

HUMC/MOUNTAINSIDE HOSPITAL STUDY AREA

Area in Need of Redevelopment &
Area in Need of Rehabilitation
Preliminary Investigation Report

Mountclair Township & Glen Ridge Borough

April 2015

Prepared for:

Montclair Township Planning Board
Glen Ridge Borough Planning Board

Prepared by:

H2M Associates, Inc.
119 Cherry Hill Road, Suite 200
Parsippany, New Jersey 07054



architects + engineers

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**Preliminary Investigation for a Determination of
Area In Need of Rehabilitation and Area in Need of Redevelopment Designations
For the HUMC/Mountainside Hospital Study Area**

Prepared for:

Montclair Planning Board	Glen Ridge Planning Board
John Wynn, Chair	Robyn Fields, Mayor's Designee
Lanny Kurzweil, Vice Chair	Michael J. Rohal
Martin Schwartz, Mayor's Designee	Ann Marie Morrow
Rich McMahon, Councilor	Timothy Hegarty
Carole Willis	Rick Mason
Craig Brandon	Mary Murphy
Margaret Seip	Ruby A. Siegel
Stephen Rooney	Ravi R. Mehrotra
Keith Brodock	Robert Morrow
Jason DeSalvo (Alt #1)	Thomas R. Borger (Alt. #1)
	Anthony Turiano (Alt. #2)

Special Thanks to:

Janice Talley, PP/AICP, Montclair Township Planner
Graham Petto, AICP, Montclair Township Assistant Planner
Michael Zichelli, AICP/PP, Glen Ridge Borough Planner

Consultant:

H2M Associates, Inc.
119 Cherry Hill Road, Suite 200
Parsippany, NJ 07054

Adopted: _____

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

Jessica L. Giorgianni, AICP, NJ PP # 33LI00604300

Jeffrey Janota, AICP, NJ PP # 33LI00605827

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EXECUTIVE SUMMARY

The Glen Ridge Borough Council and the Montclair Township Council authorized their Planning Boards by Resolution to conduct a preliminary investigation and public hearing, and make a recommendation as to whether an area known as the HUMC/Mountainside Hospital Redevelopment Study Area (the “study area”) meets the statutory criteria for designation as an “area in need of redevelopment,” pursuant to the Local Redevelopment and Housing Law (“LRHL”) of the New Jersey Statutes, and/or whether the properties within the Study Area meet the statutory requirements for an “area in need of rehabilitation” designation pursuant to the LRHL codified at N.J.S.A.. 40A:12A-1 et seq.

The Study Area consists of twenty-one (21) parcels located in the Borough of Glen Ridge and the Township of Montclair. The properties include the former HUMC/Mountainside Hospital School of Nursing site, the hospital’s main parking facility, vacant land, and nine (9) residential properties. The former School of Nursing site is owned by Partners for Health, Inc., (formerly known as The Mountainside Health Foundation, Inc.). The main parking facility is owned by MPT Legacy of Montclair, LLC. Both properties are leased to the Hospital under long-term lease agreements. The vacant land and eight (8) of nine (9) residential properties are owned by the Hospital and its affiliates.

H2M Associates, Inc. was retained by Montclair Township and Glen Ridge Borough to prepare this Study to determine if the HUMC/Mountainside Hospital Study Area meets statutory criteria to be designated an “area in need of redevelopment” and/or “an area in need of rehabilitation.” Our team conducted a thorough analysis of existing and historical conditions, including a review of land use, building conditions, utilities, infrastructure and environmental conditions. The analysis also included a detailed review of records from the municipal tax assessors, building departments, fire departments, code enforcement, and police departments. We conducted interior and exterior property inspections and met on several occasions with administrators and representatives from HUMC/Mountainside Hospital.

The comprehensive evaluation of the Study Area as laid out in the following pages of this report results in a determination that all but one property within the HUMC/Mountainside Hospital Study Area meet statutory requirements for designation as an “area in need of redevelopment” and the entire Study Area qualifies as an “area in need of rehabilitation.”

A summary of the “area in need of redevelopment” determinations is presented on the next page.

Area in Need of Redevelopment Summary Determinations

Block	Lot	Location	Use	AINR Criteria
91	1	HIGHLAND AVENUE	Surface Parking	Section 3
4207	1	BAY STREET	Surface Parking	Section 3
4207	2	SHERWOOD STREET	Deck & Surface Parking	Section 3
4207	30	34 SHERWOOD STREET	Dwelling	a, d
4207	31	32 SHERWOOD STREET	Dwelling	None
4213	1	2 WALNUT CRESCENT	Vacant Land	c
4213	2	4 WALNUT CRESCENT	Vacant Land	c
4213	3	6 WALNUT CRESCENT	Vacant Land	c
4213	4	8 WALNUT CRESCENT	Vacant Land	c
4213	5	12 WALNUT CRESCENT	Vacant Land	Section 3
4213	6	14 WALNUT CRESCENT	Vacant Land	Section 3
4213	7	16 WALNUT CRESCENT	Dwelling	a, d
4213	8	18 WALNUT CRESCENT	Dwelling	a, d
4213	9	20 WALNUT CRESCENT	Dwelling	a, d
4213	10	22 WALNUT CRESCENT	Dwelling	a, d
4213	11	8 CLAREMONT AVENUE	Dwelling	a, d
4213	12	12 CLAREMONT AVENUE	Dwelling	Section 3
4213	22	4 GEORGE STREET	Dwelling	d
4213	23	2 GEORGE STREET	Vacant Land	c
4215	1	WALNUT CRS.& ROSWELL	Nursing School	a, b, d
106	15	311 BAY AVENUE	Nursing School	d

INTRODUCTION

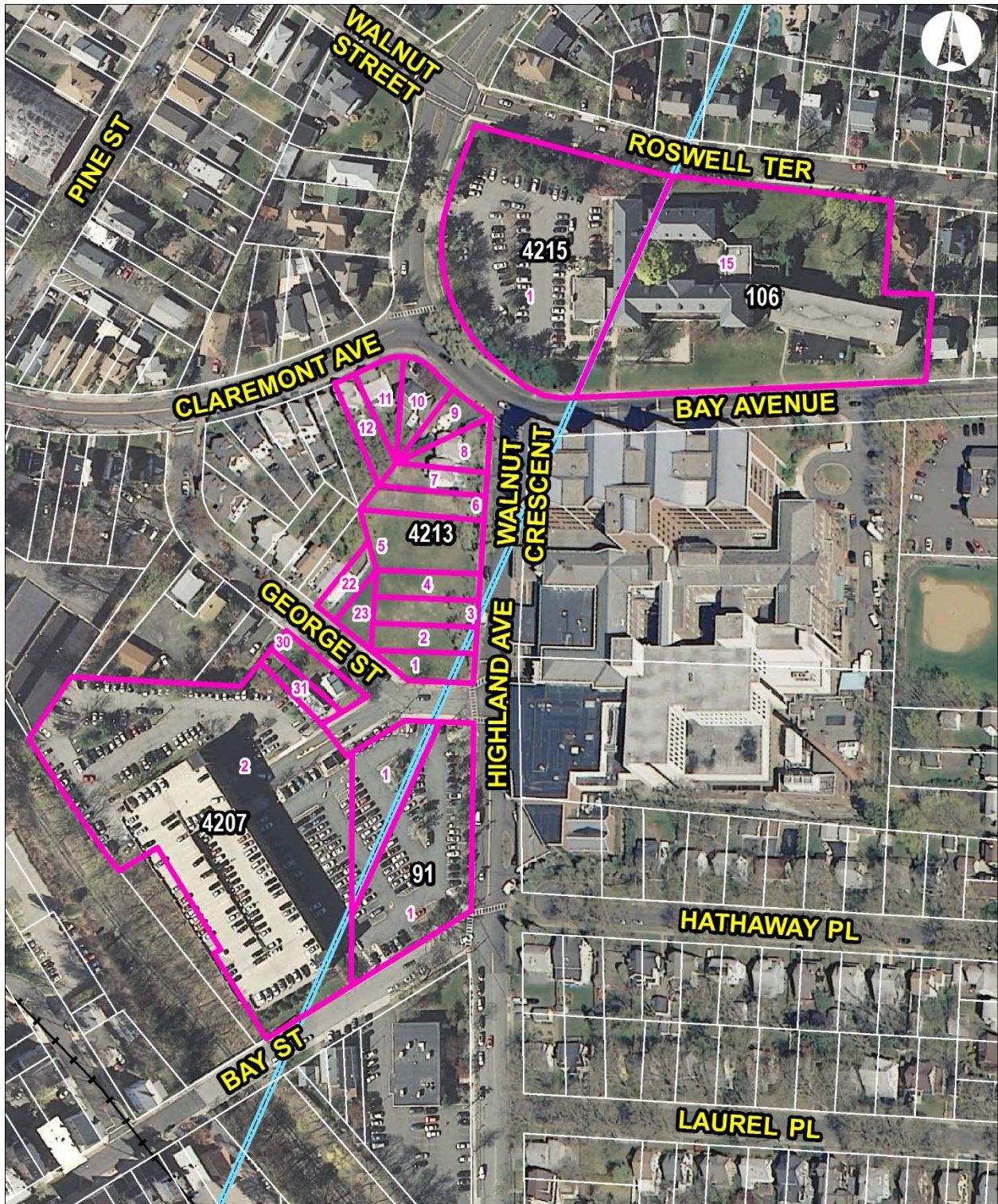
H2M Associates, Inc. (H2M) has been retained to prepare this study, the purpose of which is to determine whether portions of Block 4207, 4213 & 4215 in Montclair Township and Blocks 91 and 106 in the Borough of Glen Ridge, as shown on the Redevelopment Study Area Map below, qualify as an “area in need of redevelopment” as defined in the Local Redevelopment and Housing Law (the “LRHL”, P.L.1992, C.79, s.1) and/or whether the properties within the Study Area meet the statutory requirements for an “area in need of rehabilitation” pursuant to the LRHL codified at N.J.S.A.. 40A:12A-1 et seq.).

In order to designate a Redevelopment Area, the LRHL requires that a governing body first authorize the Planning Board, by resolution, to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L.1992, c.79. The Planning Board, or its consultant, then conducts the investigation and holds a public hearing.

After completing its hearing on this matter, the Planning Board makes its recommendation to the Governing Body that that the entire delineated area, a determined portion of the delineated area, or none of the delineated, be designated a redevelopment area. After receiving the recommendation of the Planning Board, the municipal governing body may adopt a resolution determining the delineated area, or any part thereof, is a redevelopment area.

The Governing Bodies of both municipalities (The Glen Ridge Borough Mayor and Council and Montclair Township Mayor and Council) adopted Resolutions (Appendix A) directing their respective Planning Boards undertake an investigation pursuant to N.J.S.A. 40A: 12A-6 to determine whether the area described in the resolutions qualifies as an area in need of redevelopment or rehabilitation. Glen Ridge Resolutions #113-14 and #71-15 and Montclair Resolution #R-14-102, which authorize the study of the Nursing School site and a parking lot along Bay Avenue, state that each municipality “intends to use all those powers provided by the Legislature for use in a redevelopment area, *including* the power of eminent domain.” Montclair Resolution #R-14-102, which authorizes the study of all of the residential and vacant land properties, states that the Township “intends to use all those powers provided by the Legislature for use in a redevelopment area, *excluding* the power of eminent domain.”

This report provides an analysis of existing and historical conditions of properties within the Study Area, including a review of land use, zoning and master plan policies, building conditions, utilities, and environmental conditions. The analysis required a thorough review of records from the municipal tax assessors, building departments, fire departments, code enforcement, and police departments. We conducted interior and exterior property inspections and met on several occasions with administrators and representatives from HUMC/Mountainside Hospital. Based on the findings from the totality of information collected and reviewed, a determination was made as to whether conditions met one or more of the statutory criteria for redevelopment.



Redevelopment Study Area Map

CRITERIA FOR REDEVELOPMENT AREA DETERMINATION

Each property in this Study was evaluated according to the criteria contained in Section 5 of the LRHL. At least one of the following conditions must be present in order to determine that a site is in need of redevelopment:

- (a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- (b) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- (c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- (d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement of design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- (e) A growing lack or total lack of proper utilization of areas caused by the condition of title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- (f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- (g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need for redevelopment pursuant

to sections 5 and 6 of P.L. 1992, c.79 (c.40A: 12-5 and 40A: 12-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A: 20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A: 21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and Planning Board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A: 12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- (h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition, Section 3 of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area by stating:

“...A redevelopment area may include land, buildings or improvement which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

STUDY AREA CONTEXT AND LOCATION

STUDY AREA AND LAND USE

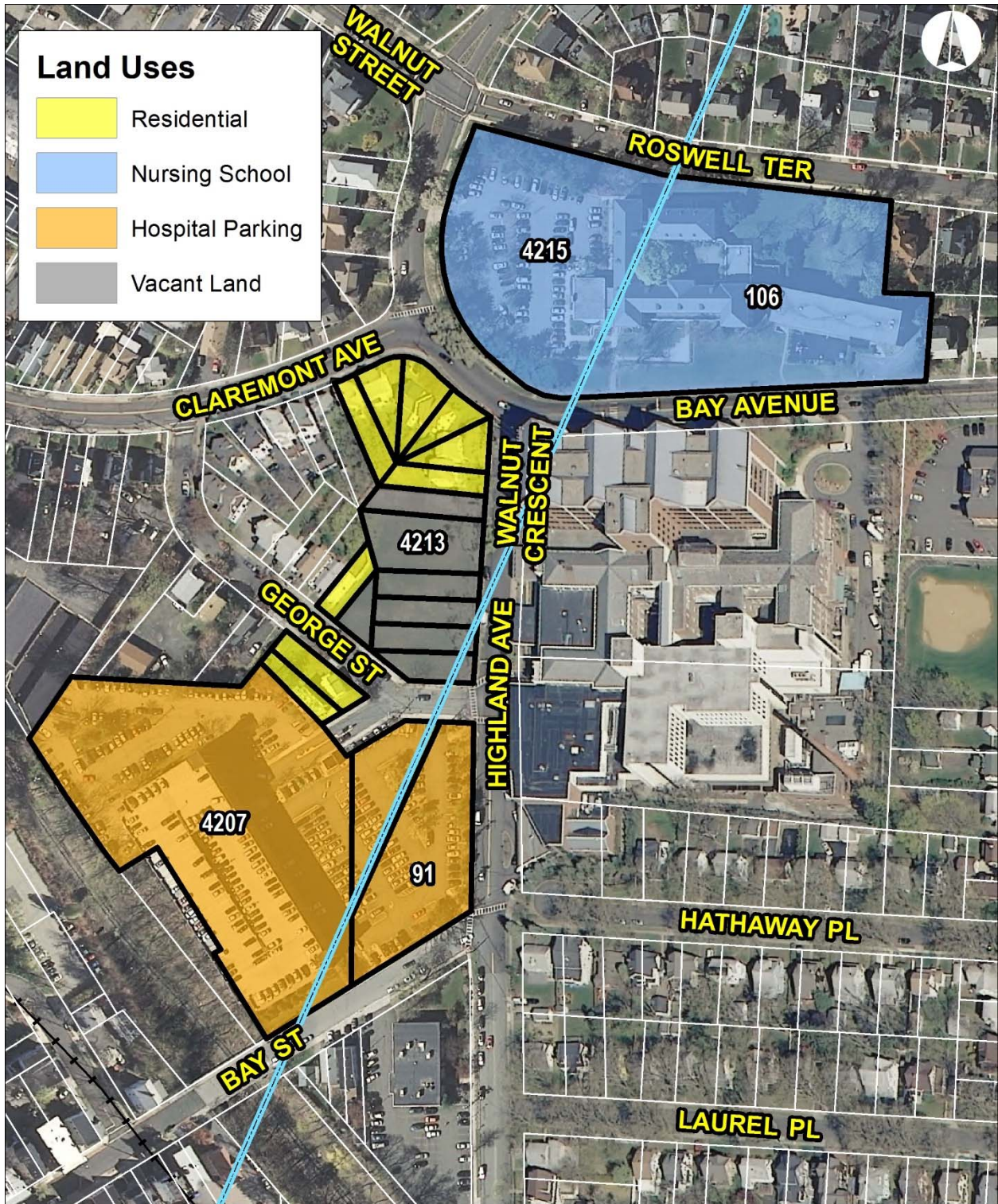
The Study Area consists of 21 tax lots encompassing approximately 8.5 acres in the area generally to the north and west of the main HUMC/Mountainside Hospital facility. The 21 properties include the former Mountainside Hospital School of Nursing site; residential properties and vacant land along portions of Walnut Crescent, Claremont Avenue, George Street and Sherwood Street; and the Hospital Parking Garage site off of George Street. The former School of Nursing site is owned by Partners for Health, Inc., (formerly known as The Mountainside Health Foundation, Inc.). The main parking facility is owned by MPT Legacy of Montclair, LLC. Both properties are leased to the Hospital under long-term lease agreements. The vacant land and eight (8) of nine (9) residential properties are owned by the Hospital and its affiliates.

The municipal boundary between the Borough of Glen Ridge and the Township of Montclair cuts through the Study area. The boundary line exists so that the former school of nursing school property and the Hospital’s surface parking lot off George Street are split between the two municipalities. All other study area properties are located within Montclair Township. The main HUMC/Mountainside hospital facility, which is located outside of the Study Area, is located fully within the Borough of Glen Ridge.

A breakdown of the types of uses in the Study Area is shown in the table below and depicted on the Land Use Map.

Study Area Property Summary

Use	Lots	Acres	Municipality
Nursing School	2	3.5	Montclair & Glen Ridge
Hospital Parking	3	3.5	Montclair & Glen Ridge
Residential	9	0.77	Montclair
Vacant Land	7	0.77	Montclair
	21 Lots	8.5 Acres	



Study Area Land Use Map

AREA-WIDE CIRCULATION OVERVIEW

The Study Area street network has an unusual geometry. Walnut Crescent is a well-travelled road that winds its way around the Nursing School, and within a span of approximately 150 feet, intersects with Claremont Avenue and then Bay Avenue, before straightening out and running in a southerly direction alongside the westerly side of the Hospital. When combined with a host of problems related to high vehicle capacity and the mix of different land uses in the area, the awkward street geometry creates conditions that are detrimental to the safety and overall welfare of the community.

Walnut Crescent is a narrow, local street that carries significant vehicle traffic between Glen Ridge and Montclair, and to/from HUMC/Mountainside Hospital, a major regional destination. According to a Traffic Engineer currently working for the Hospital, the stretch of Walnut Street between Claremont Avenue and Bay Avenue carries more than 1,000 vehicles in the morning peak hour period, and 966 vehicles in the afternoon peak hour period. There is also significant pedestrian traffic surrounding the hospital complex and parking areas.

There are a number of undesirable traffic and circulation conditions, which in combination, pose safety problems for the area. The parking and traffic activity associated with the hospital creates problems for the residential neighborhoods that surround the hospital. The issues include:

- A number of driveways along Walnut Crescent and Claremont Avenue are located on intersection radii of the Walnut Crescent/Bay Avenue and Walnut Crescent/Claremont Avenue intersections. Backing out of these driveways is dangerous because of the high volume of traffic and limited sight distance along the radius.
- There are sight line problems for motorists navigating the winding streets.
- The Walnut Crescent intersections with Claremont Avenue and Bay Avenue are uncontrolled and located approximately 150 apart, and traffic at these intersections trends to back up at peak times.
- Motorists must also contend with hospital visitors and emergency vehicles entering and exiting the main Hospital drop off area along Bay Avenue, as well as the Emergency Room drop off area along Walnut Crescent, both of which are located close to the Walnut Crescent/Bay Avenue intersection.
- The Walnut Crescent/Bay Avenue intersection has serious capacity problems and a Level of Service (LOS) "E" during peak hours.
- There is frequent ambulance traffic and reserved parking for emergency vehicles along Walnut Crescent.
- The parking supply for the hospital is limited and many hospital patrons use the on-street parking spaces for hospital visits. As a result, parking associated with the hospital encroaches on resident neighborhoods and limits on-street parking for area residents.
- Users of the hospital sometimes abandon their vehicles at the hospital and emergency room entrances or on Walnut Street, where parking is restricted to ambulance-only parking.

