

TOWNSHIP OF MONTCLAIR

ORDINANCE ADOPTING AN AMENDMENT TO THE SEYMOUR STREET REDEVELOPMENT PLAN

December 6, 2016

WHEREAS, the Council of the Township of Montclair (the "Council"), by Resolution R-15-116, based upon the facts and findings contained in the Study, which are adopted by reference and made a part hereof, and the findings of the Planning Board, all made in accordance with N.J.S.A. 40A:12A-6, declared the following parcels of land known and described on the Tax Maps of the Township of Montclair to be an area in need of redevelopment:

Block 3106, Lot 13
Block 3106, Lot 17
Block 3106, Lot 10.01
Block 3105, Lot 9
Block 3105, Lot 1
Block 3105, Lot 2
Block 3205, Lots 26 and 27
Block 3205, Lot 19.02
Block 3205, Lot 21
Block 3206, Lot 15
Block 3206, Lot 14
Block 3208, Lot 1
Block 3213, Lot 2
Block 4202, Lot 4 (a/k/a Lot 4.02)
Block 4202, Lot 4.01

and;

WHEREAS, by Resolution R-16-035, approved February 16, 2016, the Township Council, based upon a finding that the water and sewer infrastructure is at least 50 years old and in need of substantial maintenance, designated Block 3106, Lot 10 as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, on September 6, 2016 the Township Council adopted the Seymour Street Redevelopment Plan (the "Plan") prepared by the Phillips Preiss Grygiel and determined that the adoption of the Plan is in the best interests of the residents and taxpayers of the Township; and

WHEREAS, the Council has further evaluated the Plan and recommends an amendment to the plan to eliminate personal service establishments as a permitted use in the redevelopment plan and to eliminate recording and rehearsal studios as a permitted use in

the required minimum 10,000 square feet of publicly-accessible arts and entertainment space;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONTCLAIR THAT THE SEYMOUR STREET REDEVELOPMENT PLAN BE AMENDED AS FOLLOWS WITH DELETIONS STRUCK OUT AND ADDITIONS UNDERLINED:

On page 23, section 4.2.1 West Parcel.

4. Retail, including convenience and specialty retail ~~and personal service establishments~~

On page 23, section 4.2.2 East Parcel

4. Retail, including convenience and specialty retail ~~and personal service establishments~~

On page 24, section 4.3.2 Arts and Entertainment

~~(b)3. Recording and rehearsal studios~~

(c) Arts and entertainment uses required as part of this paragraph shall be of the type and kind that regularly engage and are available to the public and shall be offered during maintain regular hours that are compatible with arts and entertainment districts.

On page 25, section 4.5 Prohibited Uses

5. Personal service establishments.