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MONTCLAIR CENTER GATEWAY PHASE 2 REDEVELOPMENT PLAN

TOWNSHIP OF MONTCLAIR, NEW JERSEY

PREPARED BY

PHILLIPS PREISS GRYGIEL LLC | PLANNING & REAL ESTATE CONSULTANTS

2015

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1 INTRODUCTION

1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared for the Montclair Center Gateway – Phase 2 Area in the Township of Montclair, Essex County, New Jersey. The area includes lands located within the westerly gateway to Montclair Center, the Township’s central business district (a locational map is provided in Figure 1). This plan focuses on the second phase of redevelopment in the Gateway. The Phase 1 plan, adopted in 2011, facilitated the approval of a mixed-use project known as CentroVerde which includes residential, office, retail and hotel uses. An aerial photograph of the area is shown in Figure 2.

In November 2012, the Township of Montclair Council directed the Planning Board to conduct an area in need of redevelopment study of the Phase 2 Area in accordance with the Local Redevelopment and Housing Law (“LRHL”). On July 8, 2013, a public hearing on the investigation was held by the Planning Board, which recommended that certain properties within the study area qualified as a redevelopment area under the criteria set forth in the LRHL at N.J.S.A. 40A:12A-5. Based on the findings of the report, the Township Council adopted a resolution designating the properties as an area in need of redevelopment.

The tax parcels included within the Phase 2 area are listed in Table 1 and also shown in the tax maps in Figure 3. In this Redevelopment Plan the parcels listed in Table 1 are considered together and will generally be referred to as the “Plan Area.” The Plan Area includes the redevelopment area designated in 2013 as well as a number of tax parcels that were designated as rehabilitation areas pursuant to N.J.S.A. 40A:12A-14.

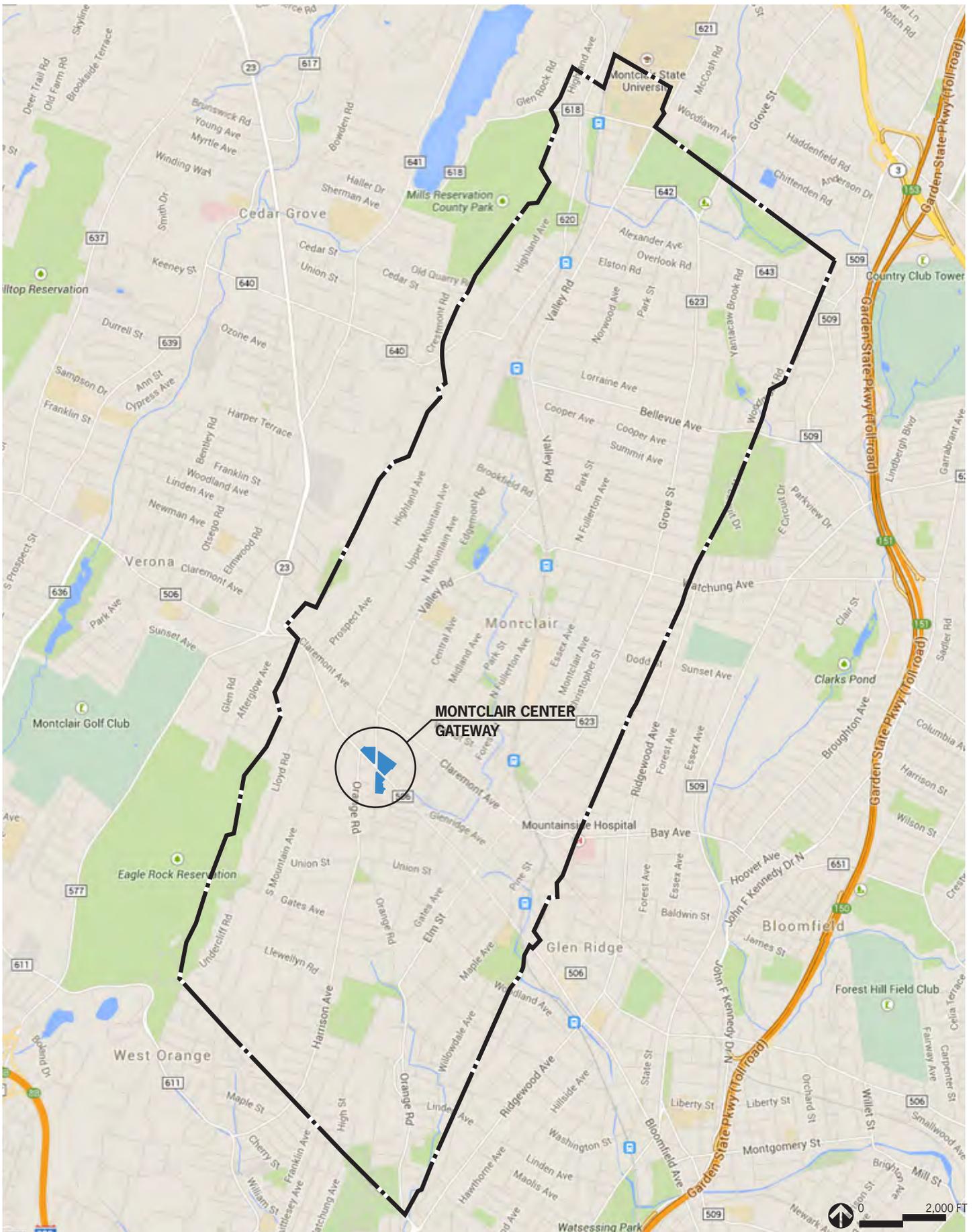


Figure 1: Location of the Montclair Center Gateway within Montclair Township
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Figure 2: Aerial Photograph of the Plan Area - Phase 2
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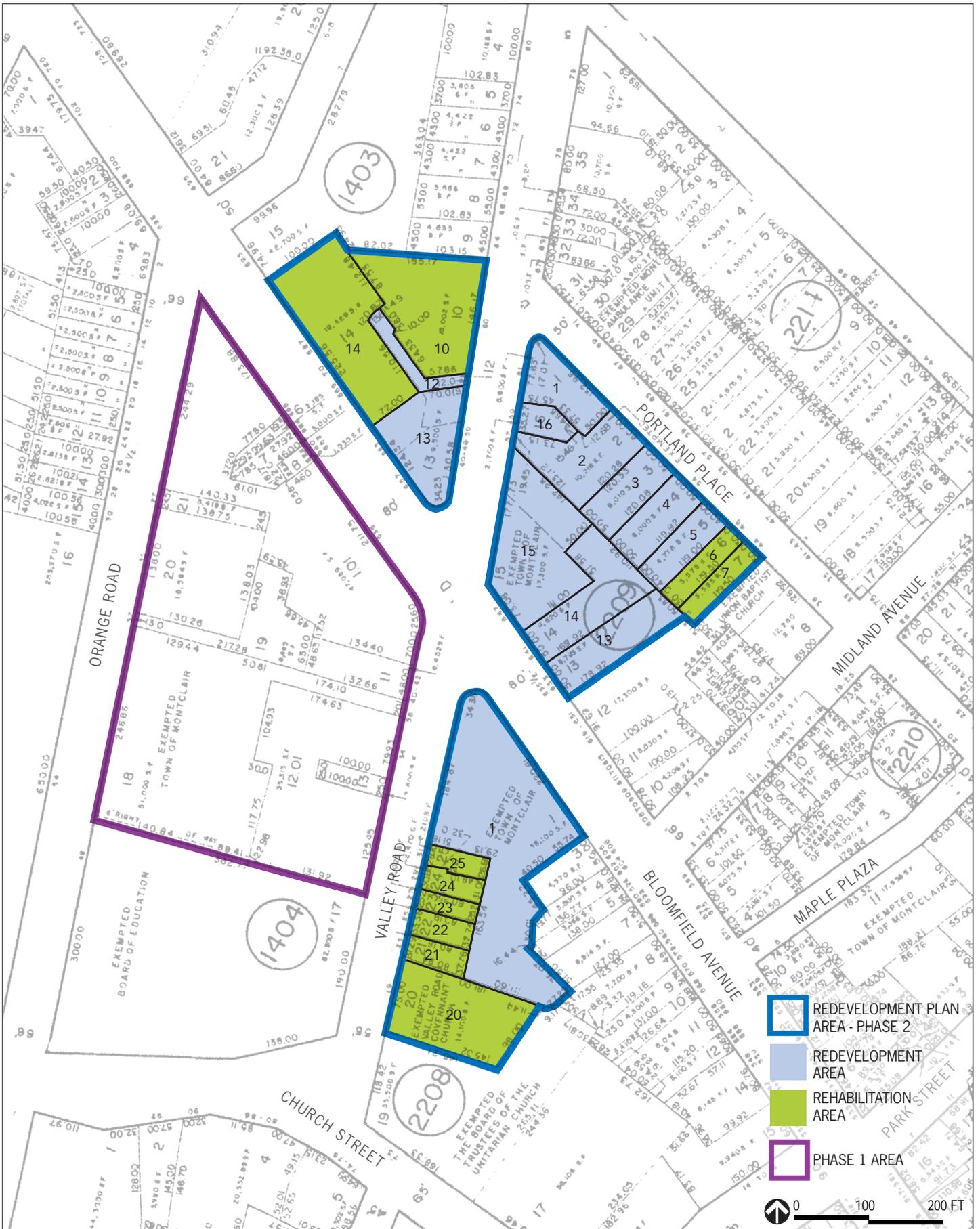


Figure 3: Tax Map Showing Redevelopment and Rehabilitation Designations of the Plan Area Properties
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 Source: Montclair Township Tax Maps

Table 1: Tax Parcels Included within the Montclair Center Gateway – Phase 2 Redevelopment Plan Area

Block	Lot	Owner	Lot Area (Acres)	Status
1403	10	PSEG Services Corp.	0.3444	Rehabilitation Area
1403	12	Unkown	0.0435	Redevelopment Area
1403	13	Ricciardi, Rocco & Richard M.	0.22	Redevelopment Area
1403	14	Cerino, Frank & Mary Ann	0.4454	Rehabilitation Area
2208	1	Township of Montclair	1.02	Redevelopment Area
2208	20	Evangelical Covenant Church	0.3555	Rehabilitation Area
2208	21	Moy, Leon & Orosz, Brooke	0.0638	Rehabilitation Area
2208	22	Ju LLC	0.0588	Rehabilitation Area
2208	23	Torre, Ulysses Dela & Lily F.	0.0464	Rehabilitation Area
2208	24	Valley29 Associates, LLC	0.0569	Rehabilitation Area
2208	25	MK Corporation	0.0507	Rehabilitation Area
2209	1	Cerino, Frank & Mary Ann	0.1561	Redevelopment Area
2209	2	Township of Montclair	0.2227	Redevelopment Area
2209	3	XMBMS, Inc.	0.1377	Redevelopment Area
2209	4	XMBMS, Inc.	0.1377	Redevelopment Area
2209	5	XMBMS, Inc.	0.1102	Redevelopment Area
2209	6	Molchanov, Vlad	0.0826	Rehabilitation Area
2209	7	Trustees Union Baptist Church	0.0826	Rehabilitation Area
2209	13	Cohen's Building, LLC	0.1997	Redevelopment Area
2209	14	XMBS, Inc.	0.2667	Redevelopment Area
2209	15	Township of Montclair	0.4	Redevelopment Area
2209	16	Cerino, Frank & Mary Ann	0.062	Redevelopment Area
		TOTAL (approximate)	4.56 acres	

1.2 COMMUNITY OUTREACH

Community participation was an important component in the preparation of the Montclair Center Gateway Phase 2 Redevelopment Plan. The Township held meetings on March 6, 2014, April 10, 2014, March 2, 2015 and April 8, 2015 to present initial findings, listen to community concerns, and present various strategies. Many follow-up meetings took place with residents, property owners, developers and consultants to fine-tune the plan so that it appropriately responded to resident concerns and development needs. The table below identifies the issues and how each was addressed in the plan.