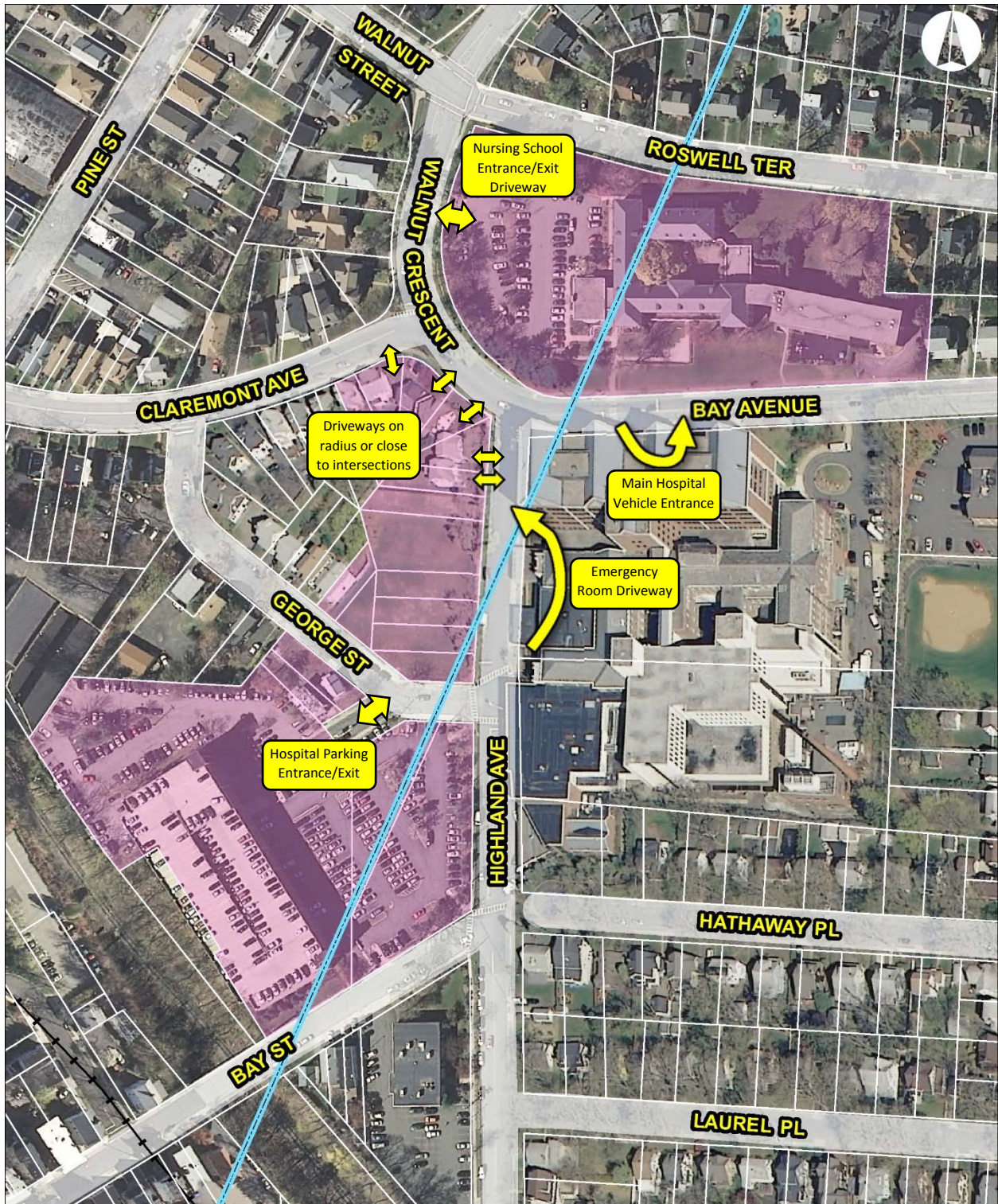
The issues above have contributed to a significant number of vehicle collisions in the area and multiple pedestrian accidents. According to Police Reports received from the Montclair Police Department, within the four (4) year period between January 2011 and March 2015, there were at least 17 vehicle collisions along the Stretch of Walnut Crescent between the Nursing School Parking lot entrance and the intersection with Bay Avenue. There were also a number of accidents reported along Walnut Crescent in front of the Hospital and within the vicinity of the emergency room, as well as incident reports noting accidents with the Hospital address, but not a specific location. There were at least 14 accidents in the Study Area off-street parking areas (Nursing School lot and George Street Garage lot), including moving collisions and accidents involving parked cars. Finally, there were at least five (5) vehicle collisions with pedestrians in the Study Area within this timeframe. The Glen Ridge Police Department reports additional accidents in the area.

The availability and convenience of parking in the area is another issue, evidenced by the volume of vehicle and parking summons that are issued. The entire length of Walnut Crescent throughout the Study Area does not permit on-street parking, except that the stretch between Bay Avenue and George Street is restricted to ambulance parking. On Claremont Avenue and George Street, as well as many of the surrounding streets (outside of the Study Area boundaries), on-street parking is limited to certain hours. This creates problems for properties in the Study Area that do not have driveways or other off-street parking. The hospital is also a major generator of parking demand for the area, and visitors to the hospital compete with residents of the area for parking. A major problem for the hospital is the frequency with which visitors to the hospital leaving their vehicles in unauthorized locations. As there is no parking in front of the emergency room, cars are often left on the ramp area, or simply in the street, creating traffic issues. The ramp to the emergency room quickly fills up with vehicles and hospital staff must try and locate their owners. A summary of parking violations over the last four (4) years from Montclair parking enforcement is below. The Borough of Glen Ridge Police Department also have their own violations data.

Enforcement History (Jan. 2011 – March 2015)

Street Location	Summons
Bay Street	724
Claremont Avenue	875
George Street	1,538
Walnut Crescent	439
Total	3,576

The need to address the circulation and parking problems, in a way that considers decisions about the appropriate types of uses of the adjacent land, is one reason why an “area wide” redevelopment designation is appropriate for this area.



Study Area Circulation Network

PLANNING AND ZONING

MASTER PLAN REVIEW

H2M reviewed the municipal Master Plan documents of both municipalities to understand the existing problems, as well as the goals, policies and recommendations for the land use and development of the study area.

2003 GLEN RIDGE MASTER PLAN

One of the goals presented in the Glen Ridge Master Plan is to encourage the establishment and maintenance of convenient well-located community facilities for all residents of the Borough. (See Community Facilities Plan Element.) To that effect, and recognizing the importance of the hospital within its borders, the Borough adopted a new “Health Care Zone” for the properties inclusive of the HUMC/Mountainside Hospital.

The Master Plan recognizes the limitations of the existing School of Nursing and the need for substantial renovation or new construction. It notes:

The Mills Building houses the Mountainside Hospital School of Nursing and multiple administrative functions. Some out-patient clinic activities also occur in this building. The age of the building and its segregated location will likely restrict future use to the type which is currently undertaken. The hospital administration has expressed interest in expanding the nursing program through the addition of more educational space. This most likely will be realized through major renovations of the Mills structure or new construction.

The Master Plan also acknowledges the Hospitals’ parking capacity issues:

The hospital currently has 1,098 parking spaces of which 686 spaces are located in the parking deck and 412 spaces are surface parking. Parking capacity and its location to the west of the hospital continue to present some limitation in terms of out-patient access. Any further development would have to address this issue.

The Glen Ridge Master Plan recognizes the Hospital’s modernization goals, which notably, include the phased replacement or elimination of its oldest buildings:

- (1) Phased modernization of existing buildings as needed to address existing services and to accommodate new services which respond to community and other identified patient needs.*
- (2) Modernization/upgrade of the existing laundry and power plant to increase the efficiency of current operations.*
- (3) Phased replacement or elimination of the oldest buildings. In the fall of 1995, the Borough established a health care zone which encompasses the hospital lands. The intent of the*

ordinance is to balance the need for expansion and modernization of Mountainside Hospital with the needs of the surrounding residential neighborhoods and the Borough. It is recommended that the health care zone be reviewed to clarify the permitted uses, specifically to acknowledge restaurants, kitchens, banks, and retail uses as accessory uses to the hospital and not as freestanding self-contained principal uses. Finally, it is recommended that once the consolidation plans are finalized, the hospital should present a master development plan to the Borough Planning Board which encompasses both existing development and proposed future construction.

The Circulation Element of the Glen Ridge Master Plan makes specific reference to the Hospital in its recommendation to improve parking conditions:

- *Develop Parking Mitigation Plans for Mountainside Hospitals and Borough Schools*
- *In proximity to Mountainside Hospital, the Borough still maintains the requirement of residential parking permits for on-street parking.*

2015 DRAFT MONTCLAIR MASTER PLAN

The Montclair 2015 Master Plan is currently awaiting adoption by the Township Planning Board, scheduled for May 2015. The Plan is the result of a 4-year planning process.

The 2015 Montclair Master Plan recommends updating land use and development policies to promote health care services as a “niche market” in the Township. The Plan states on page 51:

The Township’s land use and development policies should be updated to recognize those market niches that are most successful in Montclair. The most prevalent market niches are arts and entertainment, supported by the creative community. Another niche is health care and health related uses which includes not only medical offices, but also ambulatory health care services, physical therapists, massage therapy, radiology, blood banks and similar establishments.

The draft Plan specifically recommends creating a comprehensive redevelopment plan for the properties described herein that are leased or owned by the Hospital, which are currently zoned R-1- Single Family Residential and R-2 Two Family Residential, and that other appropriate locations in the Township for health and medical uses be identified. As stated on page 52, the Plan’s goals are to:

- (1) *Create a new redevelopment plan to encompass Hackensack University Medical Center (HUMC)/Mountainside.*
- (2) *Clarify zoning regulations as they pertain to health care services, health and fitness facilities and educational services.*
- (3) *Expand locations where health care and health related uses are appropriate.*

STATE PLAN REVIEW

2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the “State Plan”). The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination. (N.J.S.A. 52:18A-200(f), the State Planning Act)

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA-8 state park. Montclair and Glen Ridge are situated within Planning Area 1-Metropolitan Planning. The intent of the Metropolitan Planning Area (PA1) of the SDRP is to:

- Provide for much of the state’s future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Since the Study Area lies within a PA-1, which represents the areas for growth in New Jersey, the location of the Study Area is consistent with “Smart Growth” planning principles. However, courts have ruled that reliance upon a property’s location within an area targeted for growth by the State Plan cannot be the sole basis for designating an area in need of redevelopment.

DRAFT STATE STRATEGIC PLAN

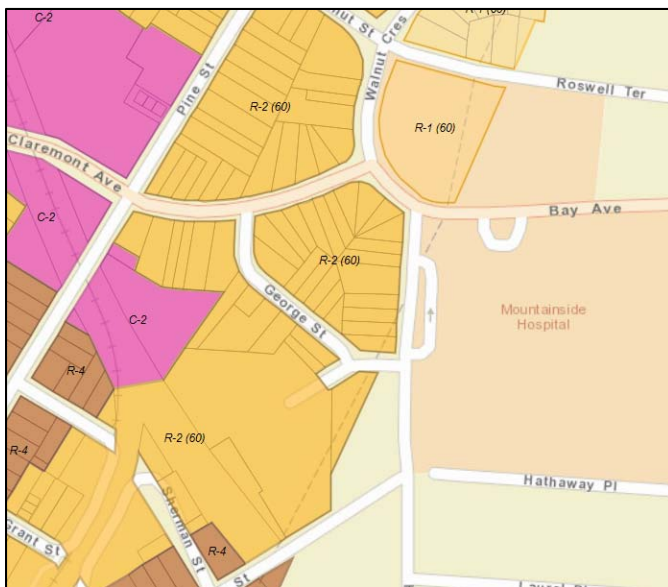
New Jersey’s update to the State Development and Redevelopment Plan and the draft Infrastructure Needs Assessment was released for public comments and hearings in November 2011. The Plan is “to focus the State’s policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning and preserving the State’s critical resources”. The intent of the State Plan is to direct growth and development into areas served by public infrastructure as a means of more efficiently using public resources. A total of six public hearings were scheduled throughout the State. Since the initial public meetings and the addition of several more, the State Planning Commission has not acted on the adoption of the plan.

EXISTING ZONING

The zoning in the Study Area consists of three designations –

- H- Health Care Zone (Glen Ridge)
- R1 - One-Family Zone (Montclair)
- R2 - Two-Family Zone (Montclair)

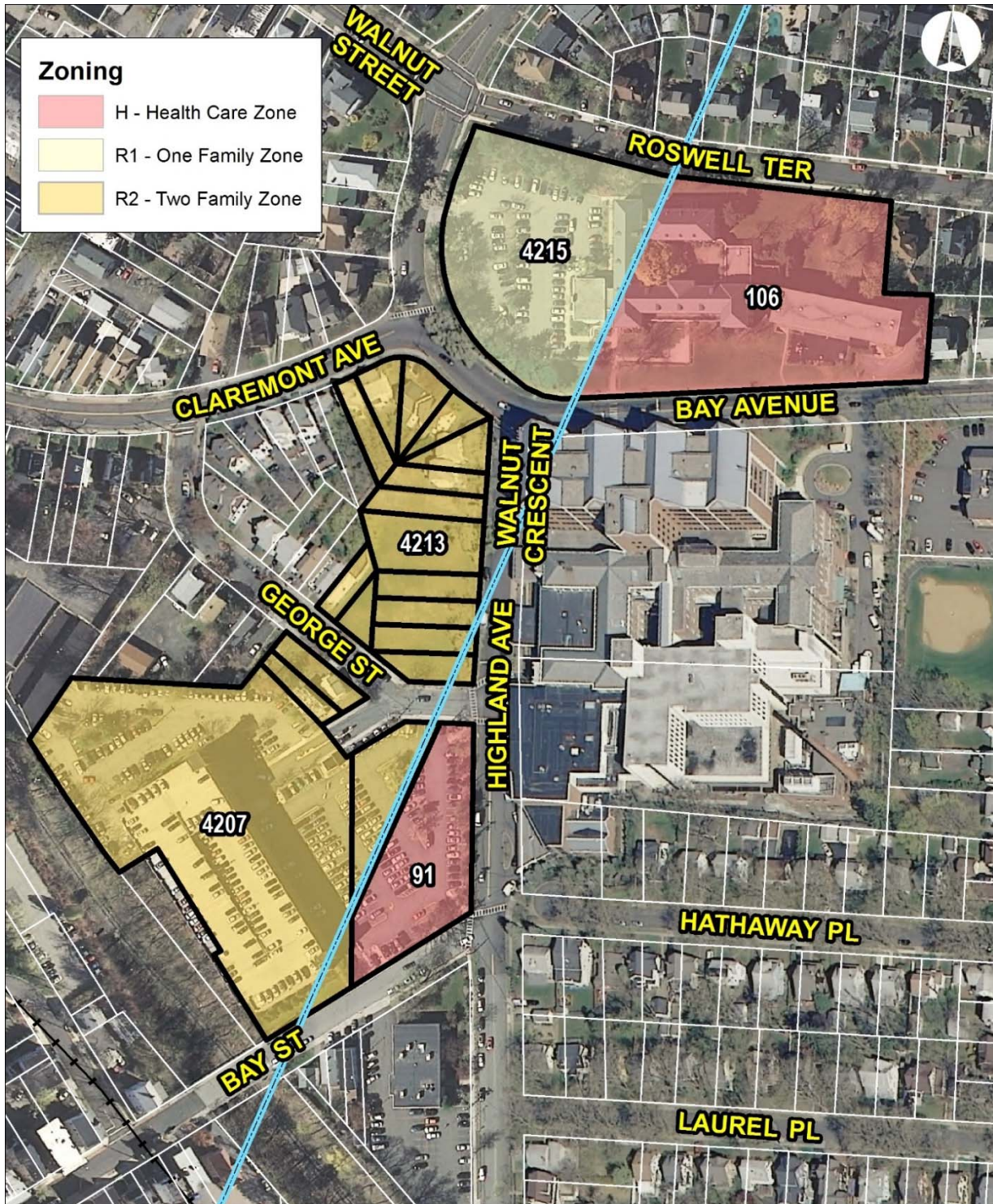
The Glen Ridge H-Health Care Zone permits hospital and related accessory uses, ambulatory care centers, outpatient care facilities, parking garages, laboratories, and host of other uses. The R1 and R2 Districts within Montclair, however, limit permitted uses to single and two-family residential and some municipal uses. The existing Nursing School and Parking Garage properties are not permitted uses according to the Montclair Ordinance, but exist as legally non-conforming uses. The zoning for the Study Area is shown in the maps below.



Montclair Zoning Map of Study Area Vicinity



Glen Ridge Zoning Map of Study Area Vicinity



Composite Zoning Map of Study Area Properties

METHODOLOGY

The information obtained to prepare this Study came from a variety of sources including a substantial records search, in-person property inspections, and interviews and conversations with municipal representatives and Hospital staff.

H2M collected and reviewed the following records, documents and data.

- Official Tax Maps of the Borough of Glen Ridge and Montclair Township
- Tax Assessor records
- Historical aerial imagery
- Accident reports, summons and crime data from Police records
- Fire Department reports
- Code violations
- Inspection reports
- NJDEP Known Contaminated Sites information
- Recent development applications and approvals
- Recent building department permits
- 2010 Glen Ridge Master Plan Re-Examination Report, 2004 Glen Ridge Master Plan
- 2015 Montclair Draft Master Plan, 2006 Montclair Master Plan Re-Examination report
- Zoning Maps and Ordinances of each municipality
- Phase I Environmental Site Assessment & Preliminary Assessment report
- Asbestos Reports
- Summary Appraisal for Mountainside Hospital Complex, prepared December 29, 2014
- Sewer and water infrastructure maps

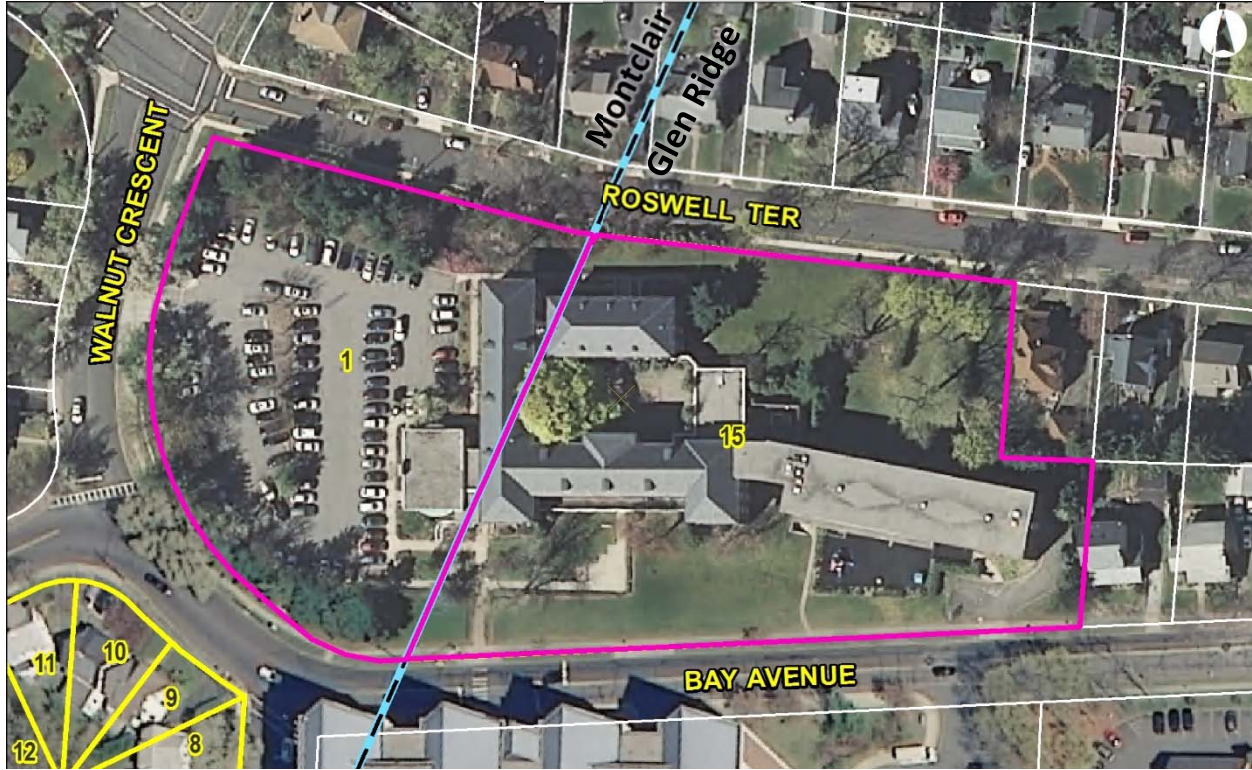
H2M also physically inspected each property within the Study Area. The inspections included exterior inspections of all properties and interior inspections of buildings that were accessible. H2M was accompanied on the site visits by representatives from the HUMC/Mountainside Hospital.

INDIVIDUAL PROPERTY ANALYSIS

The following pages provide an evaluation of the twenty-one properties in the Study Area to determine if they meet one or more of the eight redevelopment criteria. The analysis looks at each site on an individual basis and considers the entire Study Area comprehensively to determine if conditions exist to make an “area wide” redevelopment determination.

SCHOOL OF NURSING

- Block 4215, Lot 1 – Walnut Crescent & Roswell Terrace, Montclair
- Block 106, Lot 15 – 311 Bay Avenue, Glen Ridge



Source: NJDEP 2012 Ortho Imagery

	Block 4215, Lot 1 Walnut Crescent & Roswell Terrace Montclair	Block 106, Lot 15 311 Bay Avenue Glen Ridge
OWNER	Partners for Health, Inc. (f/k/a The Mountainside Health Foundation, Inc.) 54 Plymouth Street Montclair, NJ 07042	Partners for Health, Inc. (f/k/a The Mountainside Health Foundation, Inc.) 54 Plymouth Street Montclair, NJ 07042
ACREAGE	1.53 Acres	2.07 Acres
YEAR BUILT	1924	1924
TAX CLASS	4A - Commercial	4C - Apartment
ZONE DISTRICT	R1 – One Family Zone	H – Health Care Zone
PERMITTED USE	No	Yes

PROPERTY DESCRIPTION



The property contains the former HUMC/Mountainside Hospital School of Nursing, known as the Ella C. Mills Building, located across Bay Avenue from the main Hospital site. According to municipal Tax Assessors records, the former school property sits on 1.53 acres in Montclair Township and 2.07 acres in Glen Ridge Borough (total 3.6 acres) and was constructed in 1924. The property is leased to the Hospital pursuant to a long-term lease.

The property has frontage on three sides including a combined frontage of nearly 900 feet along Bay Avenue and Walnut Crescent and a frontage of approximately 538 feet along Roswell Terrace. The westerly half of the property (predominantly in Montclair) adjacent to Walnut Crescent contains the site's parking lot of approximately 96 spaces. The easterly half of the property (predominantly in Glen Ridge) contains the former nursing school and attached dormitory building. There are residential properties to the north, east, west and southwest, and the main hospital site to the south.

