

REDEVELOPMENT PLAN
DETERIORATED HOUSING PROJECT

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Adopted: *January 7, 2007*

BACKGROUND

In 1997, the Montclair Housing Coalition was formed to address housing needs in Montclair and the surrounding area as described in a 1997 Community Needs Assessment Report prepared by Partners for Healthy and Caring Communities, a United Way project. Coalition members consisted of community volunteers, community-based organizations and staff support from the United Way of North Essex and the Township's Planning and Community Development Department.

The first housing concern identified by the Coalition was the increase in deteriorated and vacant properties, mostly residential, scattered throughout the Township. These properties were a nuisance to the surrounding neighbors, as well as a fire, safety and health hazard. Property owners were unresponsive to property maintenance violation notices and often did not appear in municipal court when summoned to explain continued violations of Township codes. In the Spring of 1997, the Coalition began the process of identifying each of these properties for the Township Council's attention. After a presentation by the Coalition, the Council authorized the Planning Board to prepare a report evaluating the eligibility of the identified properties as "areas in need of redevelopment" under the New Jersey Local Redevelopment and Housing Law, NJSA 40A:12A-5 et. seq. The list compiled by the Coalition included 17 properties. To assist the Planning Board, the Coalition then commissioned the preparation of a Preliminary Investigation Report, dated May 21, 1998, for the

Planning Board's review and recommendation. Based upon the Report, and after a public hearing, the Planning Board found that the properties met the conditions of an area in need of redevelopment due to their substandard, unsafe and dilapidated state and their detriment to the safety, health and morals and welfare of the community. On June 8, 1998, the Planning Board unanimously recommended to the Council that all 17 properties be designated under the law. After designation, a Redevelopment Plan was adopted.

Between 1999 and 2006, an additional 14 deteriorated and vacant properties were designated by the Township Council. This Plan incorporates new language to bring the original Plan up to date and to reflect the Township Council's intent to first consider each of these properties for rehabilitation or new construction as affordable housing units.

PROGRESS TO DATE

To date, the following properties have been renovated and are no longer in need of redevelopment:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
204 Bloomfield Avenue	3102	22
216 Bloomfield Avenue	3102	19
331 Bloomfield Avenue	3206	5
26 Central Avenue	1510	9
68 Elmwood Avenue	3004	2
28 Forest Street	3201	27
115-117 Forest Street	3307	2
116 Forest Street	3301	26
72 Greenwood Avenue	3208	26
84 Mission Street	4107	3
47-49 New Street	3111	64
55 South Fullerton Avenue	3107	14

145 Valley Road	1511	35
17 William Street	1510	2
18-20 Willard Place	3211	6
12 Cross Street	2104	12
51 New Street	3111	63
24 Miller Street	3112	10
104 Essex Avenue	3406	12
16 Cross Street	2104	10
6 Washington Street	3110	18
237 North Fullerton Avenue	3303	8
46 North Willow Street	3204	23
Mountainside Park Terrace	901	1
25 Linden Avenue	3907	15
31 Madison Avenue	3006	19
21 Franklin Avenue	1911	10

The above properties were either renovated by their owners or sold and renovated. Only one property--26 Central Avenue--was condemned by the Township and sold to a redeveloper who completely renovated the structure.

The following properties are included in this Plan:

<u>Address</u>	<u>Block</u>	<u>Lot</u>	<u>Use</u>	<u>Lot Size</u>
53 New Street*	3111	62	Vacant	2,883 s.f.
55 New Street*	3111	61	Vacant	7,225 s.f.
22 Pleasant Avenue	2903	23	1 Family	54,600 s.f.
249 Orange Road	3002	10	1 Family	16,583 s.f.

***Note:** The badly deteriorated houses at 53 and 55 New Street were demolished in 2004 through an arrangement between the Township and the owner of 55 New Street. A lien was placed on 53 New Street for the demolition cost.

THE PLAN

The Plan addresses the findings in the Preliminary Investigation Reports for the properties and includes an outline for the planning and redevelopment of the subject properties. The objective of the Redevelopment Plan is to improve the deteriorated scattered sites and return them to viable use. In the process, structures which are detrimental to the public health, safety and welfare will be improved, resulting in increased housing opportunities for the community.

The preferred approach has been to work with the current owners to encourage renovations. If the property owner is unwilling or unable to undertake the improvements or to sell the property, the Township may exercise its power of condemnation.

