

# The Herald News

Friday, June 25, 2021

## Clarus Glen Ridge luxury rental community to open for leasing in July



*Clarus Glen Ridge will deliver a collection of 110 modern rental residences and lavish amenities to the desirable borough of Glen Ridge. PHOTO COURTESY OF JMF PROPERTIES*

JMF Properties announced its newest residential community, Clarus Glen Ridge, is nearing completion, with a July grand opening expected.

Located on Baldwin Avenue, just steps from downtown Montclair and NJ TRANSIT's Bay Street train station, Clarus Glen Ridge will soon deliver a collection of 110 modern rental residences and lavish amenities to the desirable borough of Glen Ridge.

Renters will enjoy the acclaimed "Clarus" lifestyle, an upscale brand created by JMF Properties Founder and Principal Joe Forgione that offers residents plush living spaces, exquisite finishes, and a curated collection of amenities that go above and beyond the industry standard for luxury and service.

Prospective renters are invited to join the Clarus Glen Ridge wait list at [www.ClarusGlenRidge.com](http://www.ClarusGlenRidge.com). Those on the list will be among the first invited to take a private tour of the building and the first to receive information on the community's generous grand opening prices.

“We are excited to announce that we will soon be introducing a brandnew residential option to this charming, historic Essex County borough with the launch of leasing at Clarus Glen Ridge,” Forgione said. “Glen Ridge is the perfect location for the newest addition to our Clarus series of luxury rental properties. You can walk to shops, restaurants, parks, cultural attractions and mass-transit in downtown Montclair, but when you walk home you return to a quiet, relaxed suburban neighborhood, completely insulated from the hustle and bustle. A lot of thought went into customizing every single detail of this community and we are counting the days until we can officially announce its debut.”

Clarus Glen Ridge was designed to provide its residents a luxury lifestyle experience that incorporates the best aspects of urban and suburban living.

It will soon offer renters a selection of one- and two-bedroom residences with features that go well above and beyond what is typically offered in modern luxury rental communities.

JMF’s elevated take on sophisticated living is particularly unmistakable in the gourmet kitchens at Clarus Glen Ridge, where renters will enjoy features such as a gas range with Faber® Cristal Collection vented hood, quartz countertops with undermount stainless-steel sinks, European-style, two-tone cabinetry, and stainless-steel appliances. Additional details found throughout the homes include 9’ ceilings, energy-efficient LED light fixtures, seven-inch composite plank floors, in-unit washer and dryer, oversized windows with custom shades, a high-performance heating and cooling system designed to keep residents’ climate control costs down, and spa-like baths with marble floors, walls and accents.

Den units and private outdoor space will be available in select homes.

Residents of Clarus Glen Ridge will have access to a full complement of amenities, starting with an incredible, cutting-edge wellness center. The wellness center includes state-of-the-art exercise equipment with touch consoles, cycling, TRX suspension training, a heavy bag, kettlebells and more. A separate personal training studio gives residents access to Echelon Reflect Touch touchscreens with both live streaming and on-demand training classes, including Zumba, yoga, kickboxing, strength, and cardio-focused workouts from a variety of certified trainers.

Other luxe amenities include a central lobby and lounge with hospitality-inspired finishes and a two-sided fireplace, reading lounge, parlor with gas fireplace and wet bar, business center, theatre room, and billiards room with vintage billiards table. Outside, residents will be able to enjoy a courtyard with seating areas, firepit, grills and more. The Clarus Glen Ridge emphasis on luxury will extend to the community’s four-legged friends as well, with an expansive dog park that spans 300 feet in length. On-site covered parking, car charging stations, storage lockers, bike storage, 24/7 maintenance, and other conveniences and services will also be available to residents.

JMF Properties updated its planned amenity and floorplan offering even while construction was underway to accommodate modern lifestyle needs.

For residents who choose to work from home, conference rooms and private work spaces were added to the business center and layouts were redesigned to include more units with dens. The parking garage was reconfigured as well to provide each unit with up to two parking spaces with direct access to their floor, creating a very safe, convenient environment where residents who choose to continue the practice of social distancing can comfortably do so.

Clarus Glen Ridge is the second community by JMF Properties to carry the “Clarus” brand name. Its predecessor, Clarus Maplewood, is a multiple award-winning community that captured the 2018 “Community of the Year” honors for mixed-use communities from the Metropolitan Builders & Contractors Association and is the first community in New Jersey to earn the prestigious WELL Certification – Gold Level by the International WELL Building Institute™, which recognizes buildings designed to enhance the health and wellness of its occupants.

Taking its cue from the property Latin name, which means “clear” or “bright”, it emphasizes light-filled residences, exquisite finishes and curated amenities that brighten each resident’s day, day in and day out. Clarus Glen Ridge residents will enjoy an upscale atmosphere, elegant design, and exquisite finishes similar to what Clarus Maplewood offers.