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What We Heard	Plan Response
<p>Maintain Portland Place as a one-way thoroughfare</p>	<p>Portland Place will remain a one-way street.</p>
<p>Portland Place has been negatively impacted by non-residents parking on the street. Many of the homes on Portland Place do not have driveways or garages. Portland Place is used for parking by the police and the public.</p>	<p>The plan requires that a minimum of 18 spaces in the parking structure behind the Leach building be set aside for property owners on Portland Place. The parking deck on Block 2209 will provide public parking on evenings and weekends that will help alleviate the demand for visitors to park on Portland Place.</p>
<p>Ensure that traffic generated by redevelopment does not negatively impact Portland Place.</p>	<p>The parking garage on Block 2209 shall have an ingress-only entrance on Portland Place. Egress from the parking garage will be limited to Valley Road.</p>
<p>Residential structures on the south side of the street shall be no higher in elevation than existing homes on the north side of Portland Place in order to maintain sun exposure to existing homes on Portland Place.</p>	<p>The plan established upper story setbacks on all frontages. In addition, a sky exposure plane requirement that limits building height is established for all development along Portland Place to maintain views & light along Portland Place.</p>
<p>Reinforce the residential character of Portland Place. Any and all new structures should maintain the Victorian style of the existing homes on Portland Place.</p>	<p>The plan requires that residential uses be located along the south side of Portland Place. These residential uses shall reflect existing architectural character through a required front yard setback of 12 feet, required pitch, gable-style rooflines, required front stoops or porches, and required 8 – 12 feet wide yards between buildings.</p>
<p>Any plans should include designated and intentional green space.</p>	<p>On Block 2209, public open space is required at the corner of Valley Road and Portland Place. A publicly accessible green roof and community room will be provided on the roof of the parking deck. Private open space will be provided in the form of courtyards or roof decks.</p> <p>On Block 1403, the corner of Bloomfield Avenue and Valley Road shall be a landscaped plaza.</p> <p>On Block 2208, the corner of Bloomfield and Valley Road will be preserved as open space.</p>

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What We Heard	Plan Response
<p>Parking should be off street and hidden. Avoid a parking structure on Portland Place and the Maple Avenue lot.</p>	<p>The parking structure on Block 2209 shall be screened from view by buildings. No parking structure is proposed for the Maple Avenue lot.</p>
<p>Include affordable and workforce housing that will reinforce the neighborhood’s economic, racial and social diversity.</p>	<p>The plan requires that ten (10) percent of all development projects that yield five (5) or more units to be set aside as affordable to low- and moderate income households and an additional ten (10) percent will be set aside as workforce housing</p>
<p>Ensure drainage from redevelopment does not impact adjoining neighborhoods.</p>	<p>All development projects will be required to prepare a stormwater management plan. Environmental roof features that reduce stormwater, such as green roofs, are required for all buildings except the Leach building.</p>
<p>Draw upon the materials and architecture of the key buildings, such as the police station, Leach building and church, to influence the design of new buildings.</p>	<p>The plan requires that all new buildings use bay differentiation, varied roof and cornice lines and corner elements to reflect the character of the area. Building materials are limited to stone, masonry, brick, stucco and spandrel glass with metal accents, with no more than three materials permitted per façade bay.</p>
<p>Provide options for senior citizen housing and community space.</p>	<p>Senior citizen housing is a permitted use in the plan. A 4,000 square foot community center is required on the second story above the parking deck facing Valley Road in Block 2209.</p>
<p>Permit parking spaces in the area are generally available during the day, but not during the evening.</p>	<p>The required mix of land uses and shared parking for Block 2209 will provide additional parking spaces in the evening when employees have left for the day.</p>
<p>Maintain historic character of the buildings in the area.</p>	<p>The plan focuses on adaptive reuse of historic buildings, requiring the preservation of Swedish Covenant Church, Munn Tavern, Police Station and Leach Building. In addition, the plan procedures require that the Historic Preservation Commission serve as the design review entity for all development applications.</p>

What We Heard	Plan Response
There is a need for more office and retail space and less residential.	The plan includes a minimum required development yield for redevelopment projects in Block 2209 of 30,000 square feet of space, excluding the any self-storage use.
Incorporate public art as a means to reinforce the vitality of the downtown and provide a connection to the Montclair Art Museum.	The plan requires development projects to either provide public art or make a public art contribution equal to 1 percent of the total project cost.
Montclair Center has become a regional destination. Need to provide parking to accommodate visitors.	The plan requires a shared parking approach for parking on Block 2209, with the parking spaces being open to the public.
Provide benches and fountains in open space areas and streetscape to encourage walking with appropriate rest areas.	The plan restricts curb cuts to maintain the walkability along the sidewalk and requires streetscape furnishings such as benches, trash cans and pedestrian street lights.
Maintain the Valley Road parking lot as a parking lot, not open space.	The plan proposes no new development in the Valley Road parking lot.
Ensure quality streetscape and limit light pollution.	Maximum building heights have been reduced to 4 stories and 45 feet for Block 1403 and Block 2208.

1.3 PLAN OVERVIEW

Phase 2 of the Montclair Center Gateway Redevelopment focuses on the revitalization of properties at the westerly entrance to Montclair Center. The Plan envisions the adaptive reuse of several existing buildings for new land uses, the enhancement and integration of certain existing land uses and the wholesale redevelopment of other properties. As further described in Section 2..1.1 of this Plan, creating a mix of land uses, requiring adaptive reuse of certain structures, providing additional public parking opportunities, creating affordable housing and implementing sustainable development are among the most important outcomes envisioned for this area.

1.4 PLAN BOUNDARIES AND LAND USES

The 22 tax parcels located within the Phase 2 Plan Area consist of approximately 4.56 acres. Approximately 1.6 acres (not including public rights-of-way) are under the ownership of the Township of Montclair; the balance of the parcels are owned by private entities. The Plan Area presently contains a

mix of land uses. Block 1403 includes a gas station, a PSE&G substation and a vacant former auto dealership. Block 2209 contains the Montclair Township Police Headquarters, a former storage facility known as the Leach building, a one-story commercial building along Bloomfield Avenue, several surface parking areas and a pair of two-family dwellings located along Portland Place. The Block 2208 portion of the Plan Area contains the Township's Valley Road parking lot (which contains 80 spaces), the Covenant Church and Munn Tavern and several existing residential uses located along Valley Road.

As shown in Figure 4, a portion of the Plan Area is located within the Montclair Town Center Historic District. Specifically, Lots 13, 14 and 15 in Block 2209 and the entirety of Block 2208 are located within the district. Block 1403 is not included within the historic district, but is adjacent to its current boundary. The same level of attention to building design and aesthetic compatibility with the district will be afforded to all new development within the Plan Area. All projects (i.e., new construction and rehabilitation of existing buildings) will be reviewed by the Montclair Township Historic Preservation Commission.

1.5 EXISTING ZONING

As illustrated by the zoning map in Figure 5, the Plan Area is mostly located within the Township's C-1 Central Business district which allows for mixed-use development at a maximum density of 55 units per acre with a maximum height of 6 stories or 67 feet. The C-1 zone district is where pedestrian-oriented, regional, specialized shopping opportunities in a downtown setting are encouraged. Uses that are automobile-oriented, or which have low customer turnover on the ground floor or which create gaps in retail store frontage are discouraged.

The Plan Area properties located in other zones are Lots 3-7 in Block 2209, which are located within the R-2 Two-Family zone along Portland Place. This zone permits one- and two-family detached dwellings.

Along Valley Road, the Covenant Church/Munn Tavern property (Block 2208, Lot 20) and the commercial buildings located on lots 21 – 23 in Block 2208 are located within the OR-4 (Three-Story Apartment and Office Building) district. This district permits a variety of uses including business and professional offices, one- and two-family detached dwellings, multi-family dwellings and townhouses.

The Phase 1 Redevelopment Plan Area, located at the southwest corner of Bloomfield Avenue and Valley Road within Block 1404 allows mixed-use development with a maximum building height of 6 stories (or up to 8 stories with the inclusion of a hotel in the project).

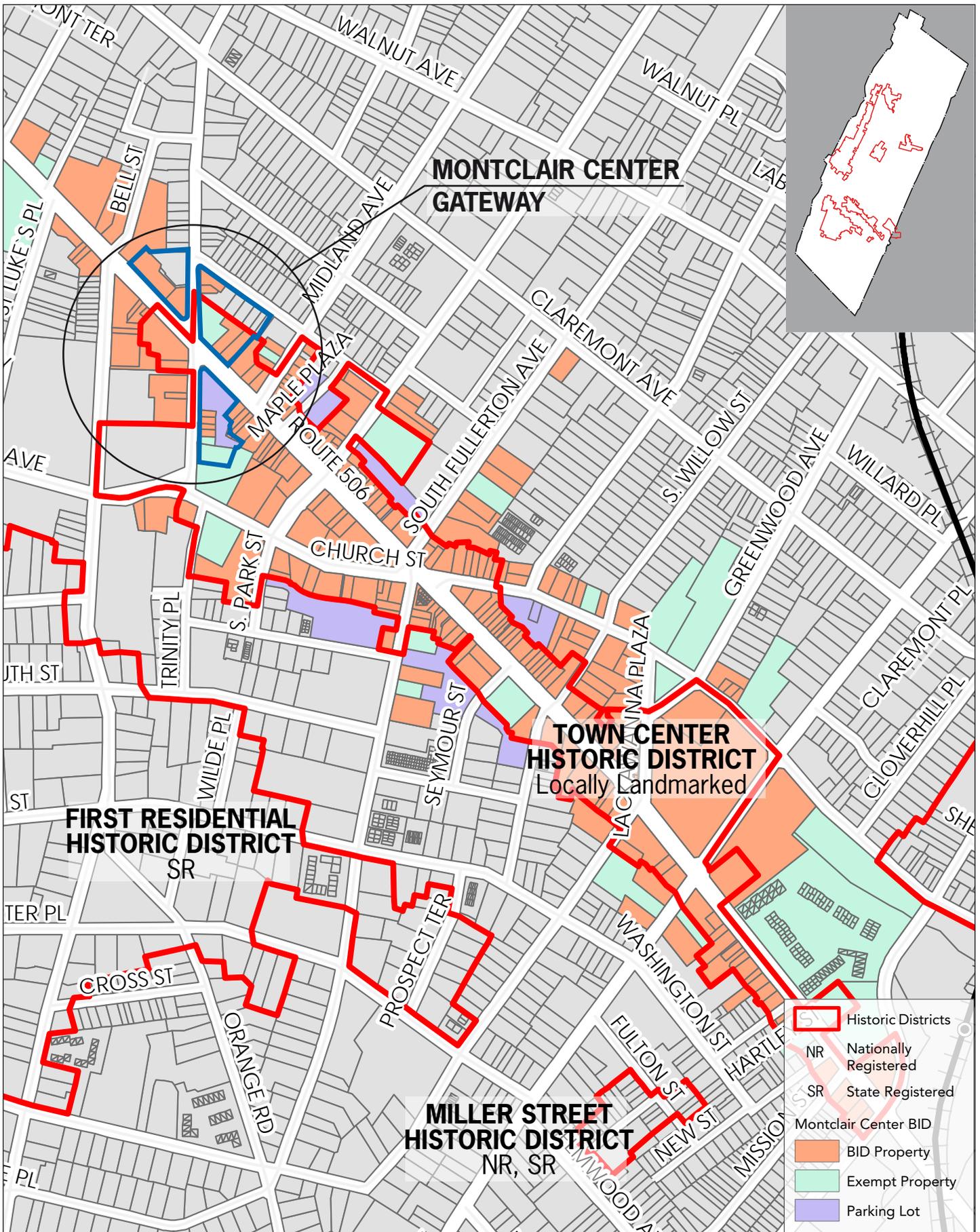


Figure 4: Boundaries of the Montclair Town Center Historic District
 PHILLIPS PREISS GRYGIEL LLC 2015
 Source: Historic Districts & Montclair Center Bid, Group Melvin Design

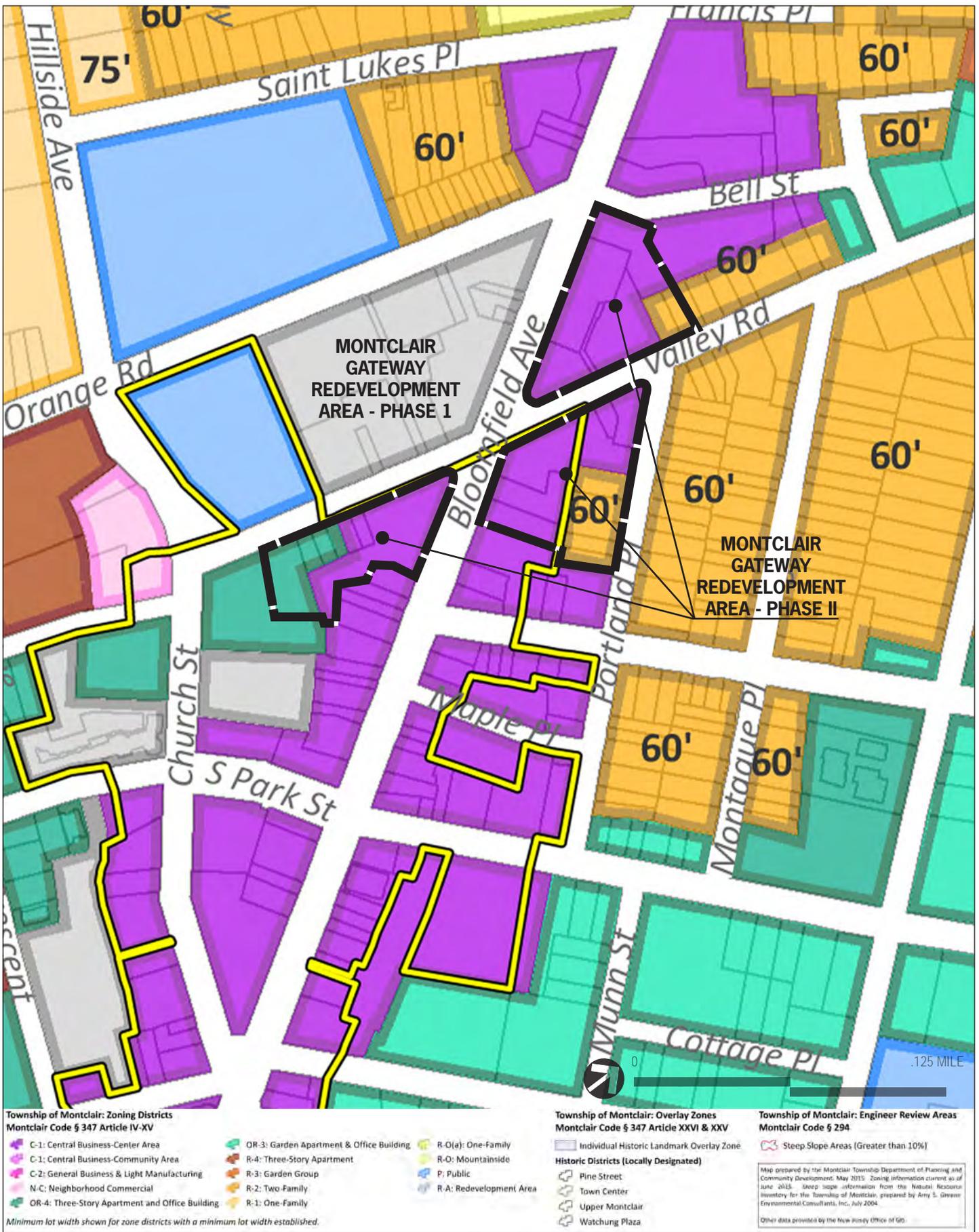


Figure 5: Existing Zoning of the Plan Area
 PHILLIPS PREISS GRYGIEL LLC 2015
 SOURCE: DRAFT ZONING MAP, TWP. OF MONTCLAIR, MAY 2015