In 2003, the Township Council embarked on a major initiative to create more affordable housing and commissioned the preparation of an Affordable Housing Strategy which was adopted in July 2004. That Strategy highlighted the Township's need to increase its supply of affordable housing to meet the growing demand for and scarcity of housing units available to households of limited means. The Township must employ a variety of innovative strategies to achieve its goal of providing housing for an economically diverse population. This redevelopment project may be a mechanism to create affordable housing units from vacant, deteriorated units designated by this Plan. It is therefore recommended in this Plan that each deteriorated structure be evaluated initially for renovation or new construction of affordable housing. The Township

recognizes that some properties included within this Plan may not be financially feasible to redevelop as affordable. If that is the case, buyers willing to redevelop them as market rate housing will be sought.

RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

Local objectives, as noted in Montclair's 2006 Housing Element and Fair Share Plan, include the Township's desire to:

- Increase affordable housing opportunities.
- Maintain the condition of our older housing stock.

This Plan is directly related to the local objective of rehabilitating deteriorated properties, in that it utilizes the powers under the Local Redevelopment and Housing Law to require compliance with property maintenance codes or the property will be condemned and resold for rehabilitation. The Plan also relates directly to the Township's affordable housing initiative by requiring that each property first be evaluated as an affordable housing opportunity.

Our 2006 Master Plan Reexamination Report includes as a recommendation:

Continue to use the NJ Local Redevelopment and Housing Law to designate vacant deteriorated residential properties as areas in need of redevelopment to encourage owners to rehabilitate or to condemn properties and resell them.

PROPOSED LAND USES AND BUILDING REQUIREMENTS

The existing zoning designations remain. All renovations and new buildings or additions must follow current zoning regulations for that zone district

as well as applicable requirements of the New Jersey State Uniform Construction Code, NJ Residential Site Improvement Standards (RSIS) and the NJ Department of Environmental Protection. None of the properties are located within local historic districts.

Variances will be required for uses or building additions which do not comply with current zoning regulations. Minor subdivisions are required for land divisions.

22 Pleasant Avenue
249 Orange Road

These properties contain single-family dwellings in the R1 One Family Residential Zone. They are recommended for renovation and continued one-family use. If demolition is necessary, the existing zoning regulations for the R1 Zone apply.

53 New Street
55 New Street

These vacant adjacent properties are located in an R2 Two Family Residential Zone. It is recommended that a lot line adjustment be made to create two 50 foot wide lots, each to contain a two family dwelling with accessory parking.

The zoning regulations are as follows:

- Maximum Height: 35 feet.
- Maximum Stories: 2 ½.
- Minimum Front yard setback: 25 feet, except if the setbacks of the two houses on either side of the proposed house exceed 25 feet, the new house must meet the average setback.
- Minimum Side yard setback: 6 feet on one side and 10 feet on the other.

- Maximum width of dwelling: 65% of lot width.
- Minimum Rear yard setback: 25 feet or 30% of lot depth, whichever is greater.
- Minimum Lot Width: 50 feet.
- Maximum building coverage: 25%.
- Number of Parking Spaces: Pursuant to NJRSIS.
- Location of Parking Spaces: Within the building, within an accessory building, or surface spaces located in the rear yard. No front yard parking spaces are permitted.

PROVISIONS FOR TEMPORARY AND PERMANENT RELOCATION OF RESIDENTS

The designated properties contain either vacant residential homes or vacant land. No relocation policies and procedures under federal or state laws apply.

PROPERTY TO BE ACQUIRED

The properties will be acquired through condemnation by the Township and then transferred to identified buyers.

RELATIONSHIP TO MASTER PLANS

This Plan is consistent with the provisions of the Township's 2006 Master Plan Reexamination Report, 2006 Housing Element and Fair Share Plan and 2003 Affordable Housing Strategy. It is also consistent with the Preliminary New Jersey State Development and Redevelopment Plan, dated April 28, 2004. Montclair is considered a Planning Area 1. Housing policies for PA1 include:

- Preserving housing stock and providing a range of housing choices.

