

PENDING ORDINANCE  
TOWNSHIP OF MONTCLAIR

**ORDINANCE ADOPTING AN AMENDMENT TO THE EASTERN GATEWAY  
REDEVELOPMENT PLAN**

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July 26, 2016  
(date of introduction)

**WHEREAS**, the Township Council has authorized an investigation as to whether a portion of Bloomfield Avenue qualifies as an "area in need of rehabilitation" pursuant to the New Jersey Local Redevelopment and Housing Law, C. 40A:12A-14; and

**WHEREAS**, the Township Council did refer to the Planning Board a copy of a draft Resolution designating the area in need, and the Planning Board reviewed the Resolution and sent its comments to the Township Council for consideration; and

**WHEREAS**, on November 27, 2012, after careful consideration of the comments from the Planning Board, the Township Council did designate the area as an "area in need of rehabilitation", and authorized preparation of a Redevelopment Plan pursuant to the New Jersey Local Redevelopment Law; and

**WHEREAS**, the on July 9, 2013 the Township Council adopted the Eastern Gateway Redevelopment Plan (the "Plan"), dated May 14, 2013, prepared by the Planning Department staff, and determined that the adoption of the Plan is in the best interests of the residents and taxpayers of the Township; and

**WHEREAS**, a proposal was submitted to the Township by 147 Bloomfield Avenue JV, LLC to amend the plan to provide an incentive for the developer to build all of the affordable units onsite by increasing the maximum density from 75 dwelling units per acre to 86 units per acre if all of the affordable housing is provided onsite; and

**WHEREAS**, the proposed amendment was presented to the Montclair Township Housing Commission who supported the amendment; and

**WHEREAS**, the Planning Board considered the proposed amendment to the Eastern Gateway Redevelopment Plan on June 30, 2016 that would and concluded that the proposed amendment be made;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONTCLAIR THAT THE EASTERN GATEWAY REDEVELOPMENT PLAN BE AMENDED AS FOLLOWS WITH ADDITIONS UNDERLINED:**

On page 9, section 3.A: Maximum Density. 75 dwelling units per acre.  
Notwithstanding the foregoing, if a developer elects to build all of its affordable units on site (and not take advantage of the Off Site Option in Section 3G below), the developer shall receive a density bonus for its project equal to the total number of affordable units required for its project up to a maximum density of 86 dwelling units per acre. Such "density bonus units" shall not be included in the calculation of the 20% affordable units required by Section 3G below.