The site had been historically occupied by a single residential dwelling until 1924. In 1924, the original (westerly) building was constructed for use as a nursing school. Additional wings were added to this building in the late 1920's and early 1950's. In the mid to late 1960's, the dormitory addition (east wing) with 60 dorm rooms had been constructed.

The HUMC/Mountainside Hospital School of Nursing offers a 2-year Nursing diploma program accredited by the New Jersey Board of Nursing. Unlike many States, New Jersey continues to allow hospitals to provide nursing diploma programs. The nationwide trend, however, is for these programs to be provided by accredited University's through 4-year degree track programs. The 4-year university degree is also becoming the standard preferred by employers. The declining popularity of a Hospital diploma program has lead Mountainside to seek a partnership with, and transition the program to, Montclair State

University. Admissions to the school are currently suspended while the School of Nursing program is being relocated to a university program.

At the time of this Study, the building was only partially occupied. The entire first floor is vacant. In the older portion of the building, Mountainside's Outpatient Behavioral Health Department occupies a portion of the 2nd floor and hospital support administrative offices and storage uses occupy a portion of the 3rd floor. HUMC/Mountainside Hospital representatives have stated that these remaining uses will be relocating out of the building in the Spring of 2015. The dormitory portion of the building is nearly entirely vacant. Its use as a student dormitory (2nd and 3rd floors) was discontinued approximately 20-25 years ago, and has remained vacant since that time. A portion of the dormitory's first floor had operated as a childcare center from the 1990's until December 2014 and is once again vacant.

The 3-story building with basement sits on a 26,000 square footprint and contain approximately 92,034 square feet. It contains classrooms, teaching labs and administrative offices. There is just one (1) passenger elevator serving the three floors of the older building and one elevator (1) serving the dormitory building addition. Both are small and obsolescent. The heating for the building is generated at Mountainside Hospital and piped beneath Bay Avenue to the Nursing School, and then distributed by old steam radiators.

ZONING

The property is split between two zoning districts. The portion of the site in Glen Ridge Borough is located in the Borough's H-Health Care Zone, while the portion in Montclair is located within the Township's R-1 Single Family Residential District.

The existing and/or recent uses of the site (hospital uses, outpatient care facilities, daycare and medical offices) are all permitted uses in the H District according to the Glen Ridge Zoning Ordinance.

The zoning for the portion of the site in Montclair Township has remained the R1 – One Family Residence District, despite the existence of the Nursing School for more than a hundred years. The R-1 Zone permits one-family detached dwellings, carriage houses, and municipal facilities. Museums and schools (public and private primary and secondary education) are permitted as conditional uses. The existing hospital facilities and (former) nursing school are not permitted by zoning.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

The 2003 Glen Ridge Master Plan indicates that the age of the Nursing School building and its segregated location will “likely restrict future use to the type which is currently undertaken.” Responding to the Hospital’s interest in expanding the nursing program at the time, the Master Plan states that “this most likely will be realized through major renovation of the Mills structure or new construction.” The Master Plan also recognizes the limited parking capacity, and the need for future development in the area to address parking. Of note, the Master Plan identifies facility modernization as a hospital goal, including the phased replacement or elimination of its oldest buildings.

RECENT INVESTMENT

In December 2013, an application for amended site plan approval associated with the Nursing School site was approved by the Glen Ridge Borough Planning Board. The Board approved creating a new driveway/drop-off area in the front of the School Nursing/Day Care Building on the northerly side of Bay Avenue for the purpose of dropping off and picking up children attending the day care center, as well as the relocation of the day care center’s outdoor play area to the rear of the building. This approving Resolution indicates the original outdoor play area was approved by the Planning Board in 1994.

Borough of Glen Ridge Building Department records show permits were issued in 2001 for the installation of a steam boiler, in 2002 for roofing repairs, and in 2004 to replace canopy over the front porch.

VIOLATIONS

The Township of Montclair Fire Prevention issued Violations Reports on 6/30/14 and 2/24/15 that “combustible storage in the old dormitory rooms, on the first, second and third floors of the school of nursing, shall be removed so as to reduce fire load.”

The Township’s Code Enforcement Division cited hundreds of incidents and violations associated the addresses of the various hospital buildings dating back to 2003. It is unclear from the report provided which incidents/violations are specifically associated with the School of Nursing. The School of Nursing, Small Wonders (Day Care), and Mills Building are associated with incidents at 305 Bay Ave. and 1 Bay Ave. Most incidents at these addresses, however, refer to the main hospital. The School of Nursing building had numerous false smoke detector fire alarms due to the age and lack of ventilation in the attic. The incidents and violations are largely related to these attic conditions.

There were a number of parking violations and reports of accidents taking place at the entrance to and within the School of Nursing surface parking lot. Many of the collisions were due to drivers backing into vehicles that had been parked in the parking lot aisles by the Hospital valet’s parking service.

ENVIRONMENTAL

A Phase 1 Environmental Site Assessment report was reviewed as part of this Study. The report noted several “business environmental risks” (BERs) and areas of concern (AOCs). These would need to be addressed as part of any program of redevelopment.

Asbestos survey reports were reviewed as part of this Study. The reports noted asbestos containing materials. These areas would need to be addressed as part of any program of redevelopment.

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response stated that records were located. A call to the Department revealed record of a 35 page Solid Enforcement inspection, which is under the NJDEP Bureau of Solid Waste Compliance & Enforcement. Solid Waste Enforcement Inspection ensures garbage and recyclables are properly managed through enforcement of the Solid Waste Management Act, and that solid waste is collected transported and disposed of in an environmentally acceptable manner.

CRITERIA RECOMMENDATION

The property meets redevelopment criteria “a,” “b” and “d” and should be included within an Area in Need of Redevelopment.

CRITERIA APPLICABILITY

The building is outdated, in poor overall condition and partially abandoned. Only a small portion of the building’s 92,000 square feet is currently occupied, and those uses are to be relocated in the very near future. The dormitory floors of the building have discontinued use since the 1980’s and have fallen into a great state of disrepair so as to be untenable.

The building has outlived its functional use as a Nursing School. For one, there is the trend for Nursing Programs to be provided by 4-year University Degree programs. Simultaneously, there is the issue that the building and facilities are old and no longer attractive space for a medical school or related medical use. Significant investment would need to be made to the building to modernize and convert it to another medical use appropriate for the area. Some of the problems areas include:

- The roof leaks in various locations, as evidenced by the cracks and bubbles on the plaster walls.
- There are HVAC problems as the building has no airflow system. The Hospital installed HEPA filters and air blowers to keep mold from growing.
- There have been sprinkler issues and pipe breaking that has caused flooding in the past.
- The building is very inefficient from an energy use perspective.
- There is only one (1) small, obsolete elevator to serve all three floors of each building.
- There are known areas with asbestos.
- There is a suspected presence of lead based paint.
- All of the windows are single-pane and energy inefficient.
- Some of the plumbing is old, made of cast iron and rotted out.
- The heating and cooling convectors in the dormitory addition were constantly leaking and have all been ripped out.

- The School's large rooms, wide corridors and building layout could not be easily converted for use by the Hospital without significant reconfiguration. This is particularly clear in the areas where the hospital is using portions of the building for its administrative offices. The desks of staff extend into the hallway and areas of one bathroom are being used for file storage.
- The only connection between the two buildings is through a connected corridor on the first floor.
- There is no ADA access to some of the classrooms on the first floor
- The gas line to the building is only a 2" main, which serves a clothes dryer in the basement; otherwise there is no gas in the building.
- There are no sprinklers in the entire building except for a portion of the first floor of the new building where a daycare had operated and in the wooden attics of both buildings.
- There have been few improvements to the building over the last 50 years.

The appraisal prepared for the main hospital, nursing school and parking garage describes the condition of the nursing school as generally poor. The Report states that "It has received minimal maintenance, and only required repairs over the years. In addition, a large portion of the facility has been vacant for a protracted period of time. In my opinion, the overall condition and utility of this structure is poor."

Due to its age, condition and obsolete design, the building would need to be completely gutted to consider re-use options for the property. The Hospital has cited the area-wide need for medical office space in the community, and considers this property an ideal location for such use because of its proximity to the main Hospital facility. The hospital would like to be able to recruit physicians and specialists, but lack the modern facilities in demand by these professionals. The nursing school's proximity to the Hospital, the growing need for internists and specialists in the area, and the limited supply of other medical office space in the surrounding area, make the site's location particularly appropriate for conversion to medical office space. To attract the best doctors and specialists and maintain competitive, however, the site would need to be converted to a modern medical facility.

In addition to the interior problems that limit the effective re-use of the building, the current arrangement of the building on the site does not lend well for conversion to medical office space or other such medical use. The building has a large footprint and is placed on the property in a way that limits the where parking can be provided. There is a surface parking lot in the western portion of the site that contains approximately 96 spaces. The number of legitimate spaces may be less, however, as the ADA spaces provided do not meet NJ Barrier Free Subcode requirements and do not provide handicapped access aisles. In addition to serving the building, this parking lot is used to store valet-parked vehicles for the Hospital's valet parking service. Approximately 31 of the site's 96 parking spaces are used for valet parking. The parking lot also experiences frequent vehicle accidents.

The existing parking lot on the property is insufficient to accommodate the uses within such a large building, as well as hospital valet service. A building of 92,000 square feet generates 368 required parking spaces according to the Glen Ridge H-Health Care District parking requirements (1 per 250 square feet). The Ordinance permits up to 65% of the required parking to be provided within 1,500 feet of the principal building, meaning some of the required parking can be accommodated in the existing parking garage off

Highland Avenue (a distance less than 1,500 feet to the nursing school). However, the Hospital is significantly deficient in providing the number of parking spaces required throughout its campus. According to the Glen Ridge Master Plan, the hospital occupies more than 1.1 million square feet of space in four buildings, inclusive of the nursing school, throughout the campus. This generates a parking requirement of 4,400 spaces. In total, the hospital supplies 1,081 parking spaces; this is a tremendous deficiency that has been recognized by the Glen Ridge Planning Board, in its approved Resolutions associated with the site and the Master Plan, as one that should not be further exacerbated.

There is also the need to create an improved vehicle circulation pattern and safer ingress/egress to the site. The current point of ingress/egress to the site is from Walnut Crescent, which has a curved geometry in this location. The driveway is located midblock on Walnut Crescent, at the peak of its arc, and a short distance between intersections with Roswell Terrace to the north and Claremont Avenue to the south. The driveways of residential properties on the opposite side of the Walnut Crescent radius face the Nursing School driveway, and complicate the awkward driving conditions in this area. The police reports from the Montclair Police Department show at least one vehicle collision between a driver backing out of a residential driveway and a driver exiting the school parking lot.

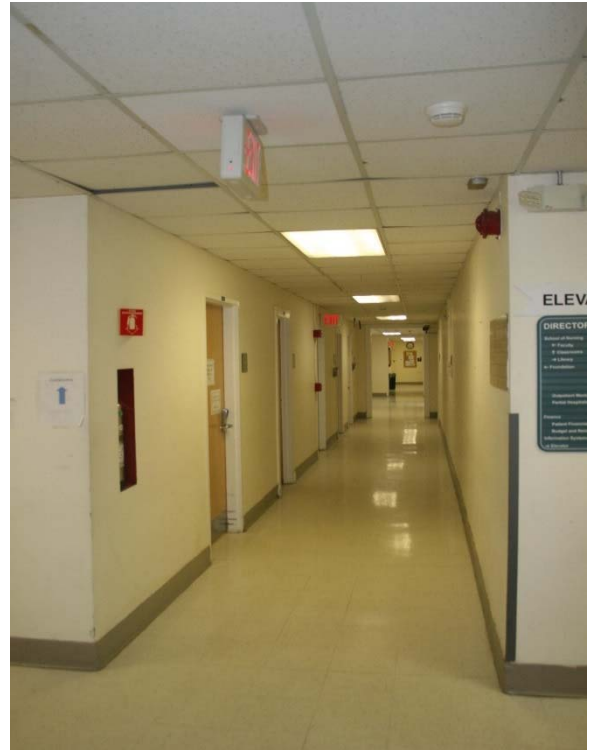
Safe pedestrian connectivity is also an issue. The main crossing point to the Nursing School is via the pedestrian signal at Bay Avenue, across from the Hospital entrance. According to a traffic engineer under contract with the Hospital, the pedestrian signal is obsolete and not recommended by current pedestrian safety standards.

Another barrier to conventional re-use of the site is that nearly half the property is zoned for single-family residential. Any improvements or reconfiguration of the site in the Montclair portion of the site would require the Hospital obtain Use Variance approval from the Montclair Zoning Board of Adjustment.

SITE PHOTOS
Nursing School Building



Looking at Front façade of Nursing School



1st floor hallway leading to employee offices



Typical office. Drop ceiling, window AC unit



Hallway leading to additional offices



Typical office space



Testing for asbestos tiles



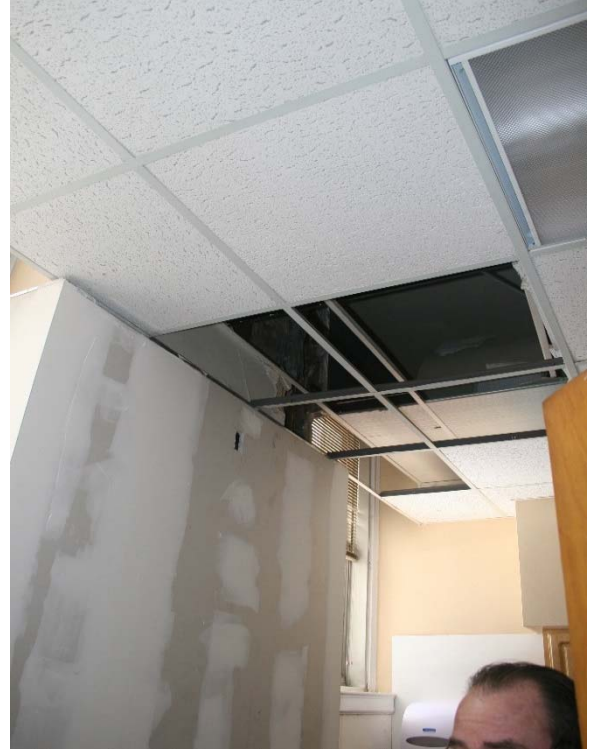
Occupied portion of 2nd floor currently being used for Hospital billing center



Evidence of water damage along window frame edges. Typical of most offices.



Lack of storage space leads to adaptive storage of paper and records



Drop ceiling repair needed

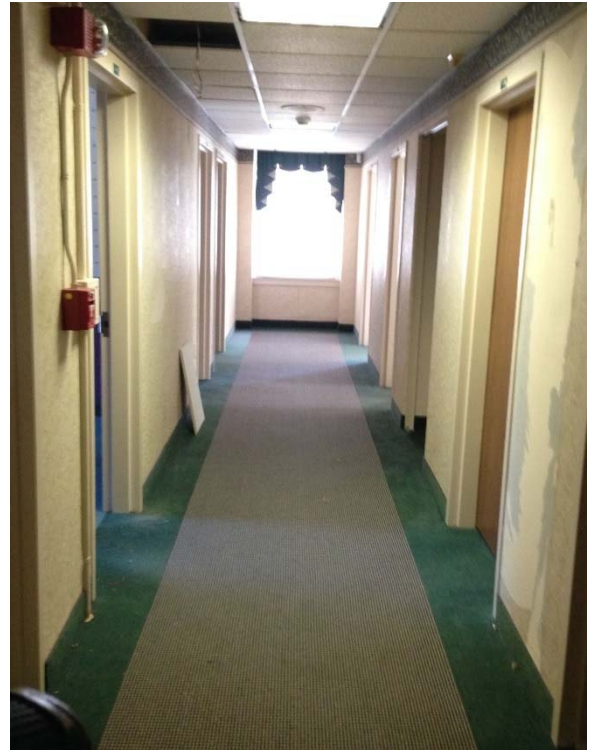


Rusty radiator unit cover





Piping in hallway covered by particle board.



2nd Floor hallway and offices



Exit door. Water floods under doorway



Typical piping



Nursing school handicap parking spaces cover in snow because no place to move snow. .



Handicap spaces that do not meet regulations as they are missing access aisles

Nursing School Building – Basement Area photos



Looking at old lighting for office space



Disconnected Sewer lateral



Utilities at the entrance to the old offices located in the basement



Floor after cleanup of asbestos tiles



Utilities/ductwork in basement area.



Old office space after removal of asbestos tile and drop ceiling

Dormitory Building Photos



Looking at front façade of Nursing School Dormitory



Training Room. One of few room still being utilized by the school of nursing



Single small elevator at main entrance to building



Small elevator interior



Typical two person dormitory room. Looking at desk and storage area



Window AC and heating units



Water damage around windows



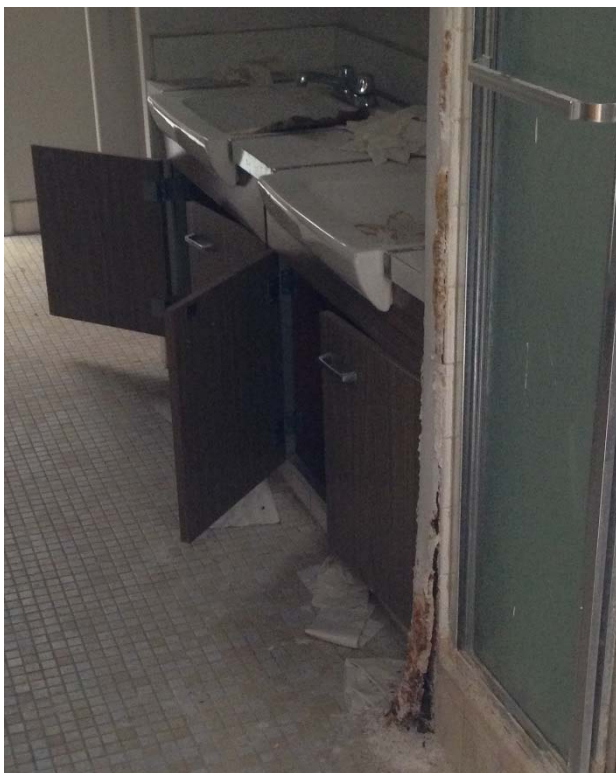
View of bathroom that is shared by two adjacent rooms or four nursing students



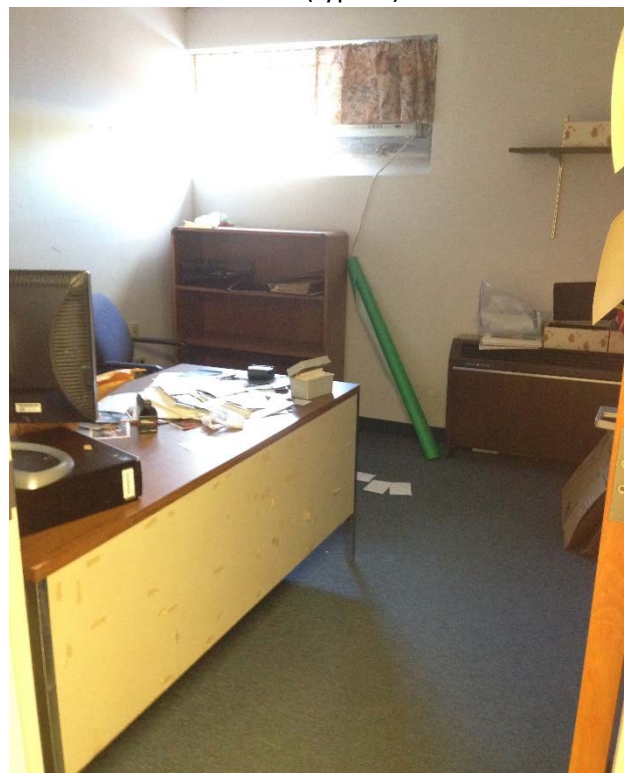
Nursing Scholl classroom



Water damaged wall, adjacent to shower in dormitory room (typical)



View of shared bathroom facility and shower.