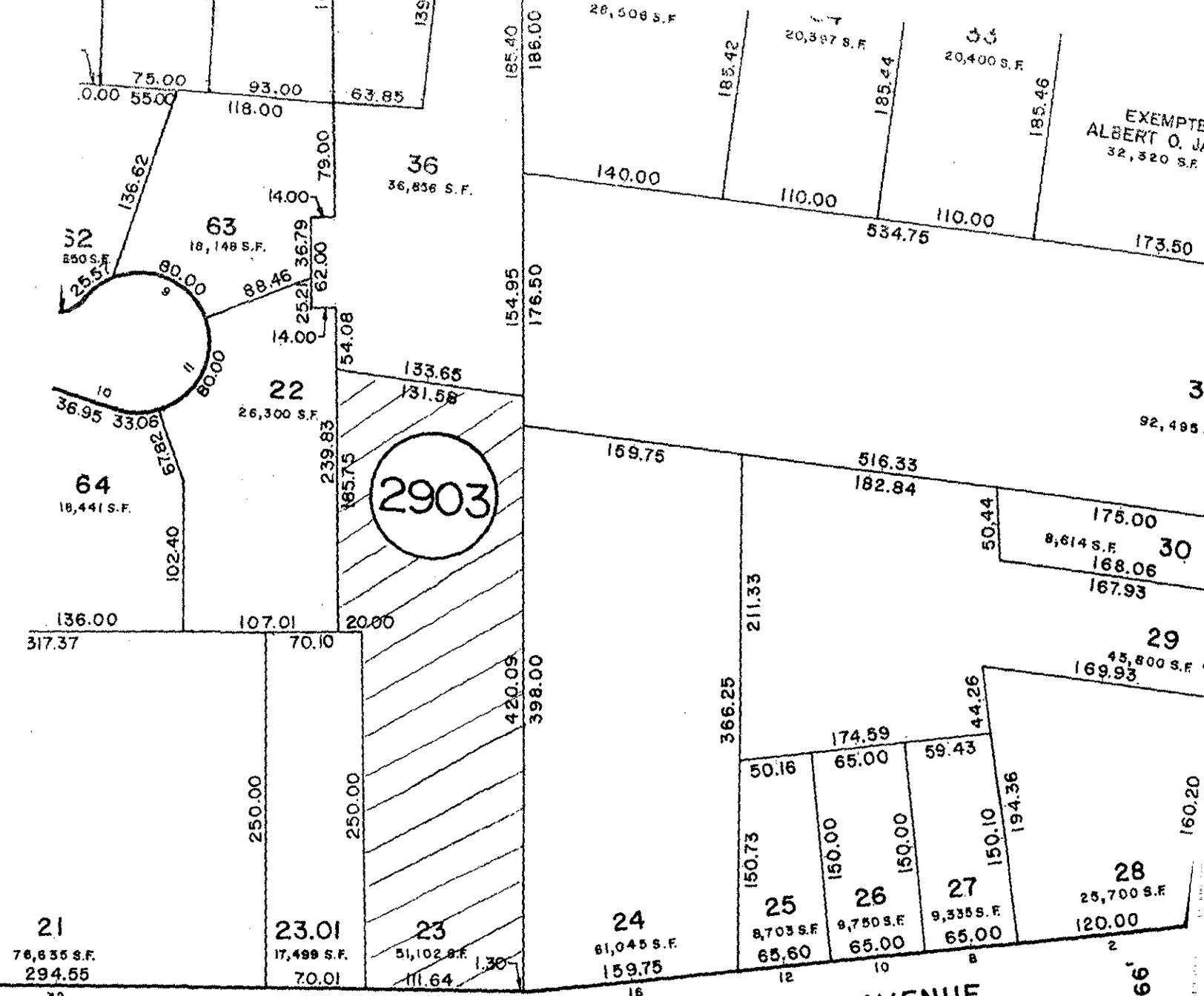
- Encouraging infill developments, assembly of parcels into efficiently developed sites, and the creation of public/private partnerships.

RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

This Plan establishes zoning requirements new construction on 53 and 55 New Street; otherwise, renovations and additions must adhere to existing requirements for the particular zone.

