

O-18-045

TOWNSHIP OF MONTCLAIR

ORDINANCE APPROVING AN AMENDMENT TO THE HAHNE'S REDEVELOPMENT PLANNovember 27, 2018
(date of introduction)

WHEREAS, on September 21, 1999 and November 11, 1999, the Township Council authorized the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the "Act") to determine whether certain parcels of land in the Township constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, thereafter on April 10, 2000, the Planning Board adopted the recommendations and findings of the Preliminary Investigation and Map prepared by David G. Roberts, Schoor DePalma, Inc., dated January 4, 2000 (the "Preliminary Investigation Report"), and found that the properties identified as Block 2205, Lot 2, Block 2208, Lot 17 and Block 2206, Lot 13 (the "Designated Parcels") satisfied certain statutory criteria and thus constituted an area in need of redevelopment; and

WHEREAS, on January 30, 2001, the Township Council accepted the facts and findings of the Preliminary Investigation Report and the finding of the Planning Board as set forth in its April 10, 2000 Resolution and designated the Designated Parcels as an area in need of redevelopment (the "Hahne's Redevelopment Site") and authorized the Planning Board to prepare, in accordance with the Act, a redevelopment plan for the Hahne's Redevelopment Site; and

WHEREAS, the Planning Board retained the firm of Heyer, Gruel and Associates ("Planning Consultant") to prepare the Hahne's Redevelopment Site Redevelopment Plan (the "Plan") and, at its February 11 and March 11, 2002 meetings, heard a presentation from the Planning Consultant; and

WHEREAS, following modifications of the plan as directed by the Planning Board and by the Township Council, the Township Council adopted the Plan on April 2, 2002; and

WHEREAS, on June 10, 2003, after hearing a presentation by the Planning Consultant on amendments to the Plan, the Council referred amendments to the Plan to the Planning Board for its consideration and recommendation, pursuant to N.J.S.A. 40A:12A-7(e) and on June 16, 2003, the Planning Board considered the amendments referred by the Council and recommended that the amendments referred by the Council be adopted with the exception of the amendments to the parking requirements at the Hahne's Site, and such amendments were adopted by the Council on August 19, 2003; and

WHEREAS, the Planning Board considered further amendments to the redevelopment plan on February 14, 2011 and March 2, 2011 and concluded that certain changes be made to the

redevelopment plan as summarized in a memorandum dated March 3, 2011 which were adopted by the Council by ordinance on March 8, 2011; and

WHEREAS, an interested developer has requested that the Redevelopment Plan be amended to increase the density on the Church Street lot (Block 2208 Lot 17) from 65 units per acre to 90 units per acre to permit a 5-story, 74-unit LEED-certified mixed-use development; and

WHEREAS, the proposed amendments to the Hahne's Redevelopment Plan as indicated in the attached document also include additional requirements for building design, sustainability, open space, parking and other changes to reflect current land use conditions and policies; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Montclair that the amended Hahne's Redevelopment Plan is consistent with the Township's Master Plan and be adopted.