Office space in Dormitory

Dormitory Building Basement Photos



Ceiling opened up for asbestos testing



View of entrance to



Hot water supply piping and electrical components



Valves for hot water supply pipes



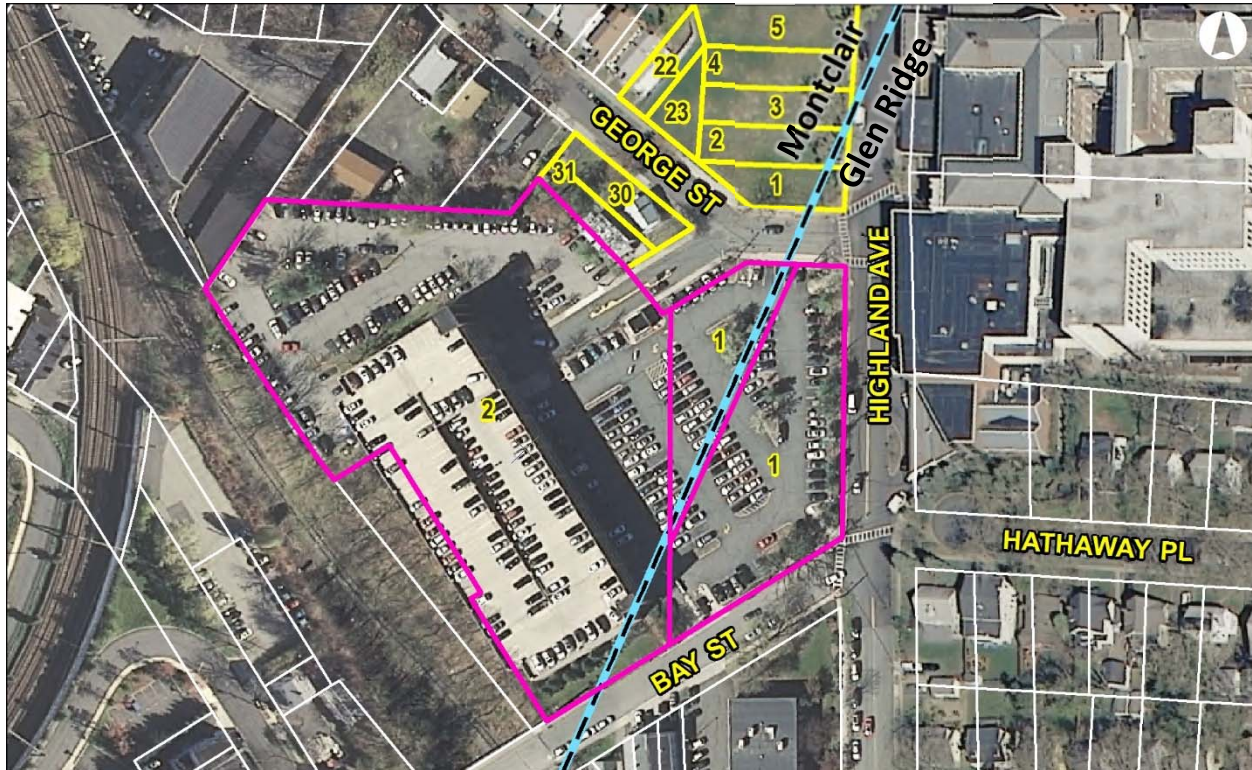
HVAC controls



Air compressor

PARKING GARAGE

- Block 4207, Lot 1 – Bay Street, Montclair
- Block 4207, Lot 2 – Sherwood Street, Montclair
- Block 91, Lot 1 – Highland Avenue, Glen Ridge



	Block 4207, Lots 1 & 2 Sherwood Street & Bay Street Montclair	Block 91, Lot 1 Highland Avenue Glen Ridge
OWNER	MPT Legacy of Montclair, LLC 1000 Urban Center Drive, Suite 501 Birmingham, AL 35242	MPT Legacy of Montclair, LLC 1000 Urban Center Drive, Suite 501 Birmingham, AL 35242
ACREAGE	3.541 Acres	
YEAR BUILT	1985	
TAX CLASS	4A - Commercial	4A - Commercial
ZONE DISTRICT	R2 – Two Family Zone	H – Health Care Zone
PERMITTED USE	No	Yes

PROPERTY DESCRIPTION



The site is developed with a multi-level parking deck, surface parking areas and a small brick attendant's booth at the gated entrance to the property. The majority of the site is located in Montclair Township, with the easterly portion of the surface parking lot adjacent to Highland Avenue in Glen Ridge Borough.

The parking garage is made of pre-cast concrete and steel and contains approximately 100,000 square feet. The Montclair Zoning Board of Adjustment granted Use Variance and Site Plan approval for the construction of a 4-level garage in 1984 and an expansion of an additional 1.5 levels in 1998.

The parking deck is available for employees and visitors to the Hospital complex. Visitors pay hourly rates; daily parking rates are available for those that enter or leave more than once daily. The parking lot in front of the garage, adjacent to Highland Avenue and Bay Street, is reserved parking for physicians. The surface parking to the north of the garage is open to visitors and for out-patient use. A private parking operator, National Parking, manages the parking facilities for the Hospital.

Hospital records indicate there are 673 spaces in the garage and 256 surface parking spaces, for a total of 929 parking spaces on these properties. Campus wide, Hospital records show 1,081 total off-street parking spaces. A new campus-wide parking study is warranted, however, as the number of existing parking spaces vary depending on the source of information (i.e., Glen Ridge Planning Board Resolutions, Montclair Planning Board Resolutions, HUMC/Mountainside Hospital figures, Master Plan documents, and a 2002 traffic report.)

The parking area is heavily utilized. A 2002 traffic report prepared by Atlantic Health Systems (prior Hospital owner) in connection with a development application noted that on a campus-wide basis, the parking areas were 90% utilized during peak demand periods (10AM – 11AM) and in excess of 80% utilized during other day-time periods. The report notes surface parking areas were more heavily utilized than the parking garage, which reached peak utilization rates of 77%. Visits to the site, however, showed high utilization of the parking garage and surface parking areas during weekday, daytime periods. Vehicles were seen parked outside of designated spaces, on the ends of parking aisles. Any future development or redevelopment in the hospital campus would clearly need to address parking supply issues.

ZONING

The properties are located within Montclair's R2 – Two Family Residential District. The R2 Zone permits single family detached dwellings, two-family detached dwellings and municipal facilities. Schools (public and private primary and secondary education), churches and charitable organizations are permitted as conditional uses. The existing parking facilities associated with the Hospital are not permitted by zoning, but are legally non-conforming per prior Use Variance approval.

A portion of the surface parking area falls within Glen Ridge Borough. The site is located within the Borough's H – Health Care Zone, which permits parking associated with the hospital/medical uses. The Zoning limits the parking structure height to 70 feet, including rooftop equipment, and requires 20 foot front, side and rear yard setbacks.

This site supplies the majority of parking for the entire HUMC/Mountainside hospital campus, including the main hospital facility and the Nursing School property. Parking for the Hospital Campus is significantly deficient, according to the requirements of the Glen Ridge Zoning Ordinance for Hospital uses. A 2002 Glen Ridge Planning Board Resolution associated with the site indicates that 1,098 off-street parking spaces are provided campus-wide, which is substantially less than the number required by the Borough ordinance (approximately 2,500, per the Resolution).

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

The Montclair Building Department provided permit records for the construction of the garage in 1985, the installation of the elevator in 1997, and renovation and expansion project in 1997.

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

Montclair Police Department records obtained for the period between January 2011 and March 2015 indicate several vehicle accidents and conflicts with pedestrians occurred within the parking area.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

It is recommended that Block 4201, Lots 1 & 2 in Montclair Township, and Block 91, Lot 1 in Glen Ridge Borough be included within the Area in Need of Redevelopment designation under "Section 3" of the Local Redevelopment and Housing Law, as the properties are needed for the effective redevelopment of the area.

CRITERIA APPLICABILITY

The property functions as the main source of parking for the entire Hospital campus. Most visitors to the hospital, other than those that utilize the valet service, park in this area and walk to their ultimate destination. Any redevelopment plan for this area should include these properties in order to comprehensively plan for the coordination of parking, and safe and efficient vehicle and pedestrian circulation throughout the hospital complex.

SITE PHOTOS



Front elevation view of parking structure and adjoining surface parking lots



Additional view of entrance to parking structure



View of rear surface parking lot on north of site. Cars parking in non-designated parking space



View of rear of parking structure. Area used as storage for trailers.



Image showing cars parking in non-designated parking spots



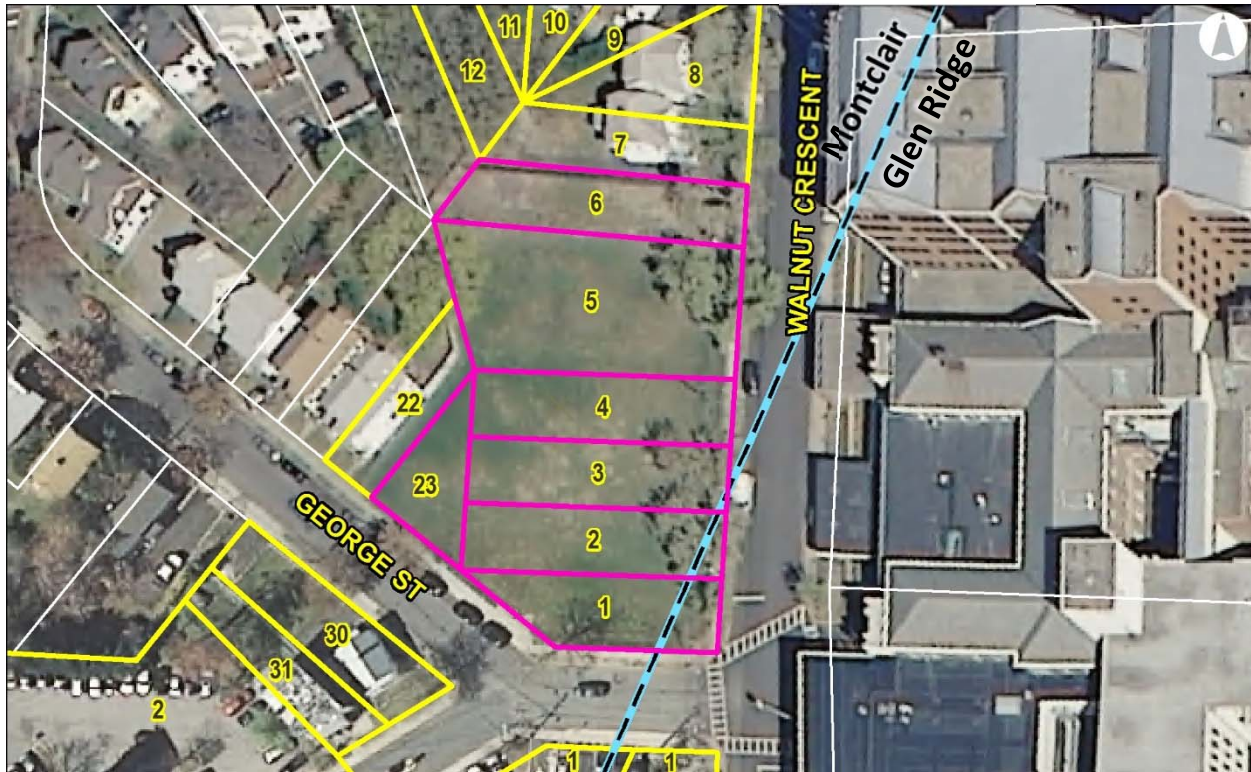
Additional view of trailers along rear of property line and parking deck.



Interior view of parking structure parking bay

VACANT LAND

- Block 4213, Lot 1 – 2 Walnut Crescent, Montclair
- Block 4213, Lot 2 – 4 Walnut Crescent, Montclair
- Block 4213, Lot 3 – 6 Walnut Crescent, Montclair
- Block 4213, Lot 4 – 8 Walnut Crescent, Montclair
- Block 4213, Lot 5 – 12 Walnut Crescent, Montclair
- Block 4213, Lot 6 – 14 Walnut Crescent, Montclair
- Block 4213, Lot 23 – 2 George Street, Montclair



	Block 4213, Lots 1-6 and Lot 23 2– 14 Walnut Crescent & 2 George Street, Montclair
OWNER	Montclair Hospital, LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.77 Acres (Total)
YEAR BUILT	NA
TAX CLASS	1 – Vacant Land
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION



The site consists of seven (7) vacant tax lots comprising a total lot area of 0.77 acres (per Tax Assessor). The Tax Maps show that the properties are fully in Montclair Township except for portions of the front yards of Lots 2 and 4, which appear to be in Glen Ridge Borough. The properties have a combined frontage of approximately 233 feet along Walnut Crescent and 90 feet along George Street. They face the HUMC/Mountainside Hospital opposite Walnut Crescent and the Hospital parking facilities on the opposite side of George Street. Adjoining the site to the west are residential properties.

The properties previously each contained residential structures. It is presumed the homes were single-family dwellings, except for Lot 1, which building permit records indicate was a two-family dwelling, and Lot 5, which tax assessor records indicate was a two-family dwelling. The homes were all constructed before 1915, except for Lot 23, which was built in 1956. The homes were demolished in March and April 2005, except for Lots 5 and 6, which were demolished in 2008 and 2010, respectively. Additional details are provided in the table below.

Block	Lot	Location	Prior Use	Latest Sales Date	Year Built	Year Demo	Acres	Square Feet (tax map)	Years Vacant
4213	1	2 WALNUT CR	2F	2007	1912	2005	0.0808	3,710	10
4213	2	4 WALNUT CR	1F	2007	1912	2005	0.0985	4,335	10
4213	3	6 WALNUT CR	1F	2007	1912	2005	0.0985	4,335	10
4213	4	8 WALNUT CR	1F	2007	1912	2005	0.0985	4,335	10
4213	5	12 WALNUT CR	2F	2007	1887	2008	0.2250	9,814	7
4213	6	14 WALNUT CR	1F	2010	1915	2010	0.0930	4,210	5
4213	23	2 GEORGE ST	1F	2007	1956	2005	0.0744	2,442	10
Total							0.7687	33,485	

The site is flat and grass covered, with no improvements other than a chain link fence along the Walnut Crescent and George Street frontages. There do not appear to be any trees or other vegetation on the site. In prior years, the southerly portion of the site at the intersection of George Street and Walnut Crescent, had been used as a community garden.



Bing Map Birds-Eye View showing prior use as community garden

ZONING

The properties are located within Montclair's R2 – Two Family Residential District. The R2 Zone permits single family detached dwellings, two-family detached dwellings and municipal facilities. Schools (public and private primary and secondary education), churches and charitable organizations are permitted as conditional uses.

The R-2 Zone does not have a minimum lot area requirement, but requires a minimum lot width of 60 feet. The R-2 Zone requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The Ordinance also requires that lot depth be in keeping with the established lot depth. New dwellings could not be constructed on any of the existing lots without multiple variances for lot width and the required setbacks. The exception is Lot 5, which is more than twice as large as each other property, and the only property to meet the minimum lot width requirement. To create conforming-sized lots, properties would need to be combined or reconfigured through a re-subdivision process. It appears that the seven (7) existing lots would need to be resubdivided into three (3) lots to be able to meet Ordinance requirements.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

There have been no development applications or building permits associated with the site since the structures were demolished.

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with these properties.

ENVIRONMENTAL

Municipal permit records show that tanks were closed or removed prior to the demolition of each dwelling, as follows:

- Lot 1 – 06/03/04 - Remove 1 550-gal Oil Tank
- Lot 2 – 06/03/04 - Remove 1 550-gal Oil Tank
- Lot 3 – 06/03/04 - Remove 1 275-gal AST from Basement
- Lot 4 – 06/03/04 - Remove 1 275-gal AST from Basement
- Lot 5 – 11/17/05 - Remove 1 550-gal Oil Tank
- Lot 6 – No tank removal records
- Lot 23 – 10/27/04 - Remove 1 275-gal Basement Tank

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The properties inclusive of Block 4213, Lots 1, 2, 3, 4, and 23 meet redevelopment criteria “c.” It is recommended that Block 4213, Lots 5 and 6 be included within the Area in Need of Redevelopment designation under “ Section 3” of the Local Redevelopment and Housing Law.

CRITERIA APPLICABILITY

While under the Hospital’s previous owner, and taking place more than 10 years ago, the residential structures on Lots 1, 2, 3, 4, and 23 were demolished. The homes on the narrow lots fronting on Walnut

Crescent had all been constructed in 1912, or 103 years ago. The home on the small, triangular-shaped property fronting on George Street had been 59 years old. The homes on Lots 5 and 6 were demolished more recently (7 and 5 years ago, respectively) and had been 128 and 100 years old, respectively.

The Hospital has a history of owning residential properties in proximity to its campus to provide short-term housing for hospital staff transitioning to the area. According to Hospital records, Lots 1, 2, 3 and 4 had been rented to medical students while pursuing their residencies. Given the age, condition, and location of the structures previously occupying these lots, many were not fit for habitation or desirable to hospital staff relocating to the area. In turn, over a period of ten years, the hospital has been demolishing the properties.

As the properties face the Hospital and its emergency room, their location pose potential problems for any residential occupants. On a daily basis, residents would face frequent and high noise levels, ambulance traffic, and quality-of-life issues that come with living across the street from a 24-hour hospital. The street frontage along the entirety of this block of Walnut Crescent is reserved for ambulance parking. Not having driveway curb cuts also removes the threat of conflict between residential driveway use and ambulance needs, and provides more space for emergency vehicle parking.

All of the individual lots (except for Lot 5) are too narrow to meet the minimum zoning requirements for residential development in the R2 Zone. As indicated, the lots would need to be combined into new conforming configurations, which would reduce the number of properties from seven (7) to approximately three (3) conforming lots.

More significant, however, is the fact that for more than 10 years, the Hospital has been removing dwellings in the immediate proximity of the Hospital as they no longer serve a useful purpose for the Hospital. The location of this land across the street from the main hospital complex, and in between the Hospital and its satellite parking area, provide the Hospital with a connected footprint on which to expand through a comprehensive plan for the entire hospital campus.

Considering that Lots 1, 2, 3, 4 and 23 have remained vacant for more than 10 years, it is reasonable to predict that adjacent lots 5 and 6 will continue to remain vacant, and without investment from the Hospital, at least while zoning for the area is limited to residential use. The Township's residential zoning for all Study Area properties, including these vacant lots (Zoned R-2), the adjacent residential lots to the north (Zoned R-2), the parking garage and surface lots to the south (Zoned R-2) and Nursing School property (Zone R-1), has been in place for more than one hundred years.

It is therefore recommended that Lots 5 and 6 also be included in a designated redevelopment area under Section 3 of the LRHL considering the likelihood they will continue to remain vacant under current zoning; the land may not be appropriate for residential use considering its location facing a hospital; and the land is positioned in the middle of the hospital campus and is needed for effective and coordinated redevelopment that is in tune with future needs of the hospital.

SITE PHOTOS



View of vacant lots 1-6 and emergency room entrance from George Street



View of vacant lots 1-6, with 16 Walnut in the right background and the right elevation of 4 George Street in the left background



Sidewalk and chain link fence looking at 4 George St.



View looking at 4 George St. and vacant lots 1-6 & 23



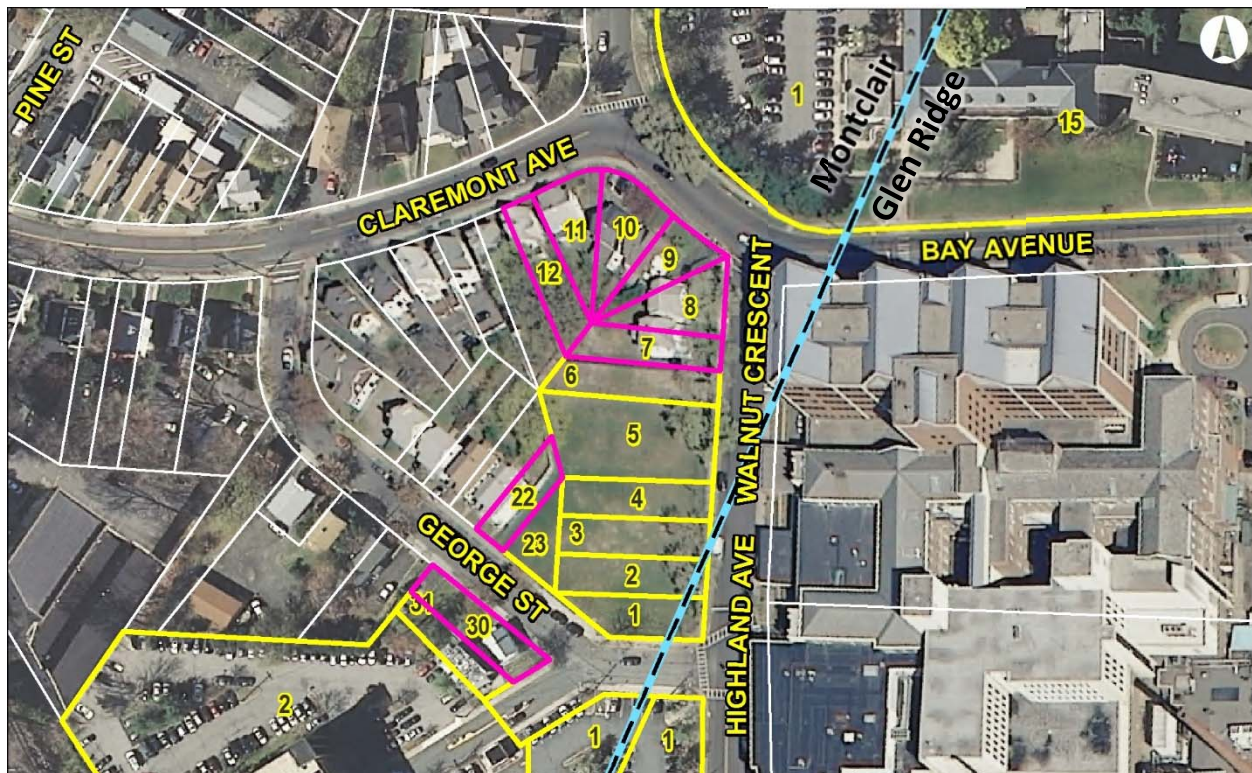
Additional view of all vacant lots from across Walnut Crescent. Waiting ambulance can be seen on the right edge of the photo. Area is used for idling ambulances.



View across vacant lots toward hospital emergency room entrance.

RESIDENTIAL, MOUNTAINSIDE OWNED

- Block 4213, Lot 7 – 16 Walnut Crescent, Montclair
- Block 4213, Lot 8 – 18 Walnut Crescent, Montclair
- Block 4213, Lot 9 – 20 Walnut Crescent, Montclair
- Block 4213, Lot 10 – 22 Walnut Crescent, Montclair
- Block 4213, Lot 11 – 8 Claremont Avenue, Montclair
- Block 4213, Lot 12 – 12 Claremont Avenue, Montclair
- Block 4213, Lot 22 – 4 George Street, Montclair
- Block 4207, Lot 30 – 34 Sherwood Street, Montclair



All of the residential lots listed and pictured above are under the ownership of HUMC/MountainSide Hospital or its affiliates. Each lot is evaluated separately on the following pages.