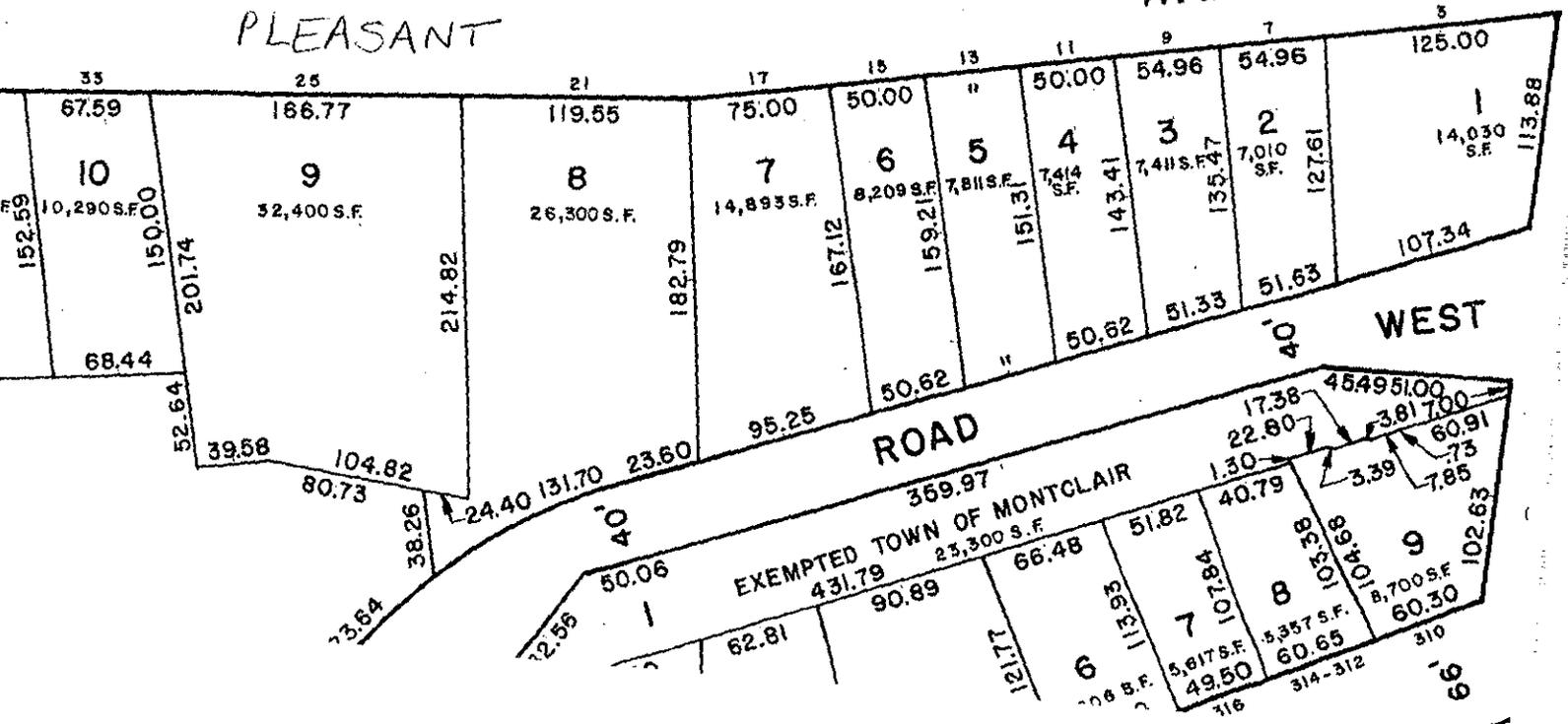
APPROVAL BY NJ DEPARTMENT OF COMMUNITY AFFAIRS OF AREAS DESIGNATED SINCE JULY 2003

31 Madison Avenue, 21 Franklin Avenue and 22 Pleasant Avenue received NJDCA approval for designation on March 31, 2005 as required under a 2003 amendment to the NJ Local Redevelopment and Housing Law. A Resolution dated October 31, 2006 designating 249 Orange Road has been sent to NJDCA; approval is anticipated.