2 VISION AND OBJECTIVES

2.1 PLANNING THE GATEWAY

The Montclair Center Gateway Phase 2 Plan is a critical element of Montclair’s overall planning and development strategy. A key goal of the plan is to promote sustainable development which maintains or enhances economic opportunity and community well-being while protecting the natural environment upon which people and economies depend. Unlike Phase 1, which focused on a single redevelopment site on Block 1404, the Phase 2 Plan envisions several distinct rehabilitation and redevelopment projects which may be undertaken by different developers at different points in time. The Phase 2 Plan Area also poses a number of challenging conditions related to irregularly-shaped parcels, historic buildings and multiple owners. Transitions to residential neighborhoods require careful consideration. Consequently, planning and coordination between the various redevelopment opportunities with respect to parking, circulation, building design, fiscal impacts and other matters is a paramount goal of this Redevelopment Plan. The Phase 2 area provides a number of unique opportunities for Montclair to address current and emerging issues, such as the need for a new Police Headquarters facility as identified in the redevelopment study and demand for additional public parking spaces, while proactively guiding new development so that it furthers the planning and design policies set forth in the Township’s Master Plan.

Of particular importance is the preservation of the Police Headquarters building. The building is identified as a “key” building in the Town Center Historic District Nomination Report prepared by the Montclair Historic Preservation Commission in March 2003. A “key” building definition is applied to those buildings which present distinct architectural and historical significance, and which act as landmarks within the architectural matrix of the district. The building, which was constructed in 1913, should be protected to the greatest extent possible.

2.1.1 Overall Objectives

The Phase 2 Redevelopment Plan resulted from a collaborative planning process which included a community-wide workshop in April 2014 and numerous meetings with the Township’s Redevelopment Subcommittee, the property owners within the Plan Area and the residents of the surrounding neighborhood. The following planning objectives were formulated based on the input received during the planning process as well as an analysis of the land use and policy context relative to the Plan Area.

- Promote sustainable development that serves as an important extension of Montclair Center with a distinct character and sense of place of its own.
- Implement the Master Plan’s objectives for Montclair Center generally and the Gateway area in particular.
- Remove existing blighting influences within the Plan Area through redevelopment and rehabilitation activity.

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- Preserve the history and aesthetic character of Montclair through the adaptive reuse and preservation of important buildings.
- Provide redevelopment opportunities within the Phase 2 area for a range of project sizes and types.
- Enhance the visual character and safety of the Gateway area through streetscape, open space and landscape improvements.

2.1.2 Land Uses

- Promote balanced development that incorporates a range of land uses, including a minimum amount of non-residential development.
- Support the development of diverse housing to accommodate various populations, including seniors, and to require the creation of new affordable housing units.
- Facilitate the reuse of the Police Headquarters facility in the event a new headquarters can be provided in another location within the Township.
- Create additional public parking spaces to support Montclair Center shops, restaurants, entertainment and other uses.
- Facilitate the creation of attractive and comfortable public open spaces within the Plan Area.
- Ensure that redevelopment is compatible with the carrying capacity of existing infrastructure and utilities serving the Plan Area.
- Encourage a mix of land uses that results in a positive fiscal impact on the Township of Montclair.

2.1.3 Design

- Ensure that new development is harmonious with existing development in scale and style and does not harm the quality of life of surrounding neighborhoods, particularly at a time when development pressures are high.
- Provide signature gateway architectural features to create visual interest, frame the street and instill a sense of arrival in Montclair Center visitors.
- Create an inviting and attractive pedestrian-oriented atmosphere at the sidewalk level that seamlessly connects to Montclair Center.
- Enhance the public realm by providing an attractive and welcoming pedestrian environment that includes seating areas, public art opportunities and active ground floor uses.
- Ensure the project is compatible with the neighborhood fabric.
- Utilize upper story stepback and sky exposure plane requirements to transition building height and bulk to adjacent areas, especially along Portland Place.
- Ensure that parking garages are adequately screened with attractive facades to minimize their visibility.
- Require the preservation and adaptive reuse of the Covenant Church, Munn Tavern, Police Headquarters and Leach buildings.

- Protect the character of Montclair Center by requiring high-quality architecture that uses appropriate and congruent materials, massing and detailing to harmonize with existing adjacent structures and buildings.
- Provide a gracious transition between commercial and residential neighborhoods.
- Reinforce the eclectic and historic character of Montclair Center by requiring high-quality architecture that uses similar materials, compositional strategies and detailing to harmonize with existing adjacent structures and buildings, including those identified as “Key” and “Contributing” within the parameters of local historic designation.

2.1.4 Sustainability

- Require active and passive green building technologies through the utilization of Leadership in Energy and Environmental Design (LEED) benchmarks by requiring documentation demonstrating how the planned development will attain these standards.
- Realize the environmental benefits of historic preservation by reusing existing buildings and maintaining historic fabric.
- Reduce dependency on solo automobile trips by encouraging development that supports walking, biking and train travel.
- Promote the creation of a shuttle system within Montclair Center to link the Gateway to train stations and local destinations.

2.2 NOTES ON PLAN TERMINOLOGY

This Plan sets forth standards for land use, building and site design and parking. All terms used herein shall have the same meaning as defined in the Montclair Township Zoning Ordinance.

A deliberate distinction is made between “shall” and “should” throughout this Plan.

“Shall” means that a redeveloper is required to comply with the specific regulation, without deviation.

“Should” means that a redeveloper is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain a modification that meets the underlying spirit and intent of the guideline and/or the plan generally.

2.3 DEFINITIONS

The following definitions shall apply to the Montclair Center Gateway – Phase 2 Redevelopment Area:

Affordable Housing – Housing that is affordable to households earning less than 80 percent of area median household income.

Building Height - The vertical distance from the mean natural grade surrounding the building to the highest point of a flat roof or the highest point of a sloped roof. The mean grade shall be calculated using the existing natural grade at ten-foot intervals surrounding the building.

Drop-in Business Center – A space operated by a business or non-profit entity which provides copying, shipping, information technology, workspaces and/or other services to business owners.

Setback – A setback means the required minimum horizontal separation between a property line and a face of a building or structure. Entry stairs, window bays and porches may encroach on a setback as allowed in the ordinance or as noted herein.

Stepback – A stepback is a required minimum horizontal separation between the façade plane of designated upper level(s) of a building and the façade plane of the lower level(s) of the same building. The purpose of a stepback is to create more light and air on the street and sidewalk by increasing the horizontal separation of upper building masses from the public right-of-way. Stepbacks also help reduce the perceived bulk and height of buildings, from a pedestrian’s perspective, by “stepping back” the upper mass of buildings from the sidewalk.

Sky Exposure Plane - A sky exposure plane is a virtual sloping plane that begins at a specified height above the property line and rises inward over the zoning lot at a defined ratio of vertical distance to horizontal distance. The sky exposure plane is measured at each corner of the property. Building mass shall not penetrate the sky exposure plane.

Workforce Housing – Housing that is affordable to households earning between 80 percent and 100 percent of area median income.

3 DEVELOPMENT REGULATIONS AND GUIDELINES APPLICABLE TO ALL REDEVELOPMENT PROJECTS

3.1 PURPOSE AND INTENT

A variety of land uses are permitted within the Plan Area consistent with the mixed-use character of Montclair Center. However, certain specific land use requirements are provided for some properties based on their particular physical and locational characteristics (as outlined in Chapters 4-6). In addition, the usage of first story space is expressly regulated to ensure that Montclair Center's pedestrian-oriented environment is continued within the Gateway area along Bloomfield Avenue.

3.2 PHASING

If redevelopment of individual blocks occurs in phases, the redevelopers shall be required to demonstrate that each stage will be self-sustaining in relation to access, internal circulation, parking, sanitary sewer, stormwater facilities, landscaping, off-tract improvements and any other essential services and that adequate safeguards are provided to ensure that each individual stage is properly related to every other stage of the redevelopment project.

3.3 PROHIBITED USES

Any use that is not expressly listed as a permitted use for a particular block is prohibited. In particular, the following specific uses which commonly appear in suburban commercial areas are prohibited:

- Gas and service stations and car wash facilities
- Drive-thru facilities, such as drive-thru ATM facilities, banks and restaurants.
- Stand-alone parking garages
- Sexually-oriented/adult entertainment businesses
- Sidewalk ATM facilities

3.4 AFFORDABLE AND WORKFORCE HOUSING

Ten (10) percent of the residential units in any project within the Plan Area with a total yield of 5 or more units shall be affordable to low- and moderate-income households and shall be administered in accordance with the Township's affordable housing policies as set forth in Chapter 65, Sections 347-151 to 169 and Sections 202-39 to 48 of the Township Code. Each phase of the overall redevelopment shall be self-sufficient in terms of complying with the minimum affordable housing requirement. Alternatively, in order to promote the housing objectives of the Township and subject to approval by resolution, the Township Council may approve an alternative plan to meet this affordable housing obligation. This alternative plan may involve the provision of units within and/or outside of the Plan Area.

In addition, at least ten (10) percent of the residential units in any project within the Plan Area with a total yield of 5 or more units shall be workforce housing, which is defined as housing that is affordable to households earning between 80% and 100% of median household income. As indicated in Table 2 below, workforce housing incomes range between \$46,101 and \$64,100 for a one-person household and \$71,101 and \$98,900 for a five-person household using FY 2015 income limits established by the U.S. Department of Housing and Urban Development (HUD) for Essex County.

Table 2: Household Income Limits for Essex County

Income Category	Persons in Family							
	1	2	3	4	5	6	7	8
Median	\$ 64,100	\$ 73,200	\$ 82,400	\$ 91,500	\$ 98,900	\$ 106,200	\$ 113,500	\$ 120,800
Low (50%)	\$ 32,050	\$ 36,600	\$ 41,200	\$ 45,750	\$ 49,450	\$ 53,100	\$ 56,750	\$ 60,400
Moderate (80%)	\$ 46,100	\$ 52,650	\$ 59,250	\$ 65,800	\$ 71,100	\$ 76,350	\$ 81,600	\$ 86,900
Workforce (100%)	\$ 64,100	\$ 73,200	\$ 82,400	\$ 91,500	\$ 98,900	\$ 106,200	\$ 113,500	\$ 120,800

Source: Incomes based on FY 2015 Income Limits for Essex County published by HUD.

Workforce housing is targeted to the wage earners such as teachers, firefighters, nurses, retail managers and civil employees of government agencies. These populations perform a vital role due to the essential services they provide within every urban area and represent an important element of the local economy. Too often, the workforce population moves away from the community in which it works due to a lack of affordable housing opportunities. If workforce housing is not constructed, Montclair as well as other communities will continue to lose this vital population. Over time, persons who work in these important services will seek employment elsewhere creating workforce shortages as well as impairing the local economy. In addition, many of the federal and state funding programs are geared towards low income programs designed for people earning less than 80% of Area Median Income (AMI).

The demand for quality affordable housing to meet the workforce population is largely unmet in Montclair and other suburban markets nationally. This Plan responds to this affordability gap by increasing the supply of workforce housing.

3.5 BUILDING DESIGN

New buildings within the Plan Area will maintain the pedestrian-friendly, human scale of Montclair Center through the use of bay differentiation, varied roof and cornice lines and corner elements in conjunction with the placement of active uses at the street level along Bloomfield Avenue. All development within the Plan Area is subject to the following standards and guidelines.