	Block 4213, Lot 7 16 Walnut Crescent
OWNER	Montclair Hospital, LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.0826 Acres
YEAR BUILT	1912
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION

Lot 7 is an interior tax lot of 3,632 square feet (per Tax Map) containing a single-family dwelling. It is located on the northerly side of Walnut Crescent, with vacant land to the west and an unoccupied two story residential structure to the east.

The property faces the Mountainside Hospital Emergency Department. As shown in the photo below, the Emergency Department’s exit driveway is located opposite the subject site. On-street parking along the length of Walnut Crescent and in front of the property is restricted to Ambulance parking.



Hospital Emergency Room Exit Driveway facing subject site.

The property was purchased by Mountainside Hospital in 2007 and is rented out to hospital staff for short term rental periods on a month-to-month lease basis.

The two-story dwelling is of a colonial style with an enclosed porch. It has a concrete block foundation, stucco and aluminum/vinyl siding, and a gable, shingled roof. It contains 1,362 square feet of livable space, including 732 square feet on the first floor and 630 square feet on the upper story. The basement is unfinished. Heat is provided by steam radiator.

The property also contains a narrow paved driveway along the side of the house. Building permits identified a garage construction in 1930 and tax assessor records list a detached garage; however, there is no garage on the site today.

ZONING

The site is within Montclair's R2 – Two Family Residential District. The single-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width. Where the R-2 Zone requires a minimum width of 60 feet, Lot 7 has a lot width of 30 feet at the right-of-way line and is therefore deficient. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front and side yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

Township Building Permit records indicate historical site improvements were for:

- 1989 - Bathroom addition and relocation of the pantry
- 1965 - Gas furnace and hot water heater and replacement of three plumbing fixtures
- 1967 - Rear yard fence
- 1930 - A single car garage

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The property at Block 4213, Lot 7 meets redevelopment criteria “a” and “d.”

CRITERIA APPLICABILITY

The residential dwelling is in substandard condition. It was constructed in 1912 and appears to have not received any major improvements since that time, except for a bathroom addition in 1989. It continues to exist in a state of disrepair and dilapidation, creating an environment of unwholesome living conditions.

A physical inspection of the property identified a number of problems with the interior of the building, including:

- The second floor bathroom is not usable; a wall is caving into the tub
- There is mold throughout the basement
- The property owner has indicated the dwelling is in need of a new roof. (Building permit records do not show roof work ever taking place.)
- There are cracks in the walls
- The limited square footage on each floor is compartmentalized into small-sized rooms, an obsolete layout and design
- Rooms lack light and ventilation because of arrangement of the enclosed porches, small sized windows, and limited number of windows

The exterior of the building is in poor condition which is noticeable by:

- Cracks in the foundation
- Roof shingles are old, loose and bowing in some locations
- Window sills are rotting and broken
- Basement windows have been boarded up
- The exterior paint and stucco is in poor condition
- The driveway along the side of the house is in poor condition
- The backyard has not been maintained

The site is also an undesirable location for housing. Facing the Hospital Emergency Room, residents must endure the related traffic, noise and nuisances associated with the hospital and emergency room.

The site location also exhibits a faulty arrangement and design that contributes to unsafe conditions. The driveway is located just feet away from the intersection with Bay Avenue. According to a Traffic Engineer

contracted with the Hospital, this intersection operates at a level of service (LOS) “E” during peak hours, and faces a particular capacity problem on the northbound approach to Bay Avenue. In addition to being close to the intersection, the location of the site driveway immediately opposite the driveway of Hospital Emergency Room, creates potential for conflict and unsafe conditions.

Finally, a new structure could not be developed on the property without requiring significant variances from the Montclair Zoning Ordinance given its deficient lot size.

SITE PHOTOS



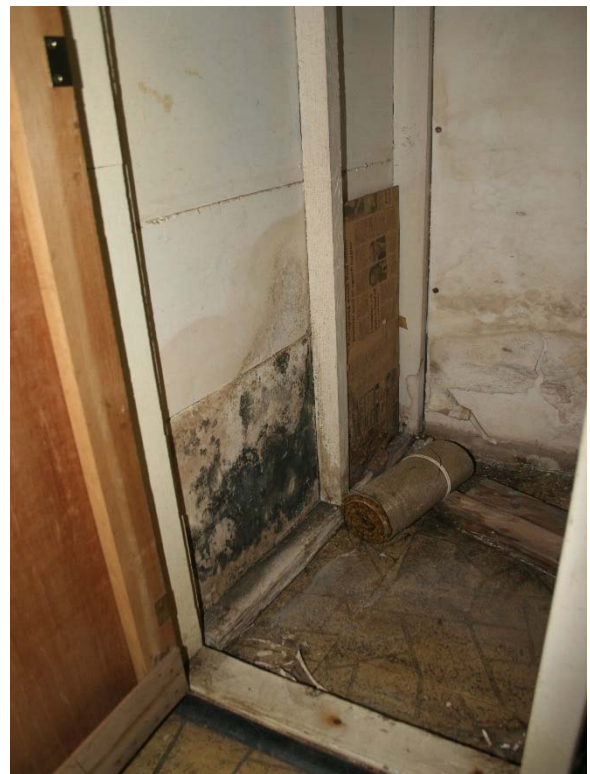
Front elevation of 16 Walnut Crescent



View of right elevation, exterior mold, evidence of repairs to foundation and missing basement window.



Very narrow & steep staircase to basement, no handrail. Difficult access.



Extensive mold present along basement walls



View of rear of property



Interior bathroom with lack of maintenance and mold on wall and floor.



Illegal kitchen set up in basement. Does not meet building code standards.

	Block 4213, Lot 8 18 Walnut Crescent
OWNER	Montclair Hospital, LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.1035 acres
YEAR BUILT	1912
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION

Lot 8 is an interior, pie-shaped tax lot of 3,478 square feet (per Tax Map) containing a single-family residential structure. It is located at the corner of Walnut Crescent and Bay Avenue, directly across the street from HUMC/Mountainside Hospital main facility and Emergency Room. Residential properties owned by the Hospital exist on both sides of the site. The property was purchased by Mountainside Hospital in 2007 and has been vacant since that time.



The dwelling is a Dutch Colonial style home with a gambrel shaped roof. It is two-stories with an enclosed front porch and unfinished basement. The dwelling contains 1,264 square feet of living space, including 588 square feet on the first floor and 676 square feet on the second floor. Heat is provided through a steam radiator and a baseboard system.

The property maintains a one car driveway just steps from the intersection and pedestrian crosswalk at Bay Avenue and Walnut Crescent. The lot’s “pie” shape limits open space on the property.

ZONING

The site is within Montclair’s R2 – Two Family Residential District. The single-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width of 60 feet. Lot 8 has a lot width of 82.4 feet at the right-of-way line and is therefore compliant. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front and side yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

Township Building Permit records indicate the most recent improvement was the replacement of the boiler and back flow in 1993. Prior to that, plumbing for the kitchen sink was conducted 1978, new siding was installed for a portion of the exterior in 1970, and three plumbing fixtures were replaced in 1964.

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The property at Block 4213 Lot 8 meets redevelopment criteria "a" and "d."

CRITERIA APPLICABILITY

The residential dwelling is in substandard condition. It was constructed in 1912 and appears to have not received any major improvements since the mid 1970's except a boiler replacement in 1993. It currently exists in a state of disrepair and dilapidation, creating an environment of unsafe, unsanitary, and unwholesome living conditions. It has been vacant for at least eight (8) years and is untenable.

A physical inspection of the property identified a number of problems with the interior of the building, including:

- The pipes had burst at the time of inspection and there was running water from the second story through the 1st floor into the basement.
- The pipes had burst in 2007 causing major damage.
- The floors are buckling due to water damaged
- There is no operable kitchen and the water had severely damaged the existing tin ceiling and the most recent drop ceiling.

- There is evidence of water damaged ceilings and a leaking roof on the second floor
- The framing of the back door is severely damaged
- There are significant cracks in the walls
- Several electrical outlets are rusty, substandard and outdated
- There is evidence of water damage and flooding in the basement
- The limited square footage on each floor is compartmentalized into small-sized rooms, an obsolete layout and design
- Rooms lack light and ventilation because of arrangement of the enclosed porches, small sized windows, and limited number of windows

The exterior of the building is in poor condition which is noticeable by:

- Cracks in the foundation
- Roof shingles and the sub sheathing are old, loose and bowing in several locations
- Window sills are rotting and broken
- The one car driveway along the side of the house is in poor condition
- The backyard has not been maintained
- The bilco basement doors are damaged

The site is also an undesirable location for housing. Facing the main Hospital facility, residents must endure the related traffic, noise and nuisances associated with the hospital and emergency room.

The site location also exhibits a faulty arrangement and design that contributes to unsafe conditions. The driveway is located opposite the hospital's emergency room exit and just steps from the intersection with Bay Avenue. According to a Traffic Engineer contracted with the Hospital, this intersection operates at a level of service (LOS) "E" during peak hours, and faces a particular capacity problem on the northbound approach to Bay Avenue. The location of the driveway on the intersection radius creates potential for conflict and unsafe conditions between the driveway users and motorists navigating this segment of Walnut Avenue, which is awkward because of its curved geometry. There are sight-line problems for motorists not expecting people to pull out of their driveways. Motorists passing by the property must contend with a confusing traffic flow. While navigating to their destination, they must contend with the unusual, curved geometry of the closely intersecting streets, unsignalized intersections, significant pedestrian traffic generated from the hospital uses, high vehicle traffic levels, and ambulance traffic, and may not be anticipating, or be able to safely navigate around, vehicles pulling out of a driveway in this location.

Finally, a new structure could not be developed on the property without requiring significant variances from the Montclair Zoning Ordinance given its deficient lot size.



Google StreetView Image, July 2013 – Positioned on Bay Avenue looking south towards the site



Google StreetView Image, July 2013 – Positioned on Walnut Crescent Avenue looking north towards the intersection with Bay Avenue

SITE PHOTOS



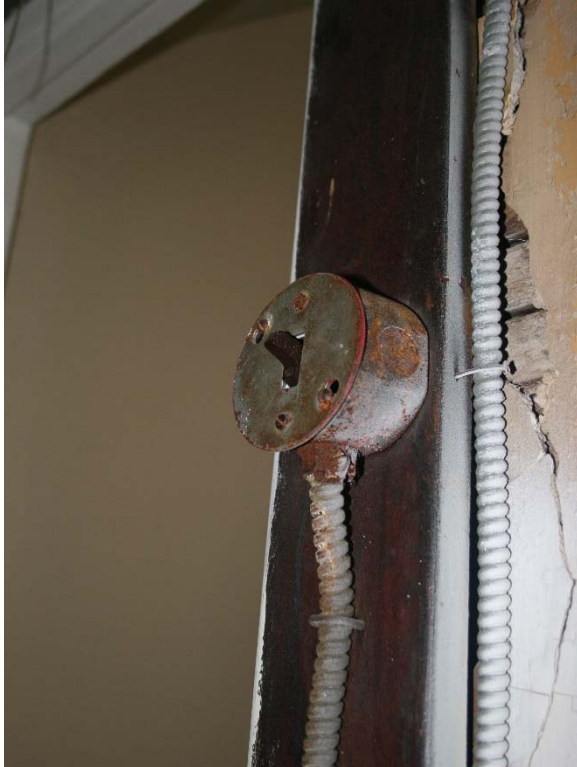
Front elevation of 18 Walnut Crescent



View of kitchen are from front entryway. Kitchen does not contain any appliance or cabinets and is non functional



View of kitchen from living room. Drop ceiling collapsed from water damage. Water leaking through 2nd floor



Rusty outdated electrical switch



Evidence of water damage in basement



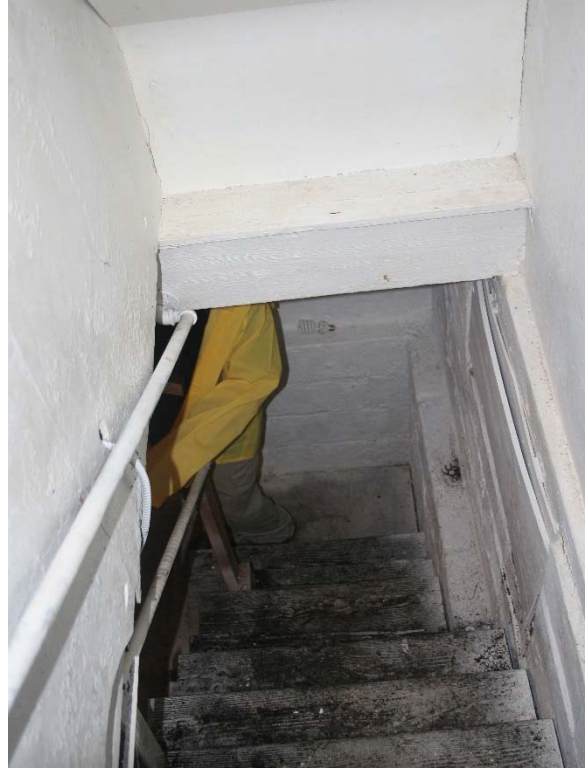
Water damage along 2nd floor ceiling in bedroom closet



Evidence of rotting roof and shingles on the front left edge of the roof



Ponding water in front foyer from leaky 2nd floor pipe. Looking at basement entrance with no door



Steep narrow basement stairs, low clearance



Evidence of water damage in upstairs bedroom ceiling

	Block 4213, Lot 9 20 Walnut Crescent
OWNER	Montclair Hospital, LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.797 Acres
YEAR BUILT	1907
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION

Lot 9 is a pie-shaped tax lot of 3,470 square feet (per Tax Map) containing a two-family dwelling. Residential properties owned by Mountainside Hospital exist on each side the property. The dwelling faces the School of Nursing parking area on the opposite side of Walnut Crescent.



The site is located on the northerly arc of a curved segment of Walnut Crescent at its intersection with Bay Avenue and close to the intersection with Claremont Avenue.

The property was purchased by the Hospital in September 2013. The two units are being rented on a short term, month-to-month lease basis to private parties (non-hospital staff) that had been renting at the time of the purchase. The second floor tenants are through Section 8 rental.

The two-story dwelling is of a colonial style with an enclosed porch. It has a concrete block foundation, stucco and aluminum/vinyl siding, and a gable, shingled roof. It contains 1,227 square feet of livable space, including 655 square feet on the first floor and 572 square feet on the upper story. The basement is unfinished. Heat is provided by a steam radiator system.

The property contains a paved driveway along the southerly side of the lot. The driveway meets Walnut Crescent at its intersection with Bay Avenue.

Permit records show the site was still a single-family dwelling in 1956, and at some point was converted to a two-family dwelling without Township approval.

ZONING

The site is within Montclair’s R2 – Two Family Residential District. The two-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width requirement. The R-2 Zone requires a minimum lot width of 60 feet. Lot 9 has a lot width of 60 feet along the curved Walnut Crescent right-of-way line; as the property is triangular shaped, however, this is the widest point of the lot. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front and side yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

Township Building Permit records indicate a 550 gallon oil tank was removed in 1996. The tank had been installed in 1948. Prior to the tank removal, permits associated with the site were for aluminum siding in 1981, gas equipment installation in 1978, three new plumbing fixtures and a bathroom addition in 1956.

VIOLATIONS

Montclair Code Enforcement issued violations in July 2013 for the property conditions of the first floor apartment, as listed below. The violations were abated by the property owner on the subsequent reinspection date.

- Replace cracked pane in rear entrance porch door
- Replace defective door knob on rear entrance kitchen door
- Ensure rear entrance porch door opens and closes properly
- Prepare and paint walls, window frames, medicine cabinet interiors and ceiling in the bathroom
- Open windows throughout the apartment and bathroom and use bathroom ventilation fan to prevent condensation causing mildew on wall and tile surfaces.
- Use products daily that remove/clean soap scum, and mildew from tile and grout
- Provide rubber stopper and screen for bathroom sink
- Repair defective electrical outlet in the bedroom and replace outlet cover

ENVIRONMENTAL

Township Building Permit records indicate a 550 gallon oil tank was removed in 1996. The tank had been installed in 1948.

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The property at Block 4213 Lot 9 meets redevelopment criteria “a” and “d.”

CRITERIA APPLICABILITY

The residential dwelling is in substandard condition. It was constructed in 1907 and currently exists in a state of disrepair and dilapidation, creating an environment of unsafe, unsanitary, and unwholesome living conditions.

A physical inspection of the property identified a number of problems with the interior of the building, including:

- There was a leak in the tub on the first floor causing the basement bathroom ceiling to cave in. No repairs have been conducted to fix the situation.
- Sheet rock is cracked and crumbling
- There is evidence of water damage in the basement from flooding and mold is growing on the walls.
- The limited square footage on each floor is compartmentalized into small-sized rooms, an obsolete layout and design
- The rooms lack light and ventilation because of arrangement of the enclosed porches, small sized windows, and limited number of windows

The exterior of the building is in poor condition which is noticeable by:

- Cracks in the stucco walls and foundation
- Basement windows are missing and have been boarded up with cardboard
- The backyard has not been maintained and is littered with cans of paint, garbage, cinderblocks and debris
- The bilco basement doors are damaged and leaking

The site is also an undesirable location for housing. Residents must endure the related traffic, noise and nuisances associated with the hospital and emergency room.

The site location also exhibits a faulty arrangement and design that contributes to unsafe conditions. The driveway is located at the intersection of Walnut Crescent and Bay Avenue. According to a Traffic Engineer

contracted with the Hospital, this intersection operates at a level of service (LOS) “E” during peak hours, and faces a particular capacity problem on the northbound approach to Bay Avenue. The location of the driveway on the intersection radius creates potential for conflict and unsafe conditions between the driveway users and motorists navigating this segment of Walnut Avenue, which is awkward because of its curved geometry. There are sight-line problems for motorists not expecting people to pull out of their driveways. Motorists passing by the property must contend with a confusing traffic flow. While navigating to their destination, they must contend with the unusual, curved geometry of the closely intersecting streets, unsignalized intersections, significant pedestrian traffic generated from the hospital uses, high vehicle traffic levels, and ambulance traffic, and may not be anticipating, or be able to safely navigate around, vehicles pulling out of a driveway in this location.



Google StreetView Image, July 2013 – Positioned on Bay Avenue looking south towards the site

Finally, a new structure could not be developed on the property without the likelihood that variances from the Montclair Zoning Ordinance would be required, given its small size and pie-shape configuration.

SITE PHOTOS



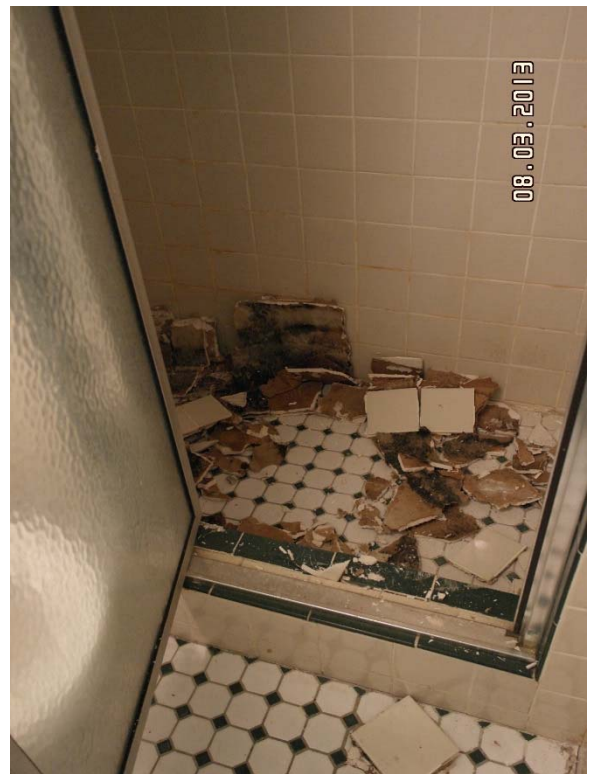
Front Elevation view of 20 Walnut Crescent



Entrance to house in poor condition



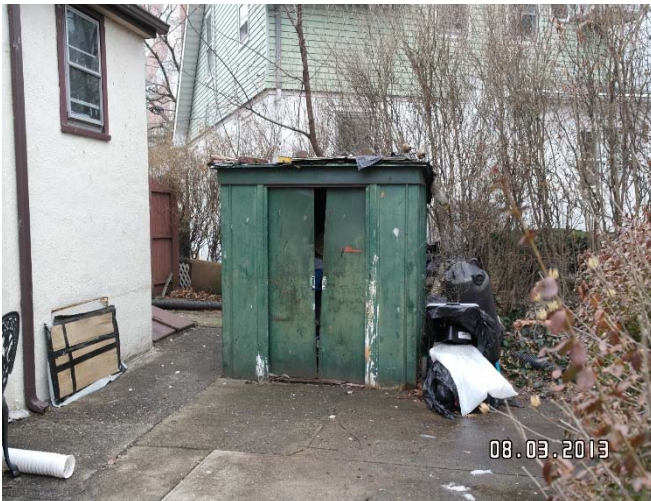
Boarded up basement windows along front right elevation. Driveway in poor condition



Water damage and ceiling collapse in upstairs bathroom shower



View of small backyard and dilapidated shed roof from upstairs window.



View of rear yard shed, garbage and boarded up basement window. Backyard overgrown and not maintained



View of back door entrance and overgrown backyard

	Block 4213, Lot 10 22 Walnut Crescent
OWNER	22 Walnut Crescent LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.0895
YEAR BUILT	1910
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION

Lot 10 is a triangular-shaped property of 3,900 square feet (per Tax Map) containing a two-family home that was constructed in 1910. It is located at the corner of Walnut Crescent and Claremont Avenue, facing the parking lot for the School of Nursing. Residential properties owned by Mountainside Hospital exist to each side.



