sewer on 68 North Fullerton Avenue

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Department of Planning, Zoning, and Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution appointing 2023 Community Development Program Representatives

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Department of Utilities

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution awarding a contract to Edge Business Allianz, LLC for Montclair Parking Utility financial accounting, reporting, and payroll services (RFP 22-14)

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Department of Planning, Zoning, and Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution to apply for a New Jersey Historic Preservation Fund Certified Local Government (CLG) Grant-In-Aid 2023

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**ATTACHMENTS:**



## Item Cover Page

### TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Purchasing Office

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution authorizing purchase from contracts whit certain approved County and New Jersey State Cooperative Contract Vendors pursuant to N.J.S.A. 40A:11-10

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Office of the Tax Collector

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution setting the rate of penalties and grace period for receipt of delinquent taxes and municipal charges

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Office of the Tax Collector

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution authorizing the Tax Collector to process any tax refund of less than \$10.00 and authorizing the Tax Collector to cancel any property tax refund, delinquency, or other charges and fees imposed by the Municipality of less than \$10.00 without further action on the part of the Governing Body

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:**

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution awarding a contract to William J. Guarini, Inc. for Township NJ plumbing licensed plumbing services provider (BID 22-22)

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Office of the Township Manager

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution designating Public Agency Compliance Officer

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Department of Planning, Zoning, and Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution authorizing refund of escrow account balances

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Health Department

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution authorizing the execution of a non-fair and open professional services agreement with the Cameron Animal Hospital for veterinary services for the Township of Montclair (\$43,000.00)

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Office of the Municipal Clerk

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution designating official newspapers for all advertisement and notices and designating two newspapers to receive notice of meeting for the calendar year 2023

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Office of the Municipal Clerk

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution authorizing Person-to-Person Transfer of Alcoholic Beverage Plenary Retail Distribution License No. 0713-44-007-003 from Gayatri, Inc. to Maruti Beverage, LLC.

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Department of Utilities

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution authorizing execution of a professional services agreement with Atlantic Environmental Consulting Services, LLC for a Licensed Site Remediation Professional (LSRP) associated with site remediation work at the Water Bureau Yard at 54 Watchung Avenue and on Burnside Street

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**ATTACHMENTS:**



## Item Cover Page

### TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Police Department

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution authorizing a change order to the purchase order (PO #2201322) with Beyer Ford, LLC to purchase police vehicles to increase the contract by \$6,525.00

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**ATTACHMENTS:**



# Item Cover Page

## TOWNSHIP COUNCIL AGENDA ITEM REPORT

**DATE:** December 6, 2022

**SUBMITTED BY:** Finance Department

**ITEM TYPE:** Resolution

**AGENDA SECTION:** DISCUSSION DECEMBER 20, 2022 AGENDA ITEMS

**SUBJECT:** Resolution to cancel grant receivables and/or grant reserve appropriation balances

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**ATTACHMENTS:**