3.5.1 Bay Spacing and Differentiation

The historic Montclair Center area is characterized by buildings that range from approximately 15 to 50 feet wide. Larger buildings are typically composed of a series of similarly-scaled bays. Unless otherwise noted, the new buildings within the Plan Area will continue this form by breaking down large façade areas to appear as a series of bays, each no more than 50 feet in width. The design and configuration of bays along the building façade should create a varied articulation using different materials, textures, fenestration/glazing patterns and/or changes in depth of the façade plane of at least 3 feet. Each bay shall be expressed vertically through all levels of the building façade. A monotonous repetition of the same bay along a very wide building façade shall be avoided. The intent of these requirements is to create buildings with a single architectural style and a clear overall composition relieved by bay spacing and articulation as described above and as evident in the buildings that comprise the locally designated historic district of Montclair Center.

3.5.2 Base/Middle/Top

Unless otherwise noted, buildings shall be subdivided into a base, middle and top.

Base

The base is the first one or two stories of the building.

- In general, the base of the building shall be more richly-detailed and articulated than upper levels, in order to relate to pedestrians on the sidewalk.
- For buildings with retail storefronts, the base of the building should be differentiated with different materials than the upper stories and provide a retail-style design with storefront windows. The pattern of any storefront openings within the base should relate to the vertical bay pattern in the building.
- For buildings with first-story residential uses, the base should be defined by contrasting materials, belt cornices or other horizontal elements, projections and recesses, stoops and canopies or other overhanging element over entryways.

Middle

The middle of the building should be distinguished from the base and top by horizontal belt courses or cornices or changes in material, masonry or fenestration pattern and proportion.

Top

The top is the upper one to two stories, including the cornice line and roof. The top of the building should be emphasized with a parapet wall, balustrade and/or deep cornice. This applies to flat rooflines of both primary facades and stepped-back upper-story facades.

Most buildings should have flat roofs. Mansard roofs, if used, shall include frequent dormer windows. Gabled and sloping roofs should not be used except in tower elements.

The roofline of a multi-bay building shall be composed in a manner that reinforces bay spacing. This may be achieved by spacing breaks, height changes, variations in material or detail variations.

3.5.3 Building Detailing

Buildings shall be richly detailed to create visually-interesting facades. Architectural features contributing to the detailing may include, but are not limited to the following: recesses, projections, wall insets, awning, balconies, window projections, porches, stoops, landscape structures or other features that complement the design intent of the building.

3.5.4 Windows

Non-residential storefronts within the ground floor of new buildings shall have façade glazing equivalent to at least 60 percent of the façade areas.

Residential windows shall be vertically proportioned; clusters of vertical windows within separate frames may be provided to create large expanses of glazing. All residential windows shall be accented using sill and lintel; punched windows with no decorative edging are prohibited.

3.5.5 Materials

The primary permitted façade materials are stone, masonry, brick, stucco and spandrel glass with accents in metal. No more than three basic materials with a variety of textures and accents should be used on each façade bay. A range of colors may be used to provide vertical differentiation. Preferred building colors are a combination of lighter colored masonry/precast concrete and a brick in red, earth or orange tone. Applicants are encouraged to utilize a mixture of materials that relate new architecture to the existing context of vernacular and historic architectural styles.

The following materials are not allowed within the Plan Area unless specifically permitted by the Planning Board and the Historic Preservation Commission:

- Exterior Insulation Finish Systems (EIFS), exposed concrete masonry units and bare or stained wood.
- Faux treatments that mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding and sheet metal siding.
- Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.
- Cementitious fiber board or panels, unless used as horizontal siding with face exposure of 6" or less at each siding strip.

Any security grates, access panels and garage window grilles are encouraged to be enlivened with artwork, decorative tiling or ornamental metalwork where possible.

Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to

avoid a “pasted-on” appearance. All building facades adjacent to or easily visible from a public street, walkway or open space should 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 dimensional architectural massing or detailing, rather than creating an arbitrary pattern with a flat façade.

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.

3.5.6 Upper-Story Projections

Allowable projections on any upper-story façade include overhangs, flat canopies, cornices, bow and boxed windows and bay windows. These elements may project up to three (3) feet into the required minimum setback (except for balconies on street-facing facades – see below).

- French or “Juliet” balconies are also allowed and may project up to one (1) foot into required setbacks on any façade.
- Balconies on street-facing frontages shall be fully recessed into the building plane; they may not project into the minimum required setback.
- On facades that do not face public streets, balconies may project up to five (5) feet into the minimum required setback.
- Fire escapes are prohibited on street-facing facades.

3.5.7 Rooftop Mechanical Equipment

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.

3.6 SUSTAINABILITY

All applications for development shall demonstrate the ability to obtain LEED Silver certification as evidenced by a completed LEED Checklist. The LEED Checklist shall be completed by a LEED Accredited Professional and submitted as part of the site plan application.

3.7 SIGNAGE

Any signage shall fit into the overall character of Montclair Center and shall comply with Montclair Township’s sign ordinance (see Sections 347-105 to -111 of the Township Code) and the Design Guidelines for the Montclair Town Center Historic District. In addition, the following standards apply:

- Building design should provide a logical space within the first level, above any retail or commercial storefronts, doors or windows, for retail signage. Signage should be placed so as not to obscure the distinctive architectural features of the building.

- Building mounted signs should only display information about the businesses located on the property.
- Sign illumination should not cast light into residential windows.
- New directional signage shall be provided in accordance with municipal, state and federal regulations to direct traffic circulation, identify public parking facilities and delineate the street names for all property located within the Plan Area as well as all intersections located within one block of the Plan Area boundaries.

3.8 LIGHTING

All applications for development shall be subject to the lighting standards set forth in Section 281-8.3 of the Township Code, except as further specified herein. As part of the required lighting plan, applicants shall be required to submit a master inventory of all exterior lighting fixtures. This shall include fixture types, counts, locations, mounting methods, heights, light source types and the rated initial lumens of each. Calculations shall be provided to show the total lumens by acre and the light fixture groupings output versus the square foot limits set forth below. Applicants should strive to achieve lighting levels below the maximum levels, but it is not a requirement as long as a reasonable justification is provided by the applicant.

- *For properties adjacent to residential uses:* A maximum of 110,000 initial rated lumens per acre and 2.5 lumens per square foot.
- *For all other properties:* A maximum of 225,000 initial rated lumens per acre and 5 lumens per square foot.

Applicants should use full cut-off light fixtures for all exterior light sources and fully shielded light sources for interior, non-climate controlled spaces such as parking structures.

Decorative and architectural lighting is an appropriate use, but should take advantage of highly focused, lower lumen LED fixtures utilizing times in order to avoid dusk to dawn use.

3.9 TELECOMMUNICATIONS FACILITIES

The installation and operation of wireless telecommunications facilities in the Montclair Center Gateway Phase 2 Redevelopment Plan Area shall be a conditional use pursuant to the requirements set forth in Section 347-17.1C(4) of the Township Code. Any telecommunications facility must meet the additional requirements set forth in Section 347-17.1 of the Township Code.



Figure 6: Block 2209
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4 DEVELOPMENT REGULATIONS AND GUIDELINES FOR BLOCK 2209

4.1 ALLOWABLE USES

4.1.1 Principal Uses

Allowable First Story Uses

Along Portland Place

- Attached, semi-detached or detached dwellings

Along Valley Road

- Retail, including convenience and specialty retail and personal service establishments
- Restaurants and other eating and drinking establishments
- Educational establishments, including play centers, tutoring centers, martial arts studios and dance studios
- General or business offices
- Health or fitness facilities, including personal training, yoga, pilates and dance studios
- Art studios and galleries
- Access to self-storage facilities, including parking, elevators, offices and lobby areas, but not including storage bays.
- Public open space including plazas, parks and other passive recreation areas
- Parking garages subject to the design standards set forth in Section 4.11.

Along Bloomfield Avenue

- Retail, including convenience and specialty retail and personal service establishments
- Restaurants and other eating and drinking establishments
- Educational establishments, including play centers, tutoring centers, martial arts studios and dance studios
- Drop-in business centers
- Health or fitness facilities, including personal training, yoga, pilates and dance studios
- Art studios and galleries
- Lobby/entrance areas for upper story uses
- Public open space including plazas, parks and other passive recreation areas

Allowable Upper Story Uses

- Attached one- and two-family dwellings (along Portland Place only)
- Multifamily dwellings
- Senior citizen housing, including congregate apartment housing as defined by the New Jersey Department of Health and Human Services

- Medical offices, including urgent care facilities
- General or business offices
- Retail, including convenience and specialty retail and personal service establishments
- Restaurants and other eating and drinking establishments
- Educational establishments, including play centers, tutoring centers, martial arts studios and dance studios
- Health or fitness facilities, including personal training, yoga, pilates and dance studios
- Art studios and galleries
- Community gathering spaces
- Public open space including plazas, parks and other passive recreation areas

4.1.2 Conditional Uses

- Low impact self-storage facilities shall be a permitted upper story use subject to the following conditions:
 - Self-storage facilities shall be subject to the design requirements set forth in Section 4.13.
 - As stipulated in Section 4.1.1, self-storage facilities shall be prohibited within the first story of any building with the exception of accessory circulation, access and administrative office functions which may be located within the first story along Valley Road.
 - Within the upper stories, the facility shall be limited to no more than 60,000 square feet of gross floor area.
 - Traffic and parking impacts on adjacent residential streets shall be less than the impacts of residential uses of the same physical size.
 - The hours of operation shall be limited to 6AM to 10PM.
 - Signage shall not be allowed on any building façade along Portland Place.

4.1.3 Accessory Uses

- Parking structures
- Sidewalk dining (along Bloomfield Avenue and Valley Road) in accordance with Section 276 of the Township Code
- The following may be installed on the rooftop of any building:
 - Solar panels
 - Rooftop terraces, gardens and decks
 - Green roof systems
 - Storm water retention systems
 - Mechanical units
- Uses that are customarily incidental to a principal permitted use

4.1.4 Required Parking for Local Residents

A minimum of 18 parking spaces shall be set aside within the parking structure on Block 2209 for the owners of Block 2211, Lots 20-30.

The parking requirements for other land uses are provided in Chapter 7.

4.2 REQUIREMENTS OF AN INTERIM USE SCENARIO FOR THE LEACH BUILDING

It is anticipated that the redevelopment of Block 2209 will occur in a phased manner. In Phase 1, the Leach Building (Lot 14) will be rehabilitated and reused in accordance with the standards set forth herein. The reuse of the Leach Building will necessitate the improvement and use of a surface parking area within Lots 3, 4, 5 and 14 on an interim basis until such time as the construction of the parking garage is possible. The following requirements shall apply:

- The applicant shall be required to obtain site plan approval from the Planning Board.
- The parking area shall be paved, landscaped and adequately lighted.
- The parking requirements set forth in Chapter 7 shall be applicable.
- A 4' wide landscaped buffer shall be provided along the Portland Place frontage to screen the parking area from the Portland Place right-of-way. The configuration of the planted areas shall provide clear sight triangles for drivers.
- A stormwater management report shall be required as part of the site plan application.

4.3 MINIMUM DEVELOPMENT AREA

The minimum required lot area for development is 20,000 square feet.

4.4 PRESERVATION/REUSE REQUIREMENTS

The Police Headquarters building located on Lot 15 of Block 2209 shall be preserved. This historic structure is a local example of the Beaux-Arts style and occupies a prominent corner location within the Gateway area. As per the height requirements set forth above, a two-story addition to the existing structure is allowed to a maximum total building height of 5 stories and a maximum of 65 feet. However, the façade of the existing structure must be retained and rehabilitated in accordance with the approval of the Montclair Township Historic Commission. Examples of appropriate contemporary additions to historic buildings are shown in Figure 7.

The reuse of the Leach Building located on Lot 14 is also required. The existing building structure and mass, including the industrial character of the façade along Bloomfield Avenue, shall be maintained. However, flexibility will be allowed in terms of providing additional glazing and other necessary modifications to the façade in order to provide adequate light to interior spaces. The rear additions to the building are not considered significant and may be reused or demolished as appropriate. The style of such modifications shall be consistent with the early 20th century American "Daylight Factories," which feature heavily glazed facades set into the framework of a concrete reinforced, brick-faced structure. Window frames and mullions shall emulate the narrow sightlines of the Daylight Factory. At least 60% of the front façade shall be glazed. Any alteration to the side facades, inclusive of glazing, shall be composed

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in a style, character and rhythm consistent with alterations to the front façade. Existing brick and precast columns at the building's base, all stringcourses and cornices and the masonry "Leach" emblem on the façade must be preserved and incorporated into the new design. Examples of Daylight Factories depicting appropriate glazing solutions are provided in Figure 8.

For use during Site Plan and Subdivision Review, as outlined in Section 11.5, the redeveloper shall prepare and submit geometrically accurate photocollage renderings depicting any proposed alterations and/or additions to the Police Building and Leach Building. For each of these buildings, the renderings shall be taken from no less than four key vantage points: east and west along Bloomfield Avenue and north and south along Valley Road. A widely accepted parametric modeling system (Revit, SketchUp, Rhino or the equivalent) shall be used as the basis for preparing these views, with prints of back-up 3-dimensional models submitted with final renderings.