The property was purchased by Mountainside Hospital in 2008. The dwelling had been occupied on a regular basis from 2008 to 2010. Since 2010, it has been periodically occupied and vacant. At present, both floors are occupied by the same tenant.

The two-story dwelling is of a colonial style with an enclosed porch. It has a concrete block foundation, stucco siding and a gable, shingled roof. It contains 1,433 square feet of livable space, including 861 square feet on the first floor and 572 square feet on the upper story. The basement is unfinished. Heat is provided by steam radiator. Building permits identified a garage construction in 1922 and tax assessor records indicate a detached garage. There is no garage on the site today; the site relies on a side by side two car parking space.

ZONING

The site is within Montclair’s R2 – Two Family Residential District. The two-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width. Where the R-2 Zone requires a minimum width of 60 feet, Lot 10 has a lot width of 66 feet at the right-of-way line and is therefore in compliance. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum

side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front yard setback and side yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

The hospital's records indicate a new automatic feed valve was installed in 2011 and a collapsed sewer line was replaced in 2010. Municipal Building Permit records show there is an open permit for roofing work, applied for in 2013. As for closed permits, the residence was upgraded to 200-amp electric service in 2007. Prior to that, building permits were as follows:

- 1974 – Re-roofing
- 1971 – Aluminum siding
- 1965 – Conversion to 2-family
- 1959 – Install a front entrance to second floor
- 1958 – Install 4 plumbing fixtures; Construct a 1-story addition (17' x 17' x 12')
- 1947 – Install gas heating unit
- 1946 – Insulate second floor ceiling
- 1922 – Construct a garage

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The property at Block 4213 Lot 10 meets redevelopment criteria "a" and "d."

CRITERIA APPLICABILITY

The residential dwelling is in substandard condition. It was constructed in 1910 and appears to have not received any major improvements since the mid 1970's except for an upgrade to 200-amp electric service in 2007. It currently exists in a state of disrepair and dilapidation, creating an environment of unsafe, unsanitary, and unwholesome living conditions.

A physical inspection of the property identified a number of problems with the interior of the building, including:

- There are significant cracks in the walls
- Leaking radiators
- Rooms are small-sized and do not function as modern residential structure
- Rooms do not get much light because of the small size and arrangement of windows, particularly on the first floor.
- There is an overall lack of storage which, is apparent, like many of the neighboring homes, as the front porch is used for storage of household and personal items.

The exterior of the building is in poor condition which is noticeable by:

- Several cracks in the foundation wall
- The driveway is in decent condition but is located directly at the intersection of two busy roadways, causing safety conflict for the residents and motorists
- The front steps are in poor condition, wood rotting and missing portions of the step risers.
- Boarded up basement windows
- The exterior stucco and siding are in need of maintenance as water damage and mold are apparent
- The rear of the structure is missing roof leaders and gutters, causing exterior surface problems such as mold and degradation of the stucco.
- The front yard fence is broken and needs replacing

The site is also an undesirable location for housing. Residents must endure the related traffic, noise and nuisances associated with the hospital and emergency room.

The site location also exhibits a faulty arrangement and design that contributes to unsafe conditions. The driveway is located at the curved intersection of Walnut Crescent and Claremont Avenue. The location of the driveway on the intersection radius creates potential for conflict and unsafe conditions between the driveway users and motorists navigating these segments of Walnut Avenue and Claremont Avenue, which are awkward because their curved geometry. There are sight-line problems for motorists not expecting people to pull out of their driveways. Motorists passing by the property must contend with a confusing traffic flow. While navigating to their destination, they must contend with the unusual, curved geometry of the closely intersecting streets, unsignalized intersections, significant pedestrian traffic generated from the hospital uses, high vehicle traffic levels, and ambulance traffic, and may not be anticipating, or be able to safely navigate around, vehicles pulling out of a driveway in this location.



Google StreetView Image, July 2013 – Positioned on Walnut Crescent looking south towards the site



Bing Maps Birds-Eye Image

Finally, a new structure could not be developed on the property without the likelihood that variances from the Montclair Zoning Ordinance would be required, given its small size and pie-shape configuration.

SITE PHOTOS



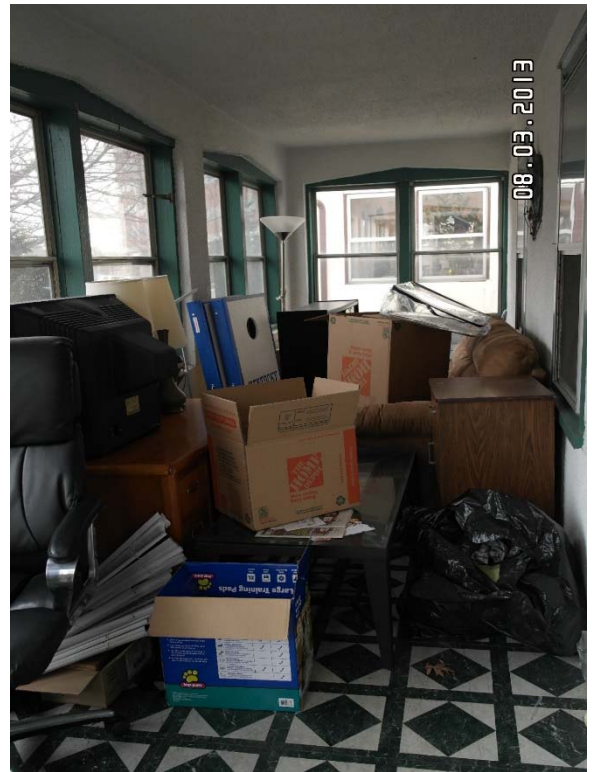
Front elevation view of 22 Walnut Crescent



Front steps in poor condition, rotted wood and missing riser



View of rear entrance to property, evidence of water damage along wall face, missing gutters and roof liters



Front porch used at storage



Close up of missing roof tiles and missing gutters.



Upstairs bathroom with rusted radiator cover, evidence of water leak.

	Block 4213, Lot 11 8 Claremont Avenue
OWNER	Montclair Hospital, LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.1293
YEAR BUILT	1907
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION

Lott 11 is a 4,330 square foot (per Tax Map) triangular shaped lot containing a two-family home that was constructed in 1907. It is located on the southerly side of Claremont Avenue, with residential properties owned by Mountainside Hospital on both sides.

The property was purchased by Mountainside Hospital in 2007 and has been largely unoccupied since 2010.

The dwelling is a two-story Colonial style home with a concrete block foundation, stucco and aluminum/vinyl siding an enclosed front porch and an unfinished basement. The dwelling contains 1,250 square feet of living space (588 1st floor & 676 2nd floor), that is heated with a steam radiator and a baseboard system.



The property maintains a long driveway along the left side of the property where its ingress/egress meets at the intersection of Claremont Avenue and Walnut Crescent. Due to its irregular shape, there is limited open space on the property.

ZONING

The site is within Montclair’s R2 – Two Family Residential District. The two-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width requirement. The R-2 Zone requires a minimum lot width of 60 feet. Lot 11 has a lot width of 66; as the property is triangular shaped, however, this is the widest point of the lot. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

Township Building Permit records show the most recent building permit to be for some re-roofing work in 1982. Prior to that, the builder permit records are as follows:

- 1976 – Installation of a swimming pool
- 1964 – Installation of aluminum siding on the upper portion of the house and awning windows on the front and rear porches
- 1962 – Installation of an oil burner and 275-gallon tank
- 1961 – Demolish the frame garage
- 1960 – Replace 3 plumbing fixtures
- 1922 – Construct a new garage

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The property at Block 4213, Lot 11 meets redevelopment criteria “a” and “d.”

CRITERIA APPLICABILITY

The residential dwelling is in substandard condition. It was constructed in 1907, with the most recent improvements being for roofing work in the mid-eighties. The dwelling has experienced prolonged vacancy, not having regular tenant occupancy for more than 5 years. It currently exists in a state of disrepair and dilapidation, creating an environment of unsafe, unsanitary, and unwholesome living conditions.

A physical inspection of the property identified a number of problems with the interior of the building, including:

- There is water damage in the kitchen ceiling
- There is evidence of water damaged ceilings and a leaking roof on the second floor
- There are significant cracks in the walls, including a large wall crack in the upper bedroom
- A corner beam near the bedroom closet has shifted
- The electrical system and electrical box consists of knob and tube wiring
- There is mold in the basement
- There are frequent heating and cooling problems
- The limited square footage on each floor is compartmentalized into small-sized rooms, an obsolete layout and design
- The rooms lack light and ventilation because of arrangement of the enclosed porches, small sized windows, and limited number of windows

The exterior of the building is in poor condition which is noticeable by:

- Severe cracks in the foundation wall
- The driveway is on poor condition
- The front steps are cracked and in need of replacement
- There is major structural roof damage
- Roof shingles and the sub sheathing are old, loose and bowing in several locations
- Window sills are rotting and broken
- Boarded up basement windows
- The exterior stucco siding and paint is in poor condition and need of maintenance
- The backyard has not been maintained

The site is also an undesirable location for housing. Residents must endure the related traffic, noise and nuisances associated with the hospital and emergency room.

The site location also exhibits a faulty arrangement and design that contributes to unsafe conditions. The driveway is located at the curved intersection of Walnut Crescent and Claremont Avenue. The location of the driveway on the intersection radius creates potential for conflict and unsafe conditions between the driveway users and motorists navigating these segments of Walnut Avenue and Claremont Avenue, which are awkward because their curved geometry. There are sight-line problems for motorists not expecting people to pull out of their driveways. Motorists passing by the property must contend with a confusing traffic flow. While navigating to their destination, they must contend with the unusual, curved geometry of the closely intersecting streets, unsignalized intersections, significant pedestrian traffic generated from the hospital uses, high vehicle traffic levels, and ambulance traffic, and may not be anticipating, or be able to safely navigate around, vehicles pulling out of a driveway in this location.



Google StreetView Image, July 2013 – Positioned on Walnut Crescent looking south towards the site



Bing Maps Birds-Eye View

Finally, a new structure could not be developed on the property without the likelihood that variances from the Montclair Zoning Ordinance given its small size and pie-shape configuration.

SITE PHOTOS



Front Elevation of 8 Claremont



Evidence of broken front steps



Boarded up basement window on left elevation of house



Rotting windows sill and evidence of recent stucco repair



Knob and tube wiring in main entranceway of structure. Does not meet current code standards



Evidence of rotten sub floor on rear entrance to structure as entering the kitchen



Knob and tube electrical box, does not meet current code standards



Evidence of water damage on floor and broken toilet



Water damage along ceiling on 2nd floor bedroom



Structural damage along front right elevation adjacent to front steps



Additional view of damage to front steps and front right corner of house



Evidence of leaking roof in front bedroom

	Block 4213, Lot 12 12 Claremont Avenue
OWNER	Montclair Hospital, LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.1104
YEAR BUILT	1907
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION

Lot 12 is an interior tax lot of 4,420 square feet (per Tax Map) containing a single-family dwelling. It is located on the southerly side of Claremont Avenue with residential properties on both sides and facing the property.

The property was purchased by the Hospital in 2007. It is presently occupied by a month-to-month tenant that moved in in January 2015. Over the last few years, the property has been periodically vacant and periodically rented.



The two-story dwelling is of a colonial style with an open front porch. It has a concrete block foundation, aluminum/vinyl siding, and a gable, shingled roof. Tax assessor records indicate there is 1,525 square feet of livable space, including 646 square feet on the first floor, 596 square feet on the upper story and a finished attic of 566 square feet. However, the attic is unoccupied due to the presence of feces from squirrels or rodents. The basement is unfinished. Heat is provided by steam radiator.

The property slopes upward from the street. Concrete stairs and a walkway enable pedestrian access from the street. A retaining wall along the northerly side of the property creates an area for a narrow, paved driveway.

ZONING

The site is within Montclair's R2 – Two Family Residential District. The single-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width requirement. Where the R-2 Zone requires a minimum width of 60 feet, Lot 12 has a lot width of 33.3 feet at the right-of-way line and is therefore deficient. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front and side yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

The Township's Building Permit records show the most recent approved work on the property was for the construction of a two-car garage (18' x 18' x 9'6") in 1929.

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

It is recommended that Block 4213, Lot 12 be included within the Area in Need of Redevelopment designation under "Section 3" of the Local Redevelopment and Housing Law, as the property is needed for the effective redevelopment of the area.

CRITERIA APPLICABILITY

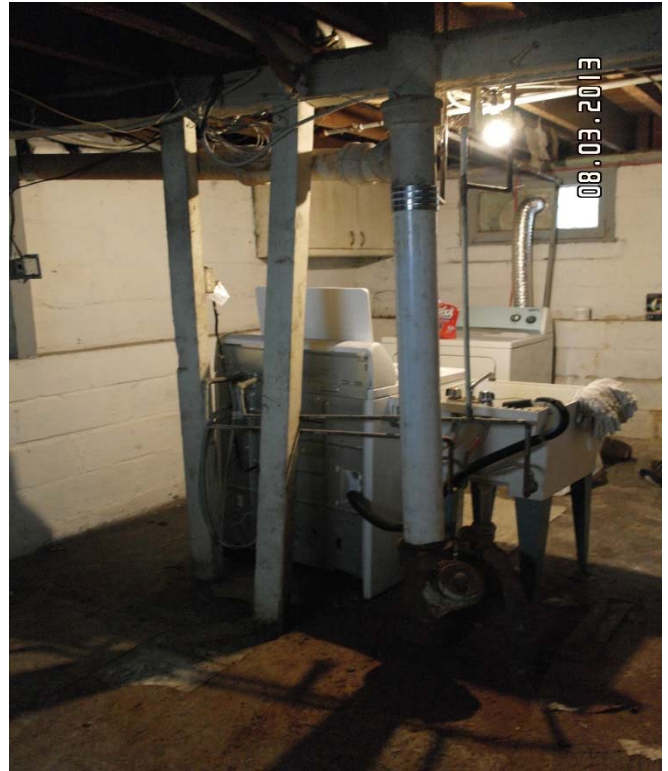
Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating that a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.

Lot 12 lies adjacent to the other properties owned by HUMC/Mountainside Hospital, which meet one or more redevelopment criteria. Its inclusion in the redevelopment area creates a larger area with many benefits, including the option of providing future access to the site from Claremont Avenue and additional room to create enhanced buffering between the future site use and the adjacent non-hospital owned residential properties. Its inclusion will aid in ensuring the success of a future redevelopment program.

SITE PHOTOS



Front elevation of 12 Claremont



Evidence of wooden braces/lolly columns to support floor joist, suggesting inadequate integrity floor structure



Evidence of cracking on front steps with masonry and brick work repairs



Steep steps heading down to basement, with no support railing



Hallway at top of staircase, walls in poor condition. Plastic sheeting on top ceiling where water damage occurred.



Close up image of plastic sheeting on hallway ceiling and exposed insulation

	Block 4213, Lot 22 4 George Street
OWNER	4 George LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.0709
YEAR BUILT	1917
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

PROPERTY DESCRIPTION

Lot 22 is an interior tax lot of 2,847 square feet (per Tax Map) containing a two-family dwelling. It is located on the easterly side of George Street, with vacant land to the south and rear and residential use to the north. Facing the property on the opposite side of George Street are a vacant residence (owned by the Hospital) and the Hospital’s parking garage property.

The property was purchased by Mountainside Hospital in 2008. It has been occupied by two tenants since 2010. Despite being a legal two-family dwelling, three (3) tenant units are rented out. The first and third floors are currently occupied, while the second floor is vacant. Leases are made by the hospital on a short, month-to-month basis.



The two and a half-story dwelling is of a colonial style with an open front porch. It has a concrete block foundation, aluminum/vinyl siding, and a gable, shingled roof. Tax Assessor records indicate the property contains 2,040 square feet of livable space, including 846 square feet on the first floor, 796 square feet on the second story and 796 square feet in the third story finished attic. The basement is unfinished. Heat is provided by forced hot air and air conditioning is provided by combination ducts.

There are two concrete walkways that extend from the street to stairway of each unit. There is no driveway for the property. Tenants park on the street. Neighborhood parking is only permitted on one side of the street, for 2 hours between the hours of 8AM and 6PM on Mondays through Fridays.

ZONING

The site is within Montclair’s R2 – Two Family Residential District. The two-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width requirement. Where the R-2 Zone requires a minimum width of 60 feet, Lot 22 has a lot width of 30 feet at the right-of-way line and is therefore deficient. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front and side yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

The Montclair Township's Building Department records show an application was filed for an above ground fuel tank removal in February 2014. The tank was drained and the Township inspection has been completed. Removal work is pending.

In addition, a roofing permit was applied for in 2007. The following list indicates the closed permit records for the site:

- 1999 – Install aluminum siding
- 1992 – Replace headers, remove closet partitions and replace of windows
- 1989 – Install 100-AMP 2 Meter Service
- 1965 – Replace three plumbing fixtures
- 1962 – Replace gas, furnace and hot water heater
- 1960 – Reside dwelling with asbestos shingles
- 1957 – Install a 275-gallon oil burner

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The property at Block 4213, Lot 22 meets redevelopment criteria "d."

CRITERIA APPLICABILITY

The property is zoned for two family residential, but functions as an illegal three-family dwelling, violating Township Zoning Ordinances. There is a small, substandard apartment on the third floor. The third floor apartment consists of a small half kitchen, including a small college refrigerator, small sink and a series of cooking appliances, such as a microwave, hot plate and toaster oven. The apartment presents a faulty arrangement that is a detriment to the safety, health, morals and welfare of the community.

In addition, Lot 22 and the adjoining property, Lot 21 are the only properties located along the extent of George Street that do not have a dedicated driveway. These two properties are also the only two family homes on George Street. The lack of dedicated parking for a residential home is an example of faulty arrangement of design of the site. Given the restrictions on parking on George Street during the day, and the competition for parking spaces with hospital visitors, parking availability for the residence is severely limited. All the surrounding residential properties have on-site parking.

The property is also deficient in lot width and the setbacks requirements of the zoning ordinance and could not otherwise be developed as a new residential site without requiring variances.

SITE PHOTOS



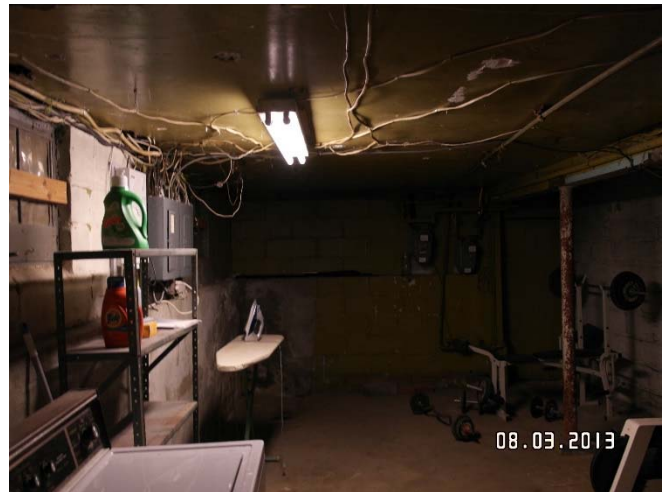
Front elevation view of 4 George Street



Broken concrete of front entrance walkway



Basement ceiling falling apart along water pipes leading upstairs



Electrical code violation, improperly installed electrical wires



Small ½ kitchen on illegal 3rd floor unit



Additional image of ½ kitchen, with hot plate, microwave and toaster oven in an illegal 3rd unit

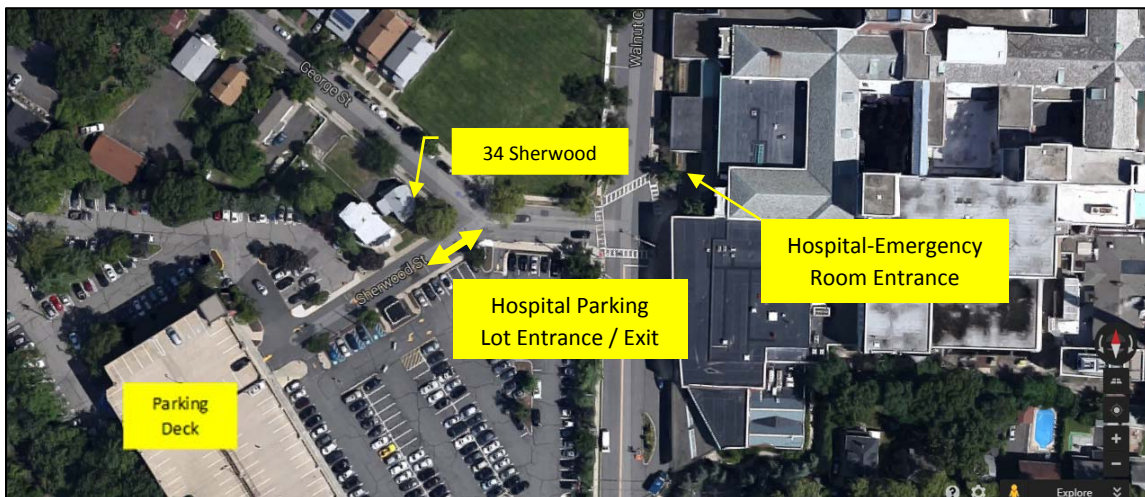
	Block 4207, Lot 30 34 Sherwood Street
OWNER	Montclair Hospital, LLC 1 Bay Avenue Montclair, NJ 07042
ACREAGE	0.0909
YEAR BUILT	1877
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	Yes

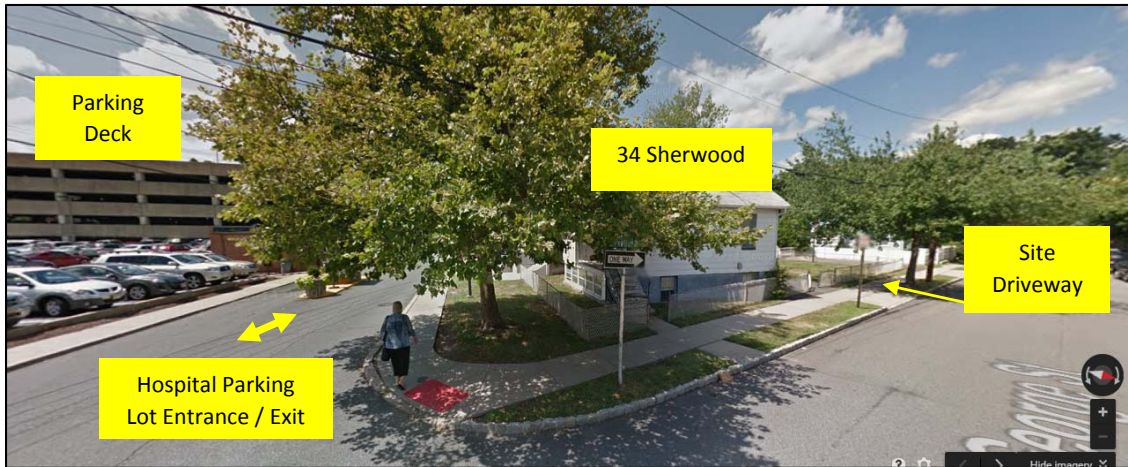
PROPERTY DESCRIPTION

Lot 30 is a corner lot of 3,958 square feet (per Tax Map) containing a single-family dwelling. It is located at the corner of George Street and the entrance driveway to the Hospital parking garage facility, which is a paper street known as Sherman Avenue on the tax map. It has its frontage along the parking lot entrance drive, with a driveway and back yard along George Street. The property was purchased by Mountainside Hospital in 2007 and has been vacant since 2010.