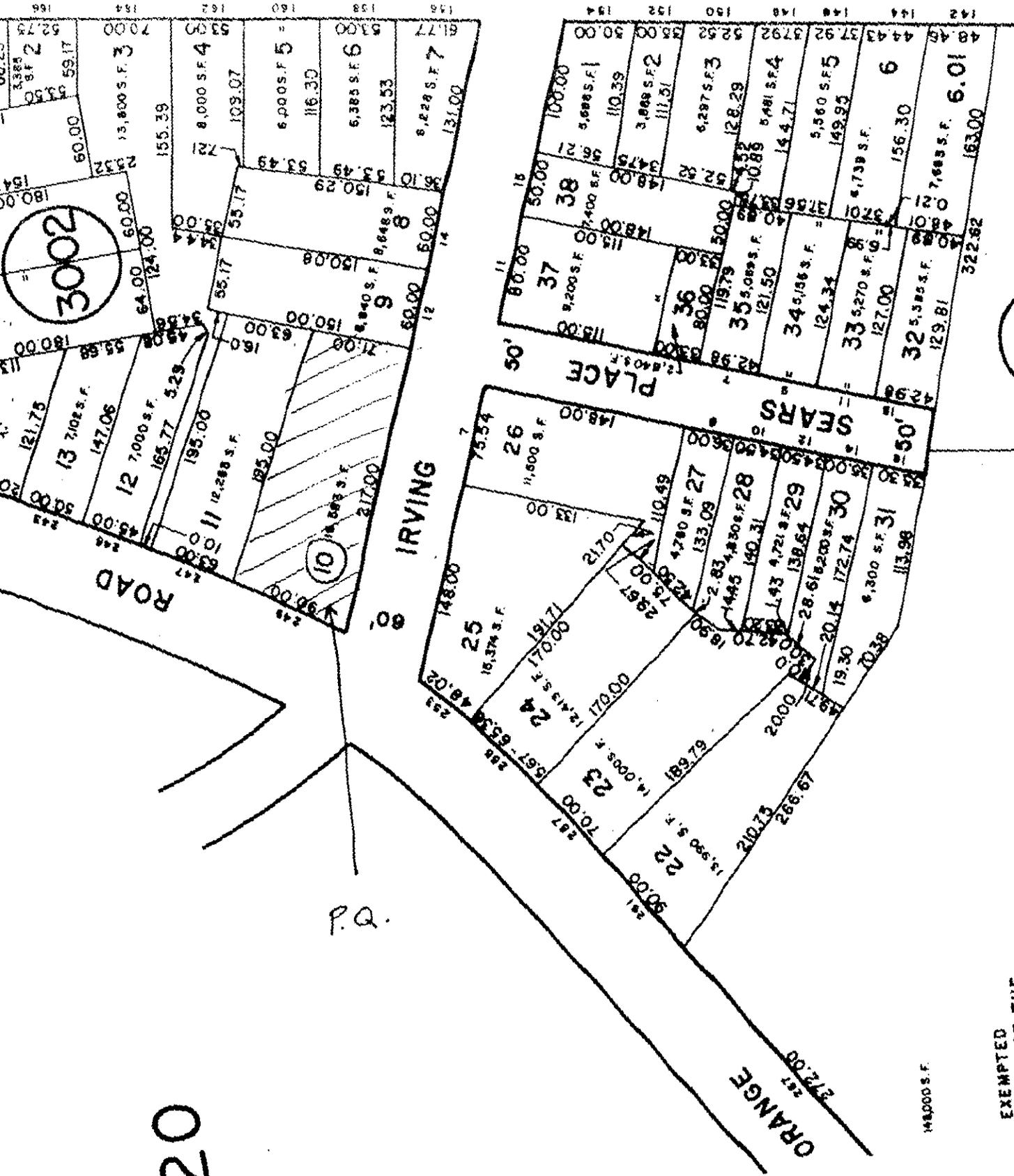


PLEASANT

AVENUE



20



EXEMPTED
 CHURCH OF THE CONCEPTION
 IMMACULATE CONCEPTION

148,000 S.F.

ORANGE

P.Q.

3000

3002

LINCOLN

STREET

154	153	152	151	150	149	148	147	146	145	144	143	142
52.75	59.17	70.00	53.09	53.00	116.30	123.53	131.00	131.00	131.00	131.00	131.00	131.00
154	153	152	151	150	149	148	147	146	145	144	143	142
180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00

154	153	152	151	150	149	148	147	146	145	144	143	142
23.28	47.00	28.33	126.50	27.53	155.00	150.00	25.60	25.60	24.60	24.60	24.60	24.60
154	153	152	151	150	149	148	147	146	145	144	143	142
35.28	47.00	28.33	126.50	27.53	155.00	150.00	25.60	25.60	24.60	24.60	24.60	24.60