Figure 7: Examples of Contemporary Additions to Historic Buildings
PHILLIPS PREISS GRYGIEL LLC 2015



Figure 8: Examples of Daylight Factory Architecture Appropriate for a Self-Storage Facility
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4.5 MINIMUM REQUIRED DEVELOPMENT YIELD FOR NON-RESIDENTIAL USES

The minimum required yield of non-residential development for redevelopment projects within Block 2209 shall be 30,000 square feet of gross floor area, including at least 20,000 square feet of office space. The floor area of self-storage uses shall not be counted towards this requirement.

Lots 6 and 7 shall be exempt from this requirement due to their limited size and frontage along Portland Place.

4.6 BUILDING HEIGHT AND UPPER-STORY STEPBACK REQUIREMENTS

- The maximum building height within Block 2209, with the exception of the Police Headquarters Building on Lot 15, shall be 75 feet.
- The maximum building height for the Police Headquarters Building shall be 65 feet and a maximum of 5 stories.

A stepback is a required horizontal separation between the façade plane of designated upper level(s) of a building and the façade plane of the lower level(s) of the same building. The purpose of a stepback is to create more light and air on the street and sidewalk by increasing the horizontal separation of upper building masses from the public right-of-way. Stepbacks also help reduce the perceived bulk and height of buildings, from a pedestrian's perspective, by "stepping back" the upper mass of buildings from the sidewalk.

All buildings within Block 2209 shall comply with the upper-story stepback requirements set forth in the below table. Stepbacks are measured with respect to lower facades, rather than to the public right-of-way.

	Minimum Required Upper-Story Stepbacks		
	Bloomfield Avenue	Valley Road	Portland Place
Mid Zone	Police Headquarters (Lot 15): Stepback of 20 feet for addition above the existing structure (i.e., 3 rd story) All other properties: None	Police Headquarter (Lot 15): Stepback of 20 feet for the addition above the existing structure (i.e., 3 rd story) All other properties: Stepback of 20 feet above 1 st story	Subject to Sky Exposure Plane Requirements (see Section 4.7)
Top Zone	None	Stepback of 40 feet above 5 th story or 60 feet, whichever is less.	

4.7 SKY EXPOSURE PLANE REQUIREMENTS ALONG PORTLAND PLACE

A sky exposure plane is a virtual sloping plane that begins at a specified height above the street line and rises inward over the zoning lot at a defined ratio of vertical distance to horizontal distance. Building mass shall not penetrate the sky exposure plane.

A sky exposure plane of 30 degrees shall be required. The plane shall be measured from the average grade at the front property line for all properties with frontage along Portland Place located across from the redevelopment project (Block 2211, Lots 20-31). Three section diagrams, taken at the mid-point and two westerly/easterly end-points of the development area along Portland Place, must be provided as part of the site plan application to demonstrate compliance with the sky exposure plan requirement. The sky exposure plane concept is illustrated in Figure 9. A massing diagram showing the potential build-out of Block 2209 in accordance with the height, setback, sky exposure plane and other requirements is provided in the Appendix.

4.8 SETBACKS FROM PROPERTY LINES

The following setbacks are required along each property boundary. The setback area is required to remain free of all structures.

	Minimum Required Setback from Property Line
Front Yard	Bloomfield Avenue: None Valley Road: 12 feet Portland Place: 12 feet
Side Yard	Along Lot 6 : 15 feet Within Lots 6 and 7: 6 feet for one yard and 10 feet for the other yard Other side yards: None
Rear Yard	None

4.9 FIRST-STORY BUILDING DESIGN

The reuse of the Police Headquarters (Lot 15) and Leach (Lot 14) buildings will incorporate non-residential uses within the first story (with the exception of any lobby/entrance areas necessary for upper story residential or other uses). As a supplement to the requirements of Section 3.5, the following standards are encouraged, or in some cases, required to create the greatest level of public-private transparency from street to building:

- Street-facing facades of the first level of buildings along Bloomfield Avenue and Valley Road shall have a retail-style design that reinforces the public character and visibility of the first level. Windows shall be storefront-style, plate glass windows that maximize views into the interior.
- Street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protection is desired, metal canopies or fabric awnings with flat, not fluted, shapes and open ends may be used.
- Security grates, if used, should be of the open-weave type that allows views into the store after hours. Solid security gates are prohibited.

Reflective, mirrored, smoked and dark tinted glass is prohibited. Lightly-tinted glass is permitted for energy-efficiency reasons only if the lightest-color tint that is closest to clear is used. Translucent glass, which allows for shadows and silhouettes behind the glass, is encouraged to be used rather than spandrel glass, which is virtually opaque, in areas where light is to be admitted while direct views are obscured (such as screened parking areas or mechanical rooms). Spandrel glass is permitted only to conceal structural elements (for example, supporting columns and floor slabs) and to maintain a glazed façade appearance.

The residential units located along Portland Place shall be compatible with the scale, massing strategies, style and character of the existing detached residential dwellings on the north side of Portland Place (within Block 2214), as portrayed in the photographs in Figure 10. Each new residential unit should have its own identity by introducing and/or altering elements such as front porches and fenestration patterns. It is recommended that two or three residential façade massing strategies be developed and used in an alternating rhythm. Pitched gable-style rooflines are also recommended. Raised primary residential entrances served by a front stoop, comparable to those found on the north side of Portland Place, shall be provided for all new housing on the south side of Portland Place.

The residential units located along the south side of Portland Place shall screen the parking garage behind them. This shall be accomplished with row housing articulated as semi-detached homes, as follows: Along the front setback, recesses no less than 8 feet and no greater than 12 feet wide and no less than 10 feet deep shall be introduced between homes, in emulation of the side yard spaces between homes on the north side of Portland Place. Within these recessed masses shall be enclosed structure occupying the remaining depth of the new residential lot, serving one or both of the adjoining residences. The intent is to create from the public right-of-way the appearance of separate single-family homes while producing full screening of the parking garage. Examples of appropriate architecture for the new residences along the south side of Portland Place are provided in Figure 11.

4.10 PARKING GARAGE LOCATION

A parking garage shall be located behind the Police Headquarters (Lot 15) and Leach (Lot 14) buildings. No exposure of the parking garage is allowed along Bloomfield Avenue. Along the Portland Place frontage, the parking structure shall be setback a minimum of 34 feet from the right-of-way and shall be separated from Portland Place by a row of attached or detached dwellings units. Parking garage exposures along Valley Road are strictly regulated by the requirements of Section 4.11.

4.11 PARKING GARAGE DESIGN

As stipulated in Section 4.9, the lining of the parking garage on Block 2209 along Portland Place with residential dwellings is required in order to separate and fully screen the parking garage from the public realm. In addition, the structured parking shall be screened architecturally along its Valley Road frontage at all levels to disguise and soften its appearance.

The Crescent Deck in Montclair Center provides a strong example of how an otherwise spare utilitarian structure can be clad in order to communicate the impression of a more familiar, approachable structure. Through its material choice and scale of detailing, the Crescent Deck also fits into its existing context. The same result is desired for a new parking garage within Block 2209.

Accordingly, the following design standards shall apply to all exposed parking garage facades within Block 2209:



Figure 10: Existing Residences along the North Side of Portland Place
PHILLIPS PREISS GRYGIEL LLC 2015



Figure 11: Examples of Appropriate Residential Architecture for the South Side of Portland Place
PHILLIPS PREISS GRYGIEL LLC 2015

- Any portion of the parking garage along Portland Place that is not fully screened by residential massing shall be fully faced with additional landscape, art or architectural screening.
- The façade design of all structured parking levels shall be architecturally harmonious with the adjacent and upper-story buildings, both horizontally and vertically.
- Structured parking facades shall be broken into bays, in the same manner as described above (i.e., the Crescent Deck) or in Section 4.13. The lower levels of structured parking may be designed to read as a base or podium to the building; this might be accomplished, for example, by incorporating a belt course or horizontal masonry banding to create a more detailed and attractive base.
- The size, spacing and enframement of structured parking window openings should be similar to that of adjacent or upper-story residential, commercial or mixed-use windows. Furthermore, the pattern of structured parking window openings should generally align vertically with the pattern and/or spacing of any residential, commercial or mixed-use bays and windows located on upper stories. Ribbon-style openings, open bays and long horizontal string courses are prohibited.
- The pattern of windows, openings and detailing in the parking garage façade shall disguise any internal ramps or sloping levels of the parking garage to the maximum extent possible so that they appear level.
- The same or complementary types and quality of materials used elsewhere in the facades of related buildings should be employed for structured parking facades.
- Large areas of blank, solid walls are prohibited along structured parking facades.
- Decorative grates and fenestration detailing shall be used to complement the architecture of the façade.
- Structured parking window openings are encouraged to be designed to shield vehicle headlamp glare to the outside of the structure, either through opaque or translucent glazing, or through grates and grilles.
- A minimum of 5 feet of landscaping, such as hedges and flowering plants, shall be installed around the base of the parking garage along its Valley Road facade to further conceal and soften views of the parking levels. Landscaping should include evergreen and deciduous materials so as to provide an effective year-round screen.

4.12 PARKING AND CIRCULATION AREA FOR SELF-STORAGE USE ALONG VALLEY ROAD

If a self-storage use is proposed, it is anticipated that certain parking and circulation areas will be required outside the limits of the parking garage due to its unique operational requirements. In order to accommodate safe on-site and off-site circulation for the use, a second curb cut will be allowed on Valley Road no more than 50 feet from the intersection of Portland Place and Valley Road. This area will be screened by a densely planted landscaped buffer. If necessary, an egress-only driveway shall be allowed on Portland Place between 20 and 30 feet from the intersection of Portland Place and Valley Road.

A canopied roof may also be provided over some portion of the self-storage parking and circulation area located outside the bounds of the parking structure, provided that the canopy is designed in such a way that it scales down the parking garage/storage mass as it approaches Valley Road and Portland Place. A green roof is encouraged for the area above the canopy.

4.13 DESIGN OF SELF-STORAGE BUILDING MASS

Any building mass dedicated to self-storage use shall be designed to appear as a fully habitable structure with fenestration and architectural detail similar to a multifamily residential or office building. The design shall be distinct yet complementary to the architectural character of the new residential dwellings along Portland Place. Glazing may be repetitive, but a multistory unbroken grid of identical windows is discouraged. An exterior expression of vertical bays on a rhythm harmonious with the new residential dwellings along Portland Place is encouraged. Secondary façade materials, such as brick or pre-cast concrete finish, metal panels or glazed panels may be used to reinforce the vertical rhythm by introducing these materials between each bay mass in features such as recessed vertical breaks or expressed piers.

For the portion of the storage building mass visible from Valley Road, the structure shall adopt an appearance that distinguishes itself as the “front” of the overall structure. This may be accomplished by using the typical materials of the rest of the storage and parking structure in a new composition or by introducing additional material and/or form-making that preserves the overall integrity of the structure while communicating the special quality of this west-facing portion of the mass. The parking deck, its public entrance and its signage shall be plainly visible from Valley Road and the articulation of the storage facility shall be designed to accommodate this. At the same time, the entrance to the storage facility, along with its signage, shall be clear and distinct from those same elements serving the parking structure.

It is not necessary for the architectural character of the storage facility and parking garage to be identical. Rather, the goal is to create harmony between the two parts by treating the parking garage as a base for the storage building, with the two uses sharing a structural rhythm.

4.14 ACCESS TO PARKING GARAGE

The parking garage on Block 2209 shall include a vehicular ingress and egress point on Valley Road and an ingress-only point on Portland Place. Vehicular entry points shall be a minimum of 20 feet wide.

The access along Portland Place shall be controlled and restricted to the occupants of redevelopment projects within Block 2209 and the residents of Portland Place who have been allocated a parking space within the garage.

4.15 OPEN SPACE AND COMMUNITY CENTER

A public open space shall be provided at the corner of Valley Road and Portland Place. The design of the space shall create a visual and cultural landmark, signaling the transition to Montclair Center. A landscaping plan for this area shall include trees and other plantings to screen the parking structure as

viewed from the Valley Road right-of-way. The required open space shall be a minimum of 700 square feet located within a triangular area at the intersection of Valley Road and Portland Place. A grand staircase is proposed as part of this open space to provide public access to a green roof above the first story of the self-storage facility. In addition, a 4,000 square foot must be provided on the second floor above the self-storage facility facing Valley Road. Adjacent to the community center will be a publicly accessible roof garden.

4.16 PRIVATE OPEN SPACE

Residential and office buildings within the Plan Area should include shared open space for common use of all building residents/occupants in the form of courtyards or roof decks.

4.17 SUSTAINABILITY

In addition to the sustainability requirements set forth in Section 3.6, environmental roof features are required for all structures within Block 2209 with the exception of the Leach Building on Lot 14. Environmental roof features shall include:

- Green roofs covered with living vegetation which are intended to reduce costs for cooling and heating, increase building insulation, reduce the rate of stormwater runoff, reduce the urban heat island effect and enhance urban apartment living. Green roofs may be intensive (light shrubbery not to be walked on) or extensive (landscaping that can be walked and played on). Roof decks for residents are encouraged to include seating areas, landscaping and shade structures.
- Solar panels set back from the roof edge by at least 10 feet or adequately screened to minimize visibility.