The one-story dwelling is a Cottage style home with a small open porch in the front, a sub-surface “porch” below and an enclosed porch in the rear. It has a concrete block foundation, aluminum/vinyl siding, and a gable, shingled roof. It contains 752 square feet of livable space on the first story. The basement is unfinished. Heat is provided by forced hot air and air conditioning is provided by combination ducts.





ZONING

The site is within Montclair’s R2 – Two Family Residential District. The single-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width requirement. Where the R-2 Zone requires a minimum width of 60 feet, Lot 30 has a lot width of 37 feet at the right-of-way line and is therefore deficient. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. Check: The site appears to be deficient in the required front and side yard setbacks. The front left setback as shown in the images below, show an approximate distance of 2-3 foot between the structure and the neighboring property.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

Township Building Permit records indicate there is an open permit for a chimney liner applied for in 2010, but which did not have an inspection. The most recent permit records were for new roofing work in 2005. Prior to that, permit records show the following:

- 1997 – Sewer repair work
- 1977 – Install new gas furnace; replace plumbing fixtures in the bathroom
- 1970 – Plumbing improvements to the water line to the house
- 1959 – Install a gas furnace
- 1911 – Alterations to the bedroom

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response indicated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

The property at Block 4207, Lot 30 meets redevelopment criteria “a” and “d.”

CRITERIA APPLICABILITY

The residential dwelling is in substandard condition. It was constructed in 1877, approximately 138 years ago. The dwelling has experienced prolonged vacancy, not having regular tenant occupancy for more than 5 years. It currently exists in a state of disrepair and dilapidation, creating an environment of unsafe, unsanitary, and unwholesome living conditions.

A physical inspection of the property identified a number of problems with the interior of the building, including:

- There is no functional kitchen.
- The baseboard heating in the kitchen is in poor condition and appears to be non-functional.
- There are significant cracks in the walls.
- There is mold in the basement and evidence of water entering through outdoor basement stairs.
- The general condition of all interior rooms are poor, with regards to wall and flooring condition.
- The limited square footage on each floor is compartmentalized into small-sized rooms, an obsolete layout and design.
- The rooms lack light and ventilation because of arrangement of the enclosed porches, small sized windows, and limited number of windows.

The exterior of the building is in poor condition which is noticeable by:

- Severe cracks in the original brick foundation wall that has been covered over in stucco/cement.
- The aluminum siding shows mold growing on the left building façade facing the adjacent property. This is due to the distance between buildings not allowing proper ventilation and sun.
- Rusty metal chain link fence around the property with broken driveway gate along George St.
- The rear enclosed porch has several broken or missing windows.
- The front porch steps and porch decking are in poor condition and show signs of wood rot.
- Several window sills are rotting and broken.

The site location also exhibits a faulty arrangement and design that contributes to unsafe conditions. A new structure could not be developed on the property without requiring significant variances from the Montclair Zoning Ordinance given its deficient lot size, without creating a long narrow structure. In addition, there are deficiencies in the required setback distance, buffering and screening that add to the apparent land use conflicts.

The site is also an undesirable location for significant investment in upgrading the property or constructing a new residential use. The dwelling does not have street frontage, but faces upon the Hospital parking areas and the monitored gate entrance. A constant flow of traffic in and out of the Hospital parking area passes immediately in front of the dwelling. Any occupants of the site would have to endure such nuisances as noise from the conversations of drivers and parking attendants; noise from conversations of people in the parking area; light beams from vehicle headlights; vehicle emissions of stalled vehicles entering/exiting the parking area; privacy concerns; and a view of a parking area that is not buffered or landscaped.

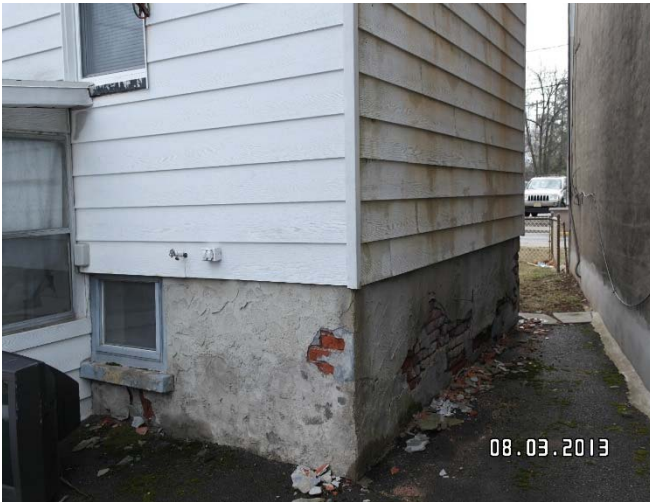
SITE PHOTOS



Front elevation of 34 Sherwood



Rear elevation of property



Side elevation showing evidence of foundation failure and lack of maintenance on home facade



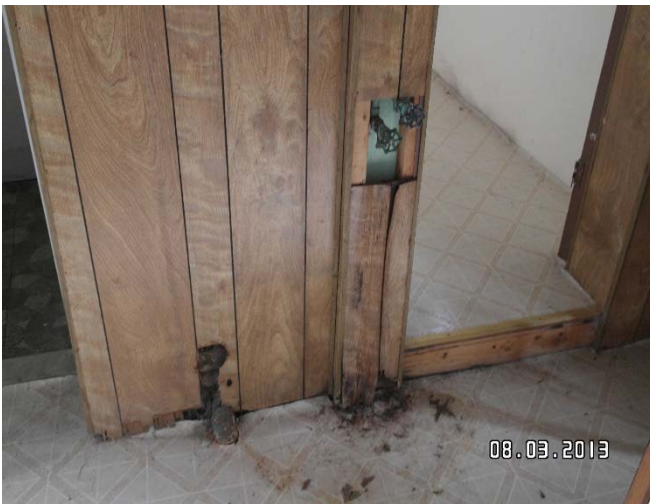
Close up image of foundation failure and narrow alleyway between adjacent structure



Entrance to basement



Inoperable baseboard heating system



Interior water pipes in non-insulated walls



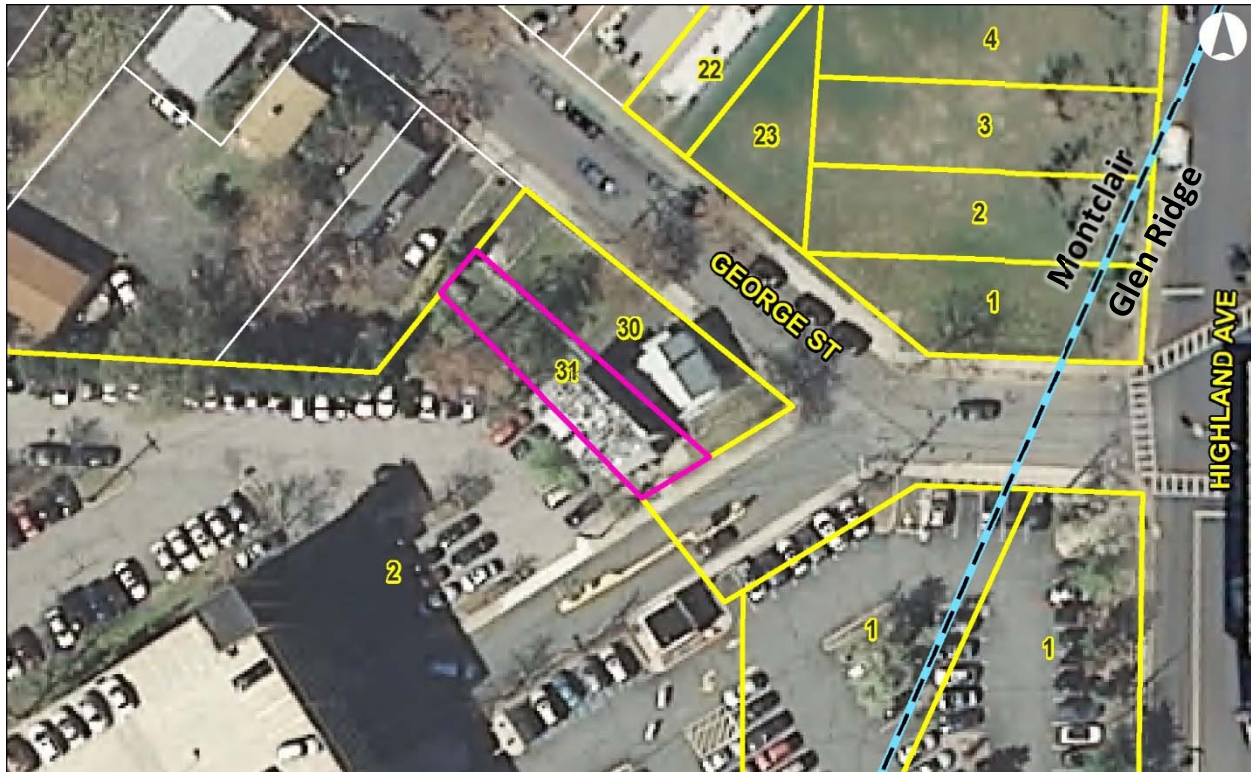
Nonfunctioning kitchen



View of kitchen and non-operational baseboard heating

RESIDENTIAL, PRIVATELY OWNED

- Block 4207, Lot 31 – 32 Sherwood Street, Montclair



	Block 4207, Lot 31 32 Sherwood Street
OWNER	Monetti, Matthew & Theresa 32 Sherwood Street Montclair, NJ 07042
ACREAGE	0.0634
YEAR BUILT	1910
TAX CLASS	2 - Residential
ZONE DISTRICT	R2 – Two Family Zone
PERMITTED USE	YES

PROPERTY DESCRIPTION

Lot 31 is a tax lot of 2,760 square feet containing a two-family dwelling that was constructed in 1910. It is located on the northerly side of Sherwood Street, a paper street that is now the entrance driveway to the HUMC/Mountainside Hospital parking garage site. It has its frontage along the parking lot entrance drive.

The property was purchased by Matthew and Theresa Monetti in 1993. It is the only property in the Study Area that is not owned or leased by HUMC/Mountainside Hospital.



The two-story, two family structure has a concrete block foundation, aluminum/vinyl siding, and a flat roof. There are concrete stairs leading to a small, covered entrance to the building. It contains 1,636 square feet of livable space, with 818 square feet on each first story. The basement is unfinished. Heat is provided by steam radiator. There is no separate driveway for the property. Each unit has two access cards for the hospital parking lot where access will be provided as long as they own/rent the property. The parking cards are assigned to the individuals, not the property.



ZONING

The site is within Montclair’s R2 – Two Family Residential District. The two-family dwelling is a permitted use in the R2 Zone.

The size of properties in the R-2 Zone are governed by a minimum lot width requirement. Where the R-2 Zone requires a minimum width of 60 feet, Lot 31 has a lot width of 30 feet at the right-of-way line and is therefore deficient. The R-2 Zone also requires minimum front and rear yard setbacks of 25 feet and minimum side yard setbacks of 6 and 10 feet. The site appears to be deficient in the required front and side yard setbacks.

MASTER PLAN

The Montclair Township Draft 2015 Master Plan recommends the creation of a new redevelopment plan to encompass the Hackensack University Medical Center (HUMC)/Mountainside Hospital area. It also recommends the clarification of health care zoning regulations and the expanded locations where health care and health related uses are appropriate.

RECENT INVESTMENT

Township Building Permit Records indicate that the most recent improvement to the property was for the installation of new aluminum siding in 1975. Prior to that, the porch was repaired, windows were replaced, and a 275-gallon oil burner was installed in 1953. Records also show the construction of a new stable in 1920.

VIOLATIONS

Requests for records from the municipal building, zoning, health, and fire departments did not return any records of code enforcement issues, incidents or violations associated with this property.

ENVIRONMENTAL

An OPRA (Open Public Records Act) request was made to the New Jersey Department of Environmental Protection (NJDEP) to determine if there are environmental issues or records of contamination associated with the site. The NJDEP response stated that records were located. However, upon calling the NJDEP to follow up, the Agency staff stated that there are no Department records associated with the site.

CRITERIA RECOMMENDATION

This property does not meet the criteria for an area in need of redevelopment.

SITE PHOTOS



Front elevation of 32 Sherwood taken from access road to parking garage



View of right elevation, no windows alongside facade



View of left elevation from parking garage property



Rear view of property shows no parking garage and windowless right facade

REDEVELOPMENT RECOMMENDATIONS SUMMARY

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis that existing conditions meet redevelopment criteria. The preceding analysis looks at each property individually and considers it within the context of the entire area, as well as the area’s history of development and its future needs. In addition to evaluating existing individual property conditions, the area-wide determination considers such factors that affect all properties, including-

- The land use policy recommendations from municipal master planning efforts;
- The needs of the major property owner, a beneficial hospital use, and the community it serves;
- The safety and effectiveness of the circulation network;

For these reasons, and per the table below, the HUMC/Mountainside Hospital Study Area should be declared an Area in Need of Redevelopment.

Area in Need of Redevelopment Summary Determinations

Block	Lot	Location	Use	AINR Criteria
91	1	HIGHLAND AVENUE	Surface Parking	Section 3
4207	1	BAY STREET	Surface Parking	Section 3
4207	2	SHERWOOD STREET	Deck & Surface Parking	Section 3
4207	30	34 SHERWOOD STREET	Dwelling	a, d
4207	31	32 SHERWOOD STREET	Dwelling	None
4213	1	2 WALNUT CRESCENT	Vacant Land	c
4213	2	4 WALNUT CRESCENT	Vacant Land	c
4213	3	6 WALNUT CRESCENT	Vacant Land	c
4213	4	8 WALNUT CRESCENT	Vacant Land	c
4213	5	12 WALNUT CRESCENT	Vacant Land	Section 3
4213	6	14 WALNUT CRESCENT	Vacant Land	Section 3
4213	7	16 WALNUT CRESCENT	Dwelling	a, d
4213	8	18 WALNUT CRESCENT	Dwelling	a, d
4213	9	20 WALNUT CRESCENT	Dwelling	a, d
4213	10	22 WALNUT CRESCENT	Dwelling	a, d
4213	11	8 CLAREMONT AVENUE	Dwelling	a, d
4213	12	12 CLAREMONT AVENUE	Dwelling	Section 3
4213	22	4 GEORGE STREET	Dwelling	d
4213	23	2 GEORGE STREET	Vacant Land	c
4215	1	WALNUT CRS.& ROSWELL	Nursing School	a, b, d
106	15	311 BAY AVENUE	Nursing School	d

CRITERIA FOR REHABILITATION AREA DETERMINATION

This section of the report considers whether or not the statutory criteria for “an area in need of rehabilitation” designation are met in the study area.

Pursuant to N.J.S.A. §40A:12A-14(a), a delineated study area may be designated in need of rehabilitation by a municipality if it is determined that a program of rehabilitation, as defined by section 303 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions. A Rehabilitation Study Area can be investigated as a whole, and every individual parcel does not need to meet the specific criteria. A delineated area may be determined to be in need of rehabilitation if:

- (1) A significant portion of structures therein are in a deteriorated or substandard condition;
- (2) More than half of the housing stock in the delineated area is at least 50 years old;
- (3) There is a pattern of vacancy, abandonment or underutilization of properties in the area;
- (4) There is a persistent arrearage of property tax payments on properties in the area;
- (5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

EVALUATION

The following presents how the Study Area meets one or more of the Rehabilitation Area criteria described above.

Criteria 1: *A significant portion of the structures are in a deteriorated or substandard condition.*

This criteria is satisfied. The findings of the preceding Area in Need of Redevelopment Study show that where 11 of the properties are occupied by structures (Nursing School, Parking Deck and Residences), 7 meet redevelopment criteria “a,” for having buildings which are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions.

Criteria 2: *More than half the housing stock in the delineated area is at least 50 years old.*

This criteria is satisfied. One Hundred (100) percent of the housing stock in the HUMC/Mountainside Hospital Study Area is fifty years old or older. All of the dwellings in the Study Area were built before 1920, while the oldest was built in 1877.

Age of Housing Stock				
Block	Lot	Location	Use	Date Built
4207	30	34 SHERWOOD STREET	Dwelling	1877
4207	31	32 SHERWOOD STREET	Dwelling	1910
4213	7	16 WALNUT CRESCENT	Dwelling	1912
4213	8	18 WALNUT CRESCENT	Dwelling	1912
4213	9	20 WALNUT CRESCENT	Dwelling	1907
4213	10	22 WALNUT CRESCENT	Dwelling	1910
4213	11	8 CLAREMONT AVENUE	Dwelling	1907
4213	12	12 CLAREMONT AVENUE	Dwelling	1907
4213	22	4 GEORGE STREET	Dwelling	1917

Criteria 3: *There is a pattern of vacancy, abandonment or underutilization of properties.*

This criteria is satisfied. Out of nine (9) total dwellings, three dwellings are unoccupied and two dwellings are partially occupied (only one of the two-family units are utilized.) There are also seven (7) vacant lots, which have remained so for a period of 5 to 10 years. Finally, the 92,000 square foot School of Nursing is nearly completely vacant, with the remaining services slated to be out of the building in the Spring of 2015. An entire wing of the building (former dormitories) has been abandoned since the 1980s.

Criteria 6: **A majority of the water and sewer infrastructure in the area is at least 50 years old and is in need of repair or substantial maintenance.**

This criteria is satisfied. Pursuant to the attached correspondence dated: April 7, 2015 from the Montclair Borough Engineer, the water distribution and sanitary sewer collection infrastructure in the study area meets this criteria. According to the engineer, there have been no major upgrades to the systems since their establishment in 1910 and 1912 respectively.

CONCLUSION

The study was prepared on behalf of the Montclair Township and Borough of Glen Ridge to determine whether an area located within the Montclair Township and Borough of Glen Ridge qualifies as “an area in need of rehabilitation” in accordance with N.J.S.A. §40A:12A-14(a). Based on the findings above, the area meets Rehabilitating Criteria “1,” “2,” “3,” and “6.” Further, a program of rehabilitation may be expected to prevent further deterioration of this infrastructure and would promote the overall development of Montclair and Glen Ridge and the broader community. Therefore the Study Area meets the statutory criteria for designation as “an area in need of rehabilitation” in accordance with the New Jersey Local Redevelopment and Housing Law.

Appendix A – Resolutions

Glen Ridge Resolution #113-14, authorizing the Study of:

- Block 35, Lot 15

Glen Ridge Resolution #71-15, authorizing the Study of:

- Block 91, Lot 1

Montclair Resolution #R-14-107, authorizing the Study of:

- Block 4215, Lot 1

Montclair Resolution #R-15-056, authorizing the Study of:

- Block 4213, Lot 1
- Block 4213, Lot 2
- Block 4213, Lot 3
- Block 4213, Lot 4
- Block 4213, Lot 5
- Block 4213, Lot 6
- Block 4213, Lot 7
- Block 4213, Lot 8
- Block 4213, Lot 9
- Block 4213, Lot 10
- Block 4213, Lot 11
- Block 4213, Lot 12
- Block 4213, Lot 22
- Block 4213, Lot 23
- Block 4207, Lot 1
- Block 4207, Lot 2
- Block 4207, Lot 30
- Block 4207, Lot 31

The
MAYOR & BOROUGH COUNCIL
of the
BOROUGH OF GLEN RIDGE
County of Essex
State of New Jersey



Monday, July 14th, 2014.

RESOLUTION NO. 113 - 14

Offered By Councilperson MURPHY
Seconded By Councilperson LISOVICZ

THE BOROUGH OF GLEN RIDGE

**RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE
THE MOUNTAINSIDE SCHOOL OF NURSING
IDENTIFIED AS BLOCK 35, LOT 15 ON THE BOROUGH OF GLEN RIDGE TAX MAP
TO DETERMINE IF IT SHOULD BE DESIGNATED AS
AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A-12A-5; **and**,

WHEREAS, the Borough Council desires to have a preliminary investigation made on certain lands and premises within the Borough of Glen Ridge to see if the area hereinafter set forth is in need of redevelopment; **and**,

WHEREAS, the Borough intends to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain.