Roofs atop parking garages or parking podiums should be improved to serve as green roofs or landscaped roof decks for use of building residents. In particular, the rooftop area above the parking structure created by the upper-story stepback requirement (i.e., 20 feet above the 3rd story) shall be an outdoor amenity space for residents or building occupants which is encouraged to include a green roof feature.

Indoor bicycle storage facilities shall be provided in all new buildings.



Figure 12: Block 1403
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5 DEVELOPMENT REGULATIONS AND GUIDELINES FOR BLOCK 1403

5.1 ALLOWABLE USES

5.1.1 Principal Uses

- First Story along Bloomfield Avenue
 - Retail, including convenience and specialty retail and personal service establishments
 - Restaurants and other eating and drinking establishments
 - Educational establishments, including play centers, tutoring centers, martial arts studios and dance studios
 - Health or fitness facilities, including personal training, yoga, pilates and dance studios
 - Art studios and galleries
 - Public open space including plazas, parks and other passive recreation areas
- First Story along Valley Road
 - Multifamily dwellings
 - Senior citizen housing, including congregate apartment housing as defined by the New Jersey Department of Health and Human Services
 - Retail, including convenience and specialty retail and personal service establishments
 - Restaurants and other eating and drinking establishments
 - Educational establishments, including play centers, tutoring centers, martial arts studios and dance studios
 - Health or fitness facilities, including personal training, yoga, pilates and dance studios
 - Art studios and galleries
 - Public open space including plazas, parks and other passive recreation areas
- Upper Stories of all Buildings
 - Multifamily dwellings
 - Senior citizen housing, including congregate apartment housing as defined by the New Jersey Department of Health and Human Services
 - Retail, including convenience and specialty retail and personal service establishments
 - Medical offices
 - General or business offices
 - Restaurants and other eating and drinking establishments
 - Educational establishments, including play centers, tutoring centers, martial arts studios and dance studios
 - Health or fitness facilities, including personal training, yoga, pilates and dance studios
 - Art studios and galleries

5.1.2 Accessory Uses

- Public or private parking structures

- Sidewalk dining in accordance with Section 276 of the Township Code
- The following may be installed on the rooftop of any building:
 - Solar panels
 - Rooftop terraces, gardens and decks
 - Living green roofs for environmental benefit
 - Telecommunications equipment in accordance with Section 347-17.1.C(4) of the Zoning Ordinance
- Uses that are customarily incidental to a principal permitted use

5.1.3 Conditional Uses

Existing gasoline service stations are permitted as a conditional use on Lot 13 provided the following conditions are met:

1. The gasoline service station was an existing use at the date of adoption of this plan.
2. Any change to onsite circulation, vehicular storage, parking, egress and ingress shall require site plan approval from the Planning Board.
3. All parking and car storage areas will be located in a way that will not create dangerous impediments to traffic visibility or result in interference with normal traffic flow onto, within or from the lot.
4. All parking and car storage locations on the site shall be screened from public view by either landscaping, walls or fencing.
5. Any new gas station building on Lot 13 shall be subject to the building height and setback requirements set forth below in Sections 5.3 and 5.4.
6. All trash, recyclables and debris shall be stored in accordance with §281-8.1H of the Montclair Code.
7. All signage shall be in accordance with §347-107.6 of the Montclair Code.

5.2 MINIMUM DEVELOPMENT AREA

The minimum required lot area for development is 9,500 square feet.

5.3 BUILDING HEIGHT

The maximum building height for Lot 13 in Block 1403 shall be 2 stories/25 feet. The maximum building height for all other lots within Block 1403 shall be 4 stories/45 feet.

5.4 BUILDING SETBACKS FROM PROPERTY LINES

Building setbacks from property lines abutting the Block 1403 properties shall be provided in accordance with the below requirements. The setback area is required to remain free of all structures.

Minimum Required Setbacks from Property Lines for Lots 10, 12 and 14)	
Front Yard	Bloomfield Avenue: 2 feet Valley Road: 0 feet
Side Yard	Along Lot 9: 10 feet Other property lines: None
Rear Yard	None

Minimum Required Setbacks from Property Lines for Lot 13	
Front Yard	Bloomfield Avenue: 0 feet Valley Road: 0 feet
Rear Yard	10 feet
Building setback from corner	Any building on Lot 13 shall be set back a minimum of 85 feet on the radius from the intersection of the extension of the property lines along Valley Road and Bloomfield Avenue (see Figure 13)

5.5 FIRST-STORY BUILDING DESIGN ALONG BLOOMFIELD AVENUE

The first story of any building mass along Bloomfield Avenue must provide retail-style space with a depth of at least 35 feet measured perpendicular to Bloomfield Avenue (see further requirements in Section 5.6 pertaining to the location of parking areas along Bloomfield Avenue). As a supplement to the requirements of Section 3.5, the following standards are encouraged, or in some cases, required to create the greatest level of public-private transparency from street to building:

- Retail businesses on the ground floor should each have their own individual entrance from a sidewalk or walkway; mall-style interior entrances are prohibited. However, second-story retail establishments may share a first-story entrance.

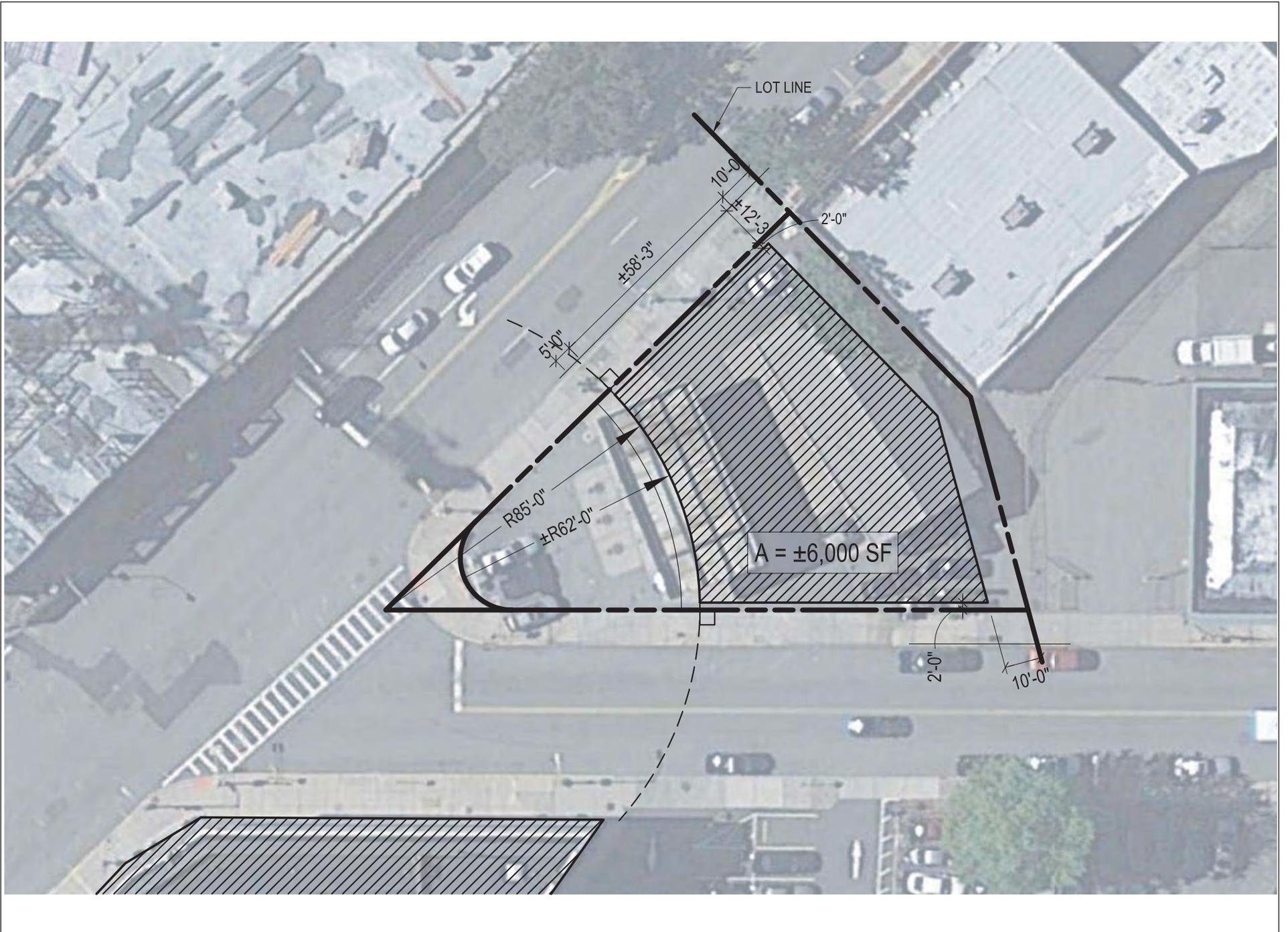


Figure 13: Building Setback Requirements for Block 1403, Lot 13

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- Street-facing facades of the first level of buildings along Bloomfield Avenue and Valley Road shall have a retail-style design that reinforces the public character and visibility of the first level. Windows shall be storefront-style, plate glass windows that maximize views into the interior.
- Street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protections is desired, metal canopies or fabric awnings with flat, not fluted, shapes and open ends may be used.
- Security grates, if used, should be of the open-weave type that allows views into the store after hours. Solid security gates are prohibited.

Reflective, mirrored, smoked and dark tinted glass is prohibited. Lightly-tinted glass is permitted for energy-efficiency reasons only if the lightest-color tint that is closest to clear is used. Translucent glass, which allows for shadows and silhouettes behind the glass, is encouraged to be used rather than spandrel glass, which is virtually opaque, in areas where light is to be admitted while direct views are obscured (such as screened parking areas or mechanical rooms). Spandrel glass is permitted only to conceal structural elements (for example, supporting columns and floor slabs) and to maintain a glazed façade appearance.

5.6 LOCATION OF PARKING AREAS

Parking areas must be separated from Bloomfield Avenue and Valley Road by at least 35 feet with building mass that is utilized for one or more permitted uses for a minimum of 50% of the street-facing facade. Any parking areas located within 35 feet of the right-of-way (i.e., not separated by a habitable use) must be architecturally-screened in accordance with the following requirements:

- The same or complementary types and quality of materials used elsewhere in the facades of the building shall be provided.
- Large areas of blank, solid walls are prohibited along parking areas.
- Decorative grates and fenestration detailing shall be used to complement the architecture of the façade.
- The size, spacing and enframement of parking façade window openings shall be similar to and align vertically with the pattern of upper-story windows.

The parking requirements for specific uses are set forth in Chapter 7.

5.7 ADAPTIVE REUSE REQUIREMENTS FOR BLOCK 1403, LOT 10

The adaptive reuse of the front façade portion of the existing principal structure on Block 1403, Lot 10 is required. The addition of appropriately designed windows to the front façade is encouraged.

5.8 SUSTAINABILITY

In addition to the sustainability requirements set forth in Section 3.6, environmental roof features are required for all structures within Block 1403. Environmental roof features shall include one or both of the following:

- Green roofs covered with living vegetation which are intended to reduce costs for cooling and heating, increase building insulation, reduce the rate of stormwater runoff, reduce the urban heat island effect and enhance urban apartment living. Green roofs may be intensive (light shrubbery not to be walked on) or extensive (landscaping that can be walked and played on). Roof decks for residents are encouraged to include seating areas, landscaping and shade structures.
- Solar panels set back from the roof edge by at least 10 feet or adequately screened to minimize visibility.

Roofs atop parking garages or parking podiums should be improved to serve as green roofs or landscaped roof decks for use of building residents.

Indoor bicycle storage facilities shall be provided in all new buildings.



**MONTCLAIR
GATEWAY
REDEVELOPMENT
AREA - PHASE 1**

BLOOMFIELD AVENUE

VALLEY ROAD

CHURCH ST



0

100 FEET

Figure 14: Block 2208
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6 DEVELOPMENT REGULATIONS AND GUIDELINES FOR BLOCK 2208

6.1 ALLOWABLE USES

6.1.1 Principal Uses

- Attached one- and two-family dwellings
- Multifamily dwellings
- Senior citizen housing, including congregate apartment housing as defined by the New Jersey Department of Health and Human Services
- General or business offices
- Retail, including convenience and specialty retail and personal service establishments
- Restaurants and other eating and drinking establishments
- Educational establishments, including play centers, tutoring centers, martial arts studios and dance studios
- Health or fitness facilities, including personal training, yoga, pilates and dance studios
- Art studios and galleries
- Public open space including plazas, parks and other passive recreation areas
- Houses of worship

6.1.2 Accessory Uses

- Public or private parking garages and surface parking areas
- Sidewalk dining
- The following may be installed on the rooftop of any building:
 - Solar panels
 - Rooftop terraces, gardens and decks
 - Living green roofs for environmental benefit
 - Telecommunications equipment in accordance with Section 347-17.1.C(4) of the Zoning Ordinance
- Uses that are customarily incidental to a principal permitted use

6.2 MINIMUM DEVELOPMENT AREA

The minimum lot area required for development shall be 15,000 square feet.

6.3 PRESERVATION/REUSE REQUIREMENTS

The Evangelical Covenant Church and Munn Tavern structures on Lot 20 shall be preserved and rehabilitated. The reuse of the structures for one or more non-profit institutional uses is encouraged, although any of the permitted uses listed in Section 6.1 are allowed. The existing accessory structure on Lot 20 located near the Valley Road frontage may be removed in order to provide more visibility to the

Munn Tavern structure and enhance the appearance of the property. New freestanding structures or vertical additions to the Covenant Church or Munn Tavern shall not be permitted on Lot 20.

In order to incentivize the preservation of these structures and in consideration of the lack of land area available to accommodate on-site parking, there shall be no parking requirements for the reuse of the Covenant Church or Munn Tavern buildings on Lot 20 if the existing accessory structure is removed from the site.

The Valley Road parking lot will remain for parking and open space uses; no buildings are to be built on this property.

6.4 BUILDING HEIGHT REQUIREMENTS

Building height shall be calculated in accordance with the definition of building height and the building height exceptions (347-23) set forth in the Montclair Township Zoning Ordinance.

The maximum building height for Block 2208 shall be 4 stories and 45 feet.

6.5 SETBACKS FROM PROPERTY LINES

The following setbacks are required along each property boundary. The setback area is required to remain free of all structures.

Minimum Required Setbacks from Property Line	
Front Yard	Bloomfield Avenue: 0 feet Valley Road: 5 feet
Side Yard	None
Rear Yard	10 feet

6.6 PARKING LOCATION

Parking garages shall be setback from the Valley Road and Bloomfield Avenue rights-of-way by a minimum of 35 feet. All parking garages and surface parking areas shall be screened from the public realm to the maximum extent possible.

6.7 OPEN SPACE

Residential and office buildings within Block 2208 should include shared open space for common use of all building residents/occupants in the form of courtyards or roof decks.

7 PARKING AND LOADING

7.1 PURPOSE AND INTENT

The parking requirements set forth herein ensure that adequate off-street parking is provided for the mix of uses contemplated within the Montclair Center Gateway. The requirements also reflect the downtown/walkable location of the area, its relative proximity to transit and the Township's desire to encourage walking, biking and public transportation. Shared parking and car-sharing programs are strongly encouraged.

7.2 MINIMUM REQUIRED PARKING RATIOS

The minimum number of parking spaces that are to be provided and maintained for each use shall be determined based on the parking ratios listed in Table 3.

Table 3: Minimum Parking Requirements

USE	MINIMUM PARKING REQUIREMENT
Attached and semi-detached one- and two-family dwellings	1.5 spaces per dwelling unit
Multifamily dwellings Age-restricted senior housing	1.1 spaces per dwelling unit 0.75 spaces per dwelling unit
Medical offices, including urgent care facilities	5 spaces per 1,000 square feet of gross floor area
General or business offices	3.5 spaces per 1,000 square feet of gross floor area
Retail Restaurants Eating and drinking establishments Educational establishments Health or fitness clubs Art studios and galleries	4 spaces per 1,000 square feet of gross floor area
Self-storage facilities	1 per 60 storage units or 1 per 3,000 square feet of gross floor area (whichever is greater)

As noted in Section 6.3, the preservation and reuse of the Covenant Church and Munn Tavern structures on Block 2208, Lot 20 shall be exempt from all requirements for off-street parking if the existing accessory structure is removed from the site.

7.3 SHARED PARKING

A determination of minimum parking requirements shall be based upon the aggregate total of parking requirements for individual uses. In recognition of the mixed-use nature of the anticipated development, the redeveloper of Block 2209 is required to submit a shared parking analysis as part of the site plan application. Redevelopers of other portions of the Plan Area are encouraged but not required to submit a shared parking analysis. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the parking occupancy rates shown in Table 3. The parking occupancy rates may be modified based on the 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 this plan.
2. *Adjust for shared parking.* The minimum parking requirement for each use shall be multiplied by the “occupancy rate” as indicated in Table 4.
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. *Minimum parking requirement.* The highest of the six time period total shall be the minimum parking requirement for the mixed use project.
5. *The surplus parking spaces shall remain available for public parking at all times.*

If the shared parking analysis is deemed acceptable, the Planning Board may relax the aggregate total of required spaces to account for the shared use of the provided spaces.

Table 4: 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	100%	20%	5%	5%	5%	5%
Medical Office/Urgent Care	100%	20%	5%	100%	5%	5%
Retail/Commercial Health and fitness clubs Art studios and galleries	90%	80%	5%	100%	70%	5%
Restaurant	70%	100%	10%	70%	100%	20%
Institutional Educational	100%	20%	5%	10%	10%	5%
House of Worship	10%	5%	5%	100%	50%	5%
Self-storage	100%	100%	100%	100%	100%	100%

Source: Victoria Transport Policy Institute

7.4 CAR-SHARING CREDIT

If the redeveloper is able to secure an agreement with an established car-sharing provider, such as ZipCar or Enterprise CarShare, three (3) spaces may be substituted for each space devoted to a shared car. Car-sharing should be detailed and accounted for in the redeveloper’s shared parking analysis.

7.5 PARKING STALL DIMENSIONS

Dimensions of parking spaces within parking garages shall be a minimum of 8.5 feet wide by 18 feet in length. Dimensions of other parking spaces shall be in accordance with Section 281-9 of the Township's Site Plan Review Ordinance.

7.6 LOADING / TRASH / SERVICE AREAS

Loading areas must be provided on-site. Loading and service docks should be located away from public street frontages and should have operable doors or gates so that they may be closed when not in use. All buildings should collect and recycle recyclable materials in accordance with Montclair Township regulations. Building trash and recycling collection bins should be located on the interior of buildings or screened from view of public streets and open space by means of fencing and/or landscaped buffers. Scheduling of trash and loading times should be controlled to minimize the negative impacts on the local community. The location and design of off-street loading/trash/service areas shall be subject to the Planning Board's review and approval. Trucks shall not be allowed to enter Block 2209 from Portland Place.

8 PUBLIC ART AND STREETScape STANDARDS

Public realm improvements, including public art and streetscape furnishings, within the Plan Area are intended to create a pedestrian-friendly environment, provide an attractive gateway to Montclair Center, improve pedestrian connectivity to and through the Phase 2 Plan Area and create memorable experiences for all who visit the area.

8.1 PUBLIC ART

Public art can activate and enhance the Montclair Center Gateway with free and publicly-accessible artworks and unique architectural features that reflect the values and culture of the community. All development applications consisting of greater than 20,000 square feet in floor area shall be required to (a) install and maintain public art on the property being redeveloped or within the adjacent right-of-way or (b) make a payment in lieu of providing public art in accordance with the “percent for public art” terms set forth below.

8.1.1 Acceptable Forms of Public Art

For the purposes of this Redevelopment Plan, public art shall include sculpture, murals and other forms of painting, mosaics, artwork and signature design features, (e.g., green walls, artistic lighting, fountains and other water features, etc.). Public art may be located in the interior of a building if it is clearly visible from the public realm, such as a large-scale mural located in a building lobby that can be enjoyed from the adjacent sidewalk. Public art may also be integrated into the building design through features such as, but not limited to, decorative etched glass and grillwork (see examples in Figure 15). See also NJ DOT Public Art guidelines for other examples of integrated artwork.

8.1.2 Approval Process

A Public Art Plan describing the proposed installation and demonstrating compliance with the requirements of this section shall be included in the redeveloper’s site plan application and subject to the review process set forth in Section 11.4. The Public Art Plan shall include conceptual plans showing visual representations of the proposed piece, the proposed location and orientation for same as well as a narrative description. The Public Art Plan must include a line-by-line budget for public art and shall be subject to review by a public art professional retained by the Township Council.

8.1.3 Percent for Public Art Option

In lieu of providing a public art project, redevelopers may elect to submit a contribution to the Township in an amount equal to 1% of total project costs. The amount shall not exceed \$100,000.

8.1.4 Alternative Public Art Option

The Township of Montclair will entertain thoughtful alternative proposals that meet the spirit and intent of the public art requirement but do not meet the above standards. Examples of alternative proposals include partnering with the Montclair Center BID to implement art or streetscape installations or



Figure 15: Examples of Acceptable Forms of Public Art
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providing financial support to local organizations for arts programming. Any alternative proposal will be described in detail in a Public Art Plan as part of the site plan application.

8.2 RESTRICTIONS ON CURB CUTS

No new driveways or curb cuts are permitted on Bloomfield Avenue in order to preserve its pedestrian-oriented character. The following restrictions shall apply to streets within the Plan Area.

- Block 2209: Maximum of two curb cuts along Portland Place (subject to the access restrictions described in Sections 4.12 and 4.14) and one curb cut along Valley Road.
- Block 1403: Maximum of one (existing) curb cut along Bloomfield Avenue and one curb cut along Valley Road.
- Block 2208: Maximum of two curb cuts along Valley Road.

8.3 STREETScape

The streetscape standards set forth herein are intended to enhance the visual experience of the Plan Area, improve pedestrian mobility and provide open space amenities for pedestrians. This Redevelopment Plan envisions a streetscape that creates and reinforces the gateway to Montclair Center using landscaping and lighting to create a traditional allee defined by a line of trees along both sides of the street. In addition, additional outdoor dining and gathering spaces, which add to the vitality of the streetscape, are encouraged through the use of parklets.

8.3.1 Streetscape Furnishings

Certain street furnishings and landscaping will be required to soften the sidewalk environment and enhance the walking experience. The following elements are recommended for streets within and bordering the Plan Area. The design, placement and dimensions of these features shall be determined by the Planning Board during site plan review.

- Street furniture shall be provided adjacent to public green space along Portland Place, Valley Road and Bloomfield Avenue. Benches, waste cans, bike racks and other street furniture shall be placed at regular intervals and convenient locations that do not impede pedestrian or 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.
- The pedestrian portion of the public right-of-way shall include both a sidewalk walking area and a tree planting strip between the sidewalk and the curb.

- Where applicable, required setback areas, sidewalks and tree planting strips shall be decoratively paved to match the prevalent sidewalk design of Downtown Montclair (i.e., brick edging and concrete walking areas).
- Tree grates shall be provided for each street tree similar to those provided within the Phase 1 Plan Area. Electrical outlets shall be provided at the base of each street tree.
- Where street trees are not currently provided, they should be planted at approximately 30 feet on center and subject to a twenty (20) percent variance for placement, along the curbside edge of the public sidewalk on all streets. Exceptions to the 30-foot spacing are allowed for curb cuts to parking areas, lobby entrances and utility facilities located within the sidewalk area.
- Along Valley Road and Bloomfield Avenue, sidewalks shall be furnished with benches and trash cans.
- Streets shall include pedestrian-scale street lighting similar to that provided within the Phase 1 Plan Area.
- At least one bicycle rack holding 6 or more bicycles shall be placed on the Bloomfield Avenue and Valley Road frontages of each development block.
- Redevelopers should be required to replace on-street parking meters with pay stations approved by Montclair Township.
- The ability to create public outdoor spaces within the Plan Area streetscape is limited by the width of the existing sidewalks. Accordingly, property owners and business owners within the Plan Area shall be permitted to convert on-street parking spaces in front of their stores into parklets subject to the review and approval of Montclair Township. A parklet involves the temporary conversion of on-street parking spaces in front of stores for the installation of sidewalk cafes and similar public open spaces.

8.3.2 Publicly-accessible Open Space

All publicly-accessible open space on private properties shall be adequately maintained by the property owner.

8.4 TRAFFIC PATTERNS

Traffic circulation and signaling shall be planned in accordance with the recommendations of the Bloomfield Avenue Complete Corridor Plan. After the on-street parking on Valley Road adjacent to the Plan Area is eliminated, it is anticipated that a new left turn lane will be created at the westbound intersection of Valley Road and Bloomfield Avenue subject to coordination with additional improvements for this intersection under other municipal or county initiatives.

New traffic signs shall be provided on Portland Place limiting truck traffic from turning onto Portland Place from Midland Avenue, Maple Place and Park Street.

9 PLAN CONSISTENCY REVIEW

9.1 RELATIONSHIP TO MONTCLAIR ZONING ORDINANCE

The specific provisions set forth in this Redevelopment Plan shall supersede, govern and control the equivalent standards set forth in the Zoning Ordinance of the Township of Montclair. For items not addressed in this Redevelopment Plan the Montclair Township Municipal Code shall be applicable. Adoption of this Plan by the Township Council shall be considered an amendment to the Township of Montclair Zoning Map.

9.2 RELATIONSHIP TO ADJACENT MUNICIPALITIES

The Montclair Center Gateway – Phase 2 Redevelopment 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.

9.3 RELATIONSHIP TO ESSEX COUNTY MASTER PLAN

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. The County of Essex prepared a Cross-acceptance Report dated December 16, 2004. This County Report presents a detailed discussion of how the policy objectives of the State’s Metropolitan Planning Area are being satisfied by the Township in its many planning documents. The Report concluded that the Township had a “very good” performance grade in implementing the goals and policies of the State Plan.