BE IT RESOLVED, by the Council of the Borough of Glen Ridge, in the County of Essex, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize the Planning Board of the Borough of Glen Ridge to undertake a preliminary investigation as to whether the property owned by Mountainside Hospital and located between Walnut Crescent, Roswell Terrace and Bay Street and identified as Block 35, Lot 15 on the Borough Tax Map can be classified as an area in need of redevelopment; **and**,

BE IT FURTHER RESOLVED that the Planning Board of the Borough of Glen Ridge shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; **and**,

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; **and**,

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

The
MAYOR & BOROUGH COUNCIL
of the
BOROUGH OF GLEN RIDGE
County of Essex
State of New Jersey



Monday, April 27th, 2015.

RESOLUTION NO. 71 - 15

Offered By Councilperson **MURPHY**
Seconded By Councilperson

THE BOROUGH OF GLEN RIDGE

**RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE
PARCEL IDENTIFIED AS BLOCK 91, LOT 1 ON THE BOROUGH OF GLEN RIDGE
TAX MAP TO DETERMINE IF IT SHOULD BE DESIGNATED AS
AN AREA IN NEED OF REDEVELOPMENT/REHABILITATION**

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A-12A-5; **and**,

WHEREAS, the Borough Council desires to have a preliminary investigation made on certain lands and premises within the Borough of Glen Ridge to see if the area hereinafter set forth is in need of redevelopment.

BE IT RESOLVED, by the Council of The Borough Of Glen Ridge, in the County Of Essex, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize the Planning Board of The Borough Of Glen Ridge to undertake a preliminary investigation as to whether the property owned by Mountainside Hospital and located on Highland Avenue and identified as Block 91, Lot 1 on the Borough Tax Map can be classified as an area in need of redevelopment or rehabilitation; **and**,

BE IT FURTHER RESOLVED that the Planning Board of The Borough Of Glen Ridge shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; **and**,

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area; **and**,

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

Planning/Zoning 6

R-14-107

TOWNSHIP OF MONTCLAIR

RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE A PART OF MOUNTAINSIDE HOSPITAL IDENTIFIED AS BLOCK 4215, LOT 1 ON THE MONTCLAIR TOWNSHIP TAX MAP TO DETERMINE IF IT SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT

July 22, 2014

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A-12A-5; and

WHEREAS, the Township Council desires to have a preliminary investigation made on certain lands and premises within the Township of Montclair to see if the area hereinafter set forth is in need of redevelopment; and

WHEREAS, the Township intends to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and

BE IT RESOLVED, by the Council of the Township of Montclair, in the County of Essex, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize the Planning Board of the Township of Montclair to undertake a preliminary investigation as to whether the property owned by Mountainside Hospital and located between Walnut Crescent, Roswell Terrace and Bay Street and identified as Block 4215, Lot 1 on the Township Tax Map can be classified as an area in need of redevelopment; and

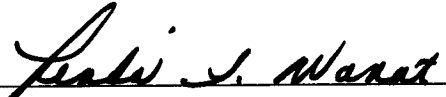
BE IT FURTHER RESOLVED that the Planning Board of the Township of Montclair shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; and

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

RECORD OF COUNCIL VOTE											
	YES	NO	ABS	N.V.	AB		YES	NO	ABS	N.V.	AB
Councilor Baskerville	✓					Councilor Schlager	✓				
Councilor Hurlock	✓					Councilor Spiller	✓				
Councilor McMahon	✓					Mayor Jackson	✓				
Deputy Mayor Russo	✓										
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the Council of the Township of Montclair, in the County of Essex, at its meeting held on July 22, 2014.



 Linda S. Wanat
 Clerk of the Township of Montclair, N.J.

Planning Board

R-15-056

TOWNSHIP OF MONTCLAIR

RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE CERTAIN PROPERTIES IN THE VICINITY OF HACKENSACK UNIVERSITY MEDICAL CENTER/MOUNTAINSIDE HOSPITAL TO DETERMINE IF THEY SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT OR AN AREA IN NEED OF REHABILITATION

March 10, 2015

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A-12A-5; and

WHEREAS, the Township Council desires to have a preliminary investigation made on certain lands and premises within the Township of Montclair to see if the areas hereinafter set forth is in need of redevelopment and/or in need of rehabilitation; and

WHEREAS, the Township intends to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain; and

BE IT RESOLVED, by the Council of the Township of Montclair, in the County of Essex, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize the Planning Board of the Township of Montclair to undertake a preliminary investigation as to whether the properties identified as the following on the Montclair Township Tax Map can be classified as an area in need of redevelopment or an area in need of rehabilitation;

Block	Lot	Address
4213	1	2 Walnut Crescent
4213	2	4 Walnut Crescent
4213	3	6 Walnut Crescent
4213	4	8 Walnut Crescent
4213	5	12 Walnut Crescent
4213	6	14 Walnut Crescent
4213	7	16 Walnut Crescent
4213	8	18 Walnut Crescent
4213	9	20 Walnut Crescent
4213	10	22 Walnut Crescent
4213	11	8 Claremont Avenue
4213	12	12 Claremont Avenue
4213	22	4 George Street
4213	23	2 George Street
4207	1	Bay Street
4207	2	Sherwood Street
4207	30	34 Sherwood Street
4207	31	32 Sherwood Street

and;

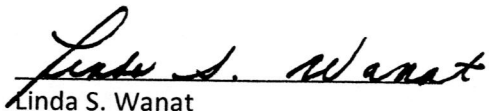
BE IT FURTHER RESOLVED that the Planning Board of the Township of Montclair shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; and

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain; and

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

RECORD OF COUNCIL VOTE											
	YES	NO	ABS	N.V.	AB		YES	NO	ABS	N.V.	AB
Councilor Baskerville		✓				Councilor Schlager	✓				
Councilor Hurlock	✓					Councilor Spiller	✓				
Councilor McMahan					✓	Mayor Jackson	✓				
Deputy Mayor Russo	✓										
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted by the Council of the Township of Montclair, in the County of Essex, at its meeting held on March 10, 2015.


 Linda S. Wanat
 Clerk of the Township of Montclair, N.J.

Appendix B – Zoning

Glen Ridge Zoning Standards - Chapter 17.12 - ZONE REGULATIONS

17.20.050 - Health care zone

- A. There is created with the borough a health care zone, the boundaries of which are set forth on the map attached to the ordinance codified in this section as Exhibit A.
- B. On and after the effective date of the ordinance codified in this section, uses formerly allowed by the former R-3 zone, but not allowed hereunder shall be nonconforming uses in the health care zone.
- C. The following uses are permitted uses in the health care zone provided the standards and restrictions set forth in subsection D of this section are complied with and site plan approval evidencing compliance with such standards and restrictions is first applied for and granted by the planning board of the borough:
 1. A hospital, as defined in Section 17.04.030, and its accessory uses directly related thereto;
 2. Ambulatory care center;
 3. Outpatient care facilities;
 4. Long-term care facility hospice;
 5. Child and adult daycare;
 6. Parking garages - Multilevel structures and parking lots (but only south of Bay Avenue);
 7. Accessory business occupancies - Medical office buildings (but only south of Bay Avenue);
 8. Kitchen - Restaurant (but only south of Bay Avenue);
 9. Bank - Automatic teller machine;
 10. Accessory buildings - Warehouse and storage;
 11. Laboratory - Research and clinical testing;
 12. Accessory retail (such as a gift shop and the sale of medical supplies) ancillary to the foregoing.
- D. The uses set forth in subsection C of this section are permitted uses in the health care zone provided the following standards and restrictions are complied with and site plan approval evidencing compliance with such standards and restrictions is first applied for and granted by the planning board of the borough:
 1. Front Yard Setback.
 2. Those portions of Bay Avenue, Highland Avenue and Hathaway Place which lie east of Highland Avenue and south of Bay Avenue: twenty feet.
 3. Those portions of Bay Avenue and Roswell Terrace which lie north of Bay Avenue: forty feet.
 4. Those portions of Highland Avenue, Bay Street and George Street which lie west of Highland Avenue: twenty feet.
 5. Side and Rear Yard Setbacks
 - a. East of Highland Avenue and south of Bay Avenue: twenty feet.
 - b. North of Bay Avenue: thirty feet.

- c. West of Highland Avenue: twenty feet.
6. Building Area (Maximum).
- a. East of Highland Avenue and south of Bay Avenue. The maximum building area shall not exceed sixty-five percent of the total area of the lands owned by the health care provider within the health care zone east of Highland Avenue and south of Bay Avenue.
 - b. North of Bay Avenue. The maximum building area shall not exceed thirty percent of the total area of the lands owned by the health care provider within the health care zone north of Bay Avenue.
 - c. West of Highland Avenue. The maximum building area shall not exceed seventy percent of the total area of the lands owned by the health care provider within the health care zone west of Highland Avenue.
7. Off-Street Parking. Throughout the health care zone, off-street parking shall be provided for a minimum of one parking or car space for each two hundred fifty square feet, or fraction thereof, of floor area of the building. A minimum of sixty percent of the required spaces must be provided within a radius of one thousand five hundred feet from the principal site as herein defined. Principal site shall be defined to include only the parcel of land on which the main building is located.
8. Maximum Height of Principal Structure.
- a. East of Highland Avenue, south of Bay Avenue and north of Hathaway Place, the height limitations shall be as set forth on the map attached to the ordinance codified in this section as Exhibit 1-A. In general, the height limitations are described as follows:
 - i. The area within Block 92, Lots 1, 2 and a portion of Lot 19 shall have a height limitation no more than fifty feet above grade. The portion of Lot 19 shall be generally defined as the area north of Block 92, Lots 1, 2 and the westerly ten feet of Lot 3 up to a distance of approximately two hundred and thirty-five feet north of the southwest corner of Lot 1, as measured parallel to Highland Avenue. The height limitation shall exclude roof structures housing mechanical or electrical equipment, provided the total floor area of such last mentioned structure does not exceed one-half of the floor area immediately below and provided the height of the roof structure equipment does not exceed ten feet.
 - ii. The area within a portion of Lot 19 of Block 92 generally located west of Lots 13, 14 and 15 of Block 92 and north of Block 92, Lots 7, 8 and the easterly twenty feet of Lot 6 shall have a height limitation no more than fifty feet above grade. The height limitation shall exclude roof structures housing mechanical or electrical equipment, provided the total floor area of such last mentioned structure does not exceed one-half of the floor area immediately below and provided the height of the roof structure equipment does not exceed ten feet.
 - iii. The area north of Lots 4, 5, the easterly forty feet of Lot 3 and the westerly thirty feet of Lot 6; and immediately adjacent to the fifty foot height limitation zones, identified above as i and ii, shall have a height limitation no more than seventy-five feet above grade. The height limitation shall exclude roof structures housing mechanical or electrical equipment, provided the total floor area of such last mentioned structure does not exceed one-half of the floor area immediately below and provided the height of the roof structure equipment does not exceed ten feet.
 - iv. The balance of Block 92, Lots 18 and 19 not contained within area i, ii and iii identified above shall have a height limitation no more than one hundred and five feet above grade. The portions of Lot 18 and 19 shall be generally defined as that area north of George Street and north of Lot 15 of Block 92. The height limitation shall exclude roof structures housing mechanical or electrical equipment, provided the total floor area of such last

mentioned structure does not exceed one-half of the floor area immediately below and provided the height of the roof structure equipment does not exceed ten feet.

- b. North of Bay Avenue. No more than thirty-five feet above grade excluding structures housing mechanical or electrical equipment, provided the total floor area of such last mentioned structure does not exceed one-half of the floor area immediately below and provided the overall building height, including the roof equipment, does not exceed forty-five feet.
- c. West of Highland Avenue. No more than sixty feet above grade excluding structures housing mechanical or electrical equipment, provided the total floor area of such last mentioned structure does not exceed one-half of the floor area immediately below and provided the overall building height, including the roof equipment, does not exceed seventy feet.

Montclair Zoning Standards - Chapter 347

R1 - One-Family Zone

Principle Uses. The following principal uses are permitted:

- A. One-family detached dwellings.
- B. Carriage houses, where qualifying as permitted uses in § 347-9.
- C. Municipal facilities, subject to Planning Board site plan review.

Conditional Uses. The following conditional uses may be permitted:

- A. Carriage houses, where permitted as conditional uses in § 347-9.
- B. Private and public schools, under the conditions in § 347-12.
- C. Museums, subject to the following conditions:
 - 1. Minimum lot size of one acre.
 - 2. Minimum off-street parking for assembly areas:
 - (a) With fixed seating: one space per three seats.
 - (b) With no fixed seating: one space per 20 square feet net floor area.
 - 3. Parking areas and driveways shall be set back at least 10 feet from property lines, with the intervening areas landscaped with evergreens to form an effective visual screen at the time of planting.
 - 4. Parking areas shall not be lit except during the time of use of assembly facilities.
 - 5. The property shall front on a street having a pavement width of at least 38 feet.

Accessory Uses. The following accessory uses are permitted:

- A. Garages appurtenant to a residential use.
- B. Off-street parking for not more than four vehicles, except in the case of conditional uses.
- C. Swimming pools.
- D. Tennis courts and platform tennis courts, subject to Planning Board determination of the adequacy of screening from adjoining residential properties. Lighting for night use is not permitted unless completely shielded from public streets and other residential properties.

- E. Home occupations not involving the servicing of customers or clients on the premises, and subject to the following regulations, to assure that such accessory use remains incidental to the principal use and will not adversely affect the residential character of the area:
1. Any such occupation shall not substantially alter or change the character of the premises or give an appearance that the premises are being used for other than residential occupancy. There must be no physical features or arrangements not customary in buildings intended for residential use only.
 2. The parking of automobiles caused by such use shall not interfere with the public use of adjoining streets and shall not be sufficient to inconvenience the neighbors by occupying a large part of nearby curb space.
 3. Such use shall be limited to 15% of the total floor area of the principal building or not more than 25% of the area of any one floor.
 4. There shall be no display of any commodity or advertising on the premises, nor shall any commodity be sold from the premises.
 5. No manufacturing of goods or storage of material shall take place on the premises.
 6. It shall not be permissible to stock or store any type of merchandise.
 7. The maximum permissible employment shall be one part-time (not over 30 hours per week) person, employed only in conjunction with the operation of a professional practice.
 8. Not more than two resident occupants of the dwelling may be employed in the operation of any domestic craft.
 9. No sign will be permitted or other indication of the nature of the accessory use.
 10. The operation or use of machinery for other than customary household purposes shall not be permitted.
 11. Clerical work from the home in connection with an insurance, real estate or similar business is not considered an accessory use, unless the occupant has a legally established office elsewhere which is in regular use for this business, and under no circumstances shall the address of the business be established as the home address.
 12. The following occupations carried on commercially, among others, shall be excluded from the classification of accessory uses:
 - (a) Experimentation within a structure or on the premises by use of chemicals or other means which may be hazardous.
 - (b) Operation of a job (carpentry, plumbing, electrical or other similar business) from within a structure or from or on the premises; photographic studio.
 - (c) Repairing of automobiles or other vehicles, furniture, radios, doing carpentry or similar work and the repairing of mechanical equipment.
- F. Other accessory uses customarily associated with principal and conditional uses permitted in this zone.
- G. A family day-care home for children, provided that such home has been registered with the State of New Jersey Division of Youth and Family Services pursuant to the Family Day Care Provider Registration Act of 1987^[1] and subject to the following regulations to assure that such accessory use will not adversely affect the residential character of the area:

1. Any such occupation shall not substantially alter or change the character of the premises or give an appearance that the premises are being used for other than residential occupancy. There must be no physical features or arrangements not customary in buildings intended for residential use only.
2. The parking of automobiles caused by such use shall not interfere with the public use of adjoining streets and shall not be sufficient to inconvenience the neighbors by occupying a large part of the nearby curb space.

Height and Setbacks (Principal Structures). Height and setback of principal structures shall be as follows:

- A. Maximum height and number of stories.
 1. Maximum height: 35 feet.
 2. Maximum number of stories: 2 1/2.
- B. Front yard setback.
 1. Minimum front yard setback for interior lots: 25 feet, except that, where the average front yard setback of existing buildings is greater, such greater setback shall apply. The average setback shall be calculated using the front yard setbacks of the four nearest principal structures, two on either side of the lot in question, and within the same block and zoning district.
 2. Minimum front yard setback for corner lots: 25 feet from each street, except that, where the average front yard setback of existing structures is greater, such greater setback shall apply. The average front yard setback shall be calculated using the front yard setbacks of the two nearest principal structures on the respective street frontage and within the same block and zoning district. Corner lots shall have front yard setbacks along each street frontage.
- C. Side yard setback.
 1. Minimum side yard setbacks for interior lots: six feet for one yard and 10 feet for the other yard.
 2. Minimum side yard setback for corner lots: six feet.
 3. Additions to existing buildings shall comply with the side yard setbacks of six feet for one yard and 10 feet for the other yard for interior lots, and the setback of six feet for corner lots.
 4. The maximum permitted width of a principal structure shall be 65% of the width of the lot frontages at any one point measured parallel to the street line.
 - (a) For building additions which widen the existing principal structure, the maximum permitted width shall apply to the width of the expanded structure, including the addition.
 - (b) For building additions which do not widen the existing principal structure, the maximum permitted width shall apply to the building addition only.
- D. Minimum rear yard: 25 feet or 25% of the depth of the lot, whichever is greater.
- E. The maximum building coverage shall be 25%.

Height and setback (Accessory Structures) of accessory structures shall be as follows:

- A. Maximum height: 15 feet.
- B. Side yard setback.
 1. Minimum side yard setback for interior lots: six feet.

2. Minimum side yard setback for corner lots: six feet for one yard and 28 feet for the yard adjacent to the side street.
- C. Minimum rear yard setback: six feet.
- D. (Reserved)
- E. Setback for accessory structures, parking areas and driveways shall be the same as for R-O(a) Zone.

R2 - Two-Family Zone

Principle Permitted Uses. The following principal uses are permitted in the R-2 Two-Family Zone:

- A. One-family detached dwellings.
- B. Two-family detached dwellings.
- C. Municipal facilities, subject to site plan review by the Planning Board.

Conditional Uses. The following conditional uses may be permitted in the R-2 Two-Family Zone:

- A. Private and public schools, under the conditions in § 347-12.
- B. Churches in separate buildings, subject to the following conditions:
 1. The premises shall have frontage on a street having pavement width of at least 30 feet.
 2. The premises shall have a minimum lot area of 10,000 square feet.
 3. Off-street parking shall be provided in the amount of at least one space for every eight seats, or one space for each 16 feet of seating capacity if benches rather than seats are used, with adequate landscaped screening from adjoining residential properties.
 4. The proposed use will not have a substantial adverse effect on the adjoining residential properties or on the traffic circulation in the area.
- C. Charitable institutions except hospitals, subject to the following conditions:
 1. The use will not have a substantial adverse effect on the adjacent residential properties.
 2. The traffic generated by the use will not have a substantial adverse effect on the traffic pattern in the area.
 3. Off-street parking shall be provided for at least the staff members of the institution, with adequate landscaped screening from adjoining residential properties.

Accessory Uses. The following accessory uses are permitted in the R-2 Two-Family Zone:

- A. Garages appurtenant to residential use.
- B. Off-street parking for one-family dwellings for not more than four vehicles.
- C. Off-street parking for two-family dwellings for not more than five vehicles.
- D. Swimming pools.
- E. Other accessory uses customarily associated with principal and conditional uses permitted in this zone.
- F. Home occupations, under the conditions in § 347-31E.

G. Family day-care homes for children as provided in § 347-31G.

Lot Size Requirements

- A. When a new lot is formed from part of a parcel of land on which there is an existing building, the lot size, setback and bulk requirements hereunder must be maintained for the existing building, and the new lot and any proposed new buildings must also comply with these requirements.
- B. When a new lot is formed so as to include within its boundaries any part of a former lot on which there is an existing principal building, for the purpose of this chapter such new lot shall be deemed to embrace only so much of such former lot as would not be required to be included in such former lot to permit the erection thereon of the existing principal building.
- C. In no case shall a new lot be formed from part of a parcel of land on which there exists a principal residential building in any single- or two-family zone if the lot is to be positioned so that a structure erected thereon would disturb the uninterrupted frontage of the existing residential building to the street on which said new lot or lots are to front.
- D. The Minimum Standard Width of Lot Map, as amended, hereby is adopted and made a part of this chapter. [1]
- E. The minimum lot sizes and areas in R-O, R-O(a), R-1 and R-2 Zones shall conform to the minimum lot sizes and areas prescribed in this chapter, or if there is no such zoning requirement for the district in which such lot or lots are located, the width of such proposed lot or lots shall conform to the widths set forth in the Minimum Standard Width of Lot Map appended to this chapter. The depth of such proposed lot or lots shall conform to the following requirements:
 - 1. Where the existing street pattern has been established and there is no opportunity for interior block subdivision, the depth of all newly created lots shall be in keeping with the established lot depth, as defined in § 347-2

Lot Width (inches)	Minimum Lot Depth (feet)
50 to 60	110
61 to 70	110
71 to 80	120
81 to 90	125
91 to 100	130
101 and over	140

F. The minimum lot sizes and areas in R-3, OR-3, R-4, OR-4, C-1, C-2 and NC Zones shall conform to the minimum lot sizes and areas prescribed in this chapter

Height and Setback Of Principal Structures. Height and setback of principal structures shall be the same as in the R-1 Zone. As follows:

Height and Setback Of Accessory Structures; Parking Areas And Driveways. Height and setback of accessory structures and parking areas and driveways shall be the same as in the R-1 Zone.