9.4 RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The objectives of the Redevelopment Plan are consistent with the goals, strategies and policies outlined in the 2001 New Jersey State Development and Redevelopment Plan. The revitalization of existing urban centers is among the key objectives of the State Plan and the entire Phase 2 Plan Area is located within the PA-1 Metropolitan Planning Area. The Plan Area is previously developed and has the infrastructure in place to accommodate the development envisioned in this Redevelopment Plan. As such, it is an appropriate location for growth in accordance with the State’s objectives for PA-1 areas. Ultimately, the Montclair Center Gateway – Phase 2 Redevelopment Plan will redevelop several deteriorated and underutilized properties within Montclair’s downtown with new mixed-use development that will better serve the needs of the Montclair community and the State as a whole. Therefore, the redevelopment activities envisioned under this Plan are considered consistent with State planning policies, including the State Development and Redevelopment Plan and the State’s Transit Village program.

9.5 RELATIONSHIP TO LOCAL PLANNING AND DEVELOPMENT GOALS AND OBJECTIVES

9.5.1 Master Plan

Pursuant to the LRHL (N.J.S.A. 40A:12A-7d), “all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.” The 2015 Unified Land Use and Circulation Element specifically advocates for redevelopment within the Montclair Center Gateway area. With respect to Bloomfield Avenue generally, the Master Plan identified the underutilization of properties within the Gateway, the lack of public parking at peak times, the poor pedestrian environment in certain areas of Bloomfield Avenue and the desire to accommodate growth that respects the character of the area as among the key planning issues relevant to the Phase 2 Plan Area. The Master Plan includes the entire Plan Area within its Montclair Center Downtown C(2) designation.

In terms of land use standards, the Master Plan sets a general framework of 6-7 stories for maximum building height, a maximum density of 55-75 units per acre and further recommends an incentive zoning option to encourage the development of new public amenities. In addition, the use of upper-story stepback requirements for mid- and high-rise buildings utilized in this plan are based on the policies set forth in the Master Plan. Finally, the Master Plan recommends that new parking should be located to the rear of buildings “within new parking decks and garages faced with liner buildings or retail and residential.” A new Montclair Center jitney shuttle is also recommended to connect the Plan Area to Bay Street station.

The Montclair Center Gateway – Phase 2 Redevelopment Plan provides additional public parking spots that will support local businesses, requires streetscape and open space improvements along Bloomfield Avenue and controls new development through extensive design standards and guidelines. The land use standards set forth herein are substantially consistent with the general framework set forth in the Master Plan by permitting a wide range of uses supportive of the Montclair Center downtown environment within new and existing buildings that will accommodate growth while respecting the character of the area. In addition, the maximum building heights contemplated in the Master Plan have been adapted to the specific conditions present in the Plan Area, such as the need to accommodate the existing height of the Leach Building (Block 2209, Lot 14), the desire to minimize the allowable additional height on the Police Headquarters building (for historic preservation purposes) and the need to transition building heights to surrounding low-rise neighborhoods.

In conclusion, the provisions of this Redevelopment Plan are substantially consistent with the Township of Montclair Master Plan.

10 REDEVELOPMENT ACTIONS

10.1 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.

All redevelopers shall 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.

10.2 PROPERTIES TO BE ACQUIRED

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Plan Area. However, the Township preserves the right to acquire certain lots which are eligible for acquisition.

10.3 RELOCATION

The Redevelopment Plan does not anticipate the displacement or relocation of any residents or businesses 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.

10.4 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; 3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate the redevelopment.

10.5 OTHER ACTIONS

The Redevelopment Agreement between the Township and each redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project, including the provision of water, sanitary sewer and sanitary 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.

11 GENERAL PROVISIONS

11.1 AMENDMENT TO ZONING MAP AND ZONING ORDINANCE

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 reference to said Redevelopment Plan.

11.2 DEFINITIONS

Except as otherwise provided in Section 2.4, words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions" section in the Township's Zoning Ordinance as set forth in Section 347-1.

11.3 DEVIATION REQUESTS AND REQUESTS FOR DESIGN EXCEPTIONS

The Montclair Township Planning Board may grant deviations from the regulations contained within this Redevelopment Plan under Chapter 4, where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to or exceptional and undue hardship upon, the redeveloper. The Montclair Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, no deviations should be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this Redevelopment Plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Township of Montclair Zoning Board of Adjustment.

11.4 QUALIFICATIONS OF THE REDEVELOPMENT TEAM

Qualifications of the full design and development team shall be presented to the Township 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 per principal member of the design and development team. A minimum of 1 reference shall be a municipal client from a project which involved public engagement.
- 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.

11.5 SITE PLAN AND SUBDIVISION REVIEW

The review of all applications for redevelopment within the Montclair Center Gateway – Phase 2 Redevelopment Area shall consist of the following steps:

1. **Design Submission.** All applications for development shall initially be reviewed by Township staff with the assistance of the Redevelopment Design Consultant. Applicants are encouraged to submit conceptual plans prior to submitting full applications. The Consultant shall prepare a report summarizing its findings and recommendations for use by the Township Council, Planning Department, the Historic Preservation Committee, the Planning Board and the Applicant. The Redevelopment Design Consultant shall be appointed annually by the Planning Board.
2. **Design Review.** The Historic Preservation Commission shall serve as the Design Review Commission for all development applications involving properties included in the Montclair Center Gateway – Phase 2 Redevelopment Area. Applicants are encouraged to work with the Historic Preservation Commission early in the process in order to ensure that their designs are consistent with the design objectives of the Township. All development applications shall be reviewed by the Historic Preservation Commission prior to being heard by the Planning Board. The Historic Preservation Commission shall review the application for consistency with the design standards in this plan and the Secretary of Interior’s Standards for the Treatment of Historic Properties. The Commission shall report to the Planning Board at its next scheduled meeting falling at least 15 days after the review of the application by the Historic Preservation Commission. The report shall include a statement of findings on the proposed plan in regard to the design standards herein contained and recommendations for acceptance or amendment based on the

findings. The Planning Board shall consider the report of the Historic Preservation Commission in its review of the site plan.

3. **Development Applications.** All applications for development must be approved by the Planning Board. Any site plan or subdivision plan within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and the land development ordinances of the Township of Montclair (Chapters 202, 281, 295 and 301 of the Township Code), except that where this redevelopment plan contains provisions that differ from those in the ordinance, this plan shall prevail.
4. **Submission Requirements.** All applications for development shall include the checklist requirements listed in Section 202-29.1 of the Township Code, as well as the following:
 - Phasing Plan (if applicable)
 - Development applications involving 10,000 square feet of commercial space and/or ten (10) dwelling units must also submit the following:
 - 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.
 - Parking Management Plan if shared parking is proposed.
 - LEED Certification Spreadsheet.
 - Fiscal Impact Analysis evaluating the fiscal impacts of the project to the Township.
 - Utility Impact Analysis evaluating the impacts to Township utilities.
 - Public Art Plan

11.6 ADVERSE INFLUENCES

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.

11.7 NON-DISCRIMINATION PROVISIONS

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.

11.8 DURATION OF THE PLAN

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.

11.9 COMPLETION OF REDEVELOPMENT

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.

11.10 SEVERABILITY

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.

12 PROCEDURE FOR AMENDING THE PLAN

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 party 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.

13 APPENDIX

GRADE LEVEL - MASS AND USE



- PARKING DECK
- LANDSCAPE
- TOWNHOMES
- SELF STORAGE
- COVERED ENTRY



01 Fayetteville Deck Facades.jpg



02 Baltimore Deck Mural.jpg



03 Mizner Deck with Edge Housing.jpg



04 Mizner Housing.jpg

Precedent images presented as a part of the public workshops.
Examples above demonstrate various types of architectural and art screening at a parking decks.



01 Portland Place Panorama.JPG



03 Portland Place Duo.jpg



02 Portland Place Trio.jpg

Photography of existing homes on Portland Place presented in public workshops. Note the similar scale and type of housing with variations of architectural features including porches, bays, shutters, color of siding and trim.

Housing Precedent images presented as a part of the public workshops.



01 Semi-Attached Housing.jpg



02 Semi-Attached Housing Alt Gables.jpg



03 Semi-Attached Housing Overlap Gables.jpg



04 Craftsman Facade Offset Gable.jpg



05 Country Facade Offset Gable.jpg



01 Self Storage as Factory Reno.jpg



02 Self Storage as Modern Factory.png

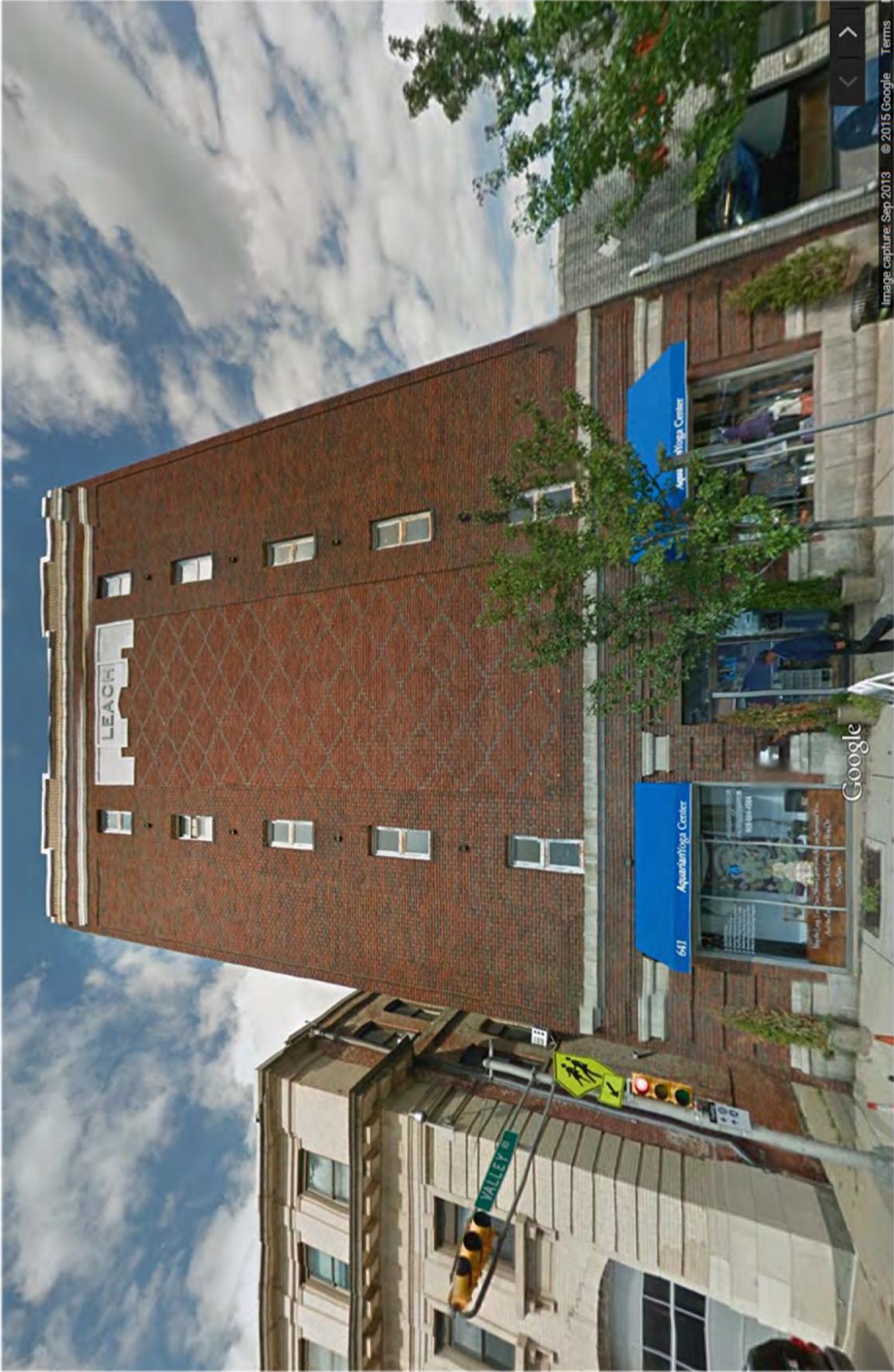


03 Self Storage as Mixed Use.jpg



04 Self Storage as Office Bldg.jpg

Precedent images presented as a part of the public workshops.
Examples of self storage buildings with a variety of architectural treatments.



Google

Image capture: Sep 2013 © 2015 Google Terms



01 1910 Ford Daylight Factory.jpg



02 Classic Daylight Factory brick.jpg



03 Daylight Factory Banding.jpg



04 Daylight Factory Banding.jpg



05 Daylight Factory Reno Entry.jpg

Precedent images presented as a part of the public workshops. Examples of light factories with similar structure to the Leach Building. Precedent images show examples of how windows may be incorporated into the historic facade of the Leach Building.





01 High Contrast.jpg

Precedent images presented as a part of the public workshops.

Examples demonstrate various types sympathetic building top additions on existing buildings in a historic context.



03 Interpretive.jpg



04 Interpretive.jpg



02 Semi-visible.jpg