Glen Ridge is a charming borough of a little over 7,000 residents in suburban Essex County, about 14 miles from Manhattan. It is known for its tree-lined streets lit by elegant gas lamps and its top-notch public schools, ranked highly by the ratings websites Niche.com and Greatschools.

org. The Glen Ridge Historic District comprises over 90 percent of Glen Ridge and runs the entire length of the Borough. It includes some of the most well-preserved examples of residential architecture from the turn of the 19th Century. New York City is about 35 minutes away by train. Route 3 and the Garden State Parkway are both easily accessible.

Glen Ridge is home to a number of neighborhood businesses, including a coffee shop, restaurants, a nail salon, a yoga studio, and local landmarks such as Glen Gazebo, overlooking the lush green park at Toney’s Brook.

Neighboring Montclair offers a vibrant shopping and dining scene, museums, galleries and popular annual events such as the Montclair Film Festival and the Montclair Jazz Festival.

For more information on Clarus Glen Ridge, visit [www.jmfrentals.com](http://www.jmfrentals.com).

# Homes | On the Market

## Clarus Glen Ridge luxury rental community to open for leasing in July

**J**MF Properties announced its newest residential community, Clarus Glen Ridge, is nearing completion, with a July grand opening expected.

Located on Baldwin Avenue, just steps from downtown Montclair and NJ TRANSIT's Bay Street train station, Clarus Glen Ridge will soon deliver a collection of 110 modern rental residences and lavish amenities to the desirable borough of Glen Ridge. Renters will enjoy the acclaimed "Clarus" lifestyle, an upscale brand created by JMF Properties Founder and Principal Joe Forjione that offers residents plush living spaces, exquisite finishes, and a curated collection of amenities that go above and beyond the industry standard for luxury and service.

Prospective renters are invited to join the Clarus Glen Ridge wait list at [www.ClarusGlenRidge.com](http://www.ClarusGlenRidge.com). Those on the list will be among the first invited to take a private tour of the building and the first to receive information on the community's generous grand opening prices.

"We are excited to announce that we will soon be introducing a brand-new residential option to this charming, historic Essex County borough with the launch of leasing at Clarus Glen Ridge," Forjione said. "Glen Ridge is the perfect location for the newest addition to our Clarus series of luxury rental properties. You can walk to shops, restaurants, parks, cultural attractions and mass-transit in downtown Montclair, but when you walk home you return to a quiet, relaxed suburban neighborhood, completely insulated from the hustle and bustle. A lot of thought went into customizing

every single detail of this community and we are counting the days until we can officially announce its debut."

Clarus Glen Ridge was designed to provide its residents a luxury lifestyle experience that incorporates the best aspects of urban and suburban living. It will soon offer renters a selection of one- and two-bedroom residences with features that go well above and beyond what is typically offered in modern luxury rental communities.

JMF's elevated take on sophisticated living is particularly unmistakable in the gourmet kitchens at Clarus Glen Ridge, where renters will enjoy features such as a gas range with Faber® Cristal Collection vented hood, quartz countertops with undermount stainless-steel sinks, European-style, two-tone cabinetry, and stainless-steel appliances. Additional details found throughout the homes include 9' ceilings, energy-efficient LED light fixtures, seven-inch composite plank floors, in-unit washer and dryer, oversized windows with custom shades, a high-performance heating and cooling system designed to keep residents' climate control costs down, and spa-like baths with marble floors, walls and accents. Den units and private outdoor space will be available in select homes.

Residents of Clarus Glen Ridge will have access to a full complement of amenities, starting with an incredible, cutting-edge wellness center. The wellness center includes state-of-the-art exercise equipment with touch consoles, cycling, TRX suspension training, a heavy bag, kettlebells and more. A separate personal training studio gives residents access to Echelon Reflect Touch touchscreens with both



PHOTO COURTESY OF JMF PROPERTIES

**Clarus Glen Ridge will deliver a collection of 110 modern rental residences and lavish amenities to the desirable borough of Glen Ridge.**

live streaming and on-demand training classes, including Zumba, yoga, kickboxing, strength, and cardio-focused workouts from a variety of certified trainers.

Other luxe amenities include a central lobby and lounge with hospitality-inspired finishes and a two-sided fireplace, reading lounge, parlor with gas fireplace and wet bar, business center, theatre room, and billiards room with vintage billiards table. Outside, residents will be able to enjoy a courtyard with seating areas, firepit, grills and more. The Clarus Glen Ridge emphasis on luxury will extend to the community's four-legged friends as well, with an expansive dog park that spans 300-feet in length. On-site covered parking, car charging stations, storage lockers, bike storage, 24/7 maintenance, and other conveniences and services will also be available to residents.

JMF Properties updated its planned amenity and floorplan offering even while construction was underway to

accommodate modern lifestyle needs. For residents who choose to work from home, conference rooms and private work spaces were added to the business center and layouts were redesigned to include more units with dens. The parking garage was reconfigured as well to provide each unit with up to two parking spaces with direct access to their floor, creating a very safe, convenient environment where residents who choose to continue the practice of social distancing can comfortably do so.

Clarus Glen Ridge is the second community by JMF Properties to carry the "Clarus" brand name. Its predecessor, Clarus Maplewood, is a multiple award-winning community that captured the 2018 "Community of the Year" honors for mixed-use communities from the Metropolitan Builders & Contractors Association and is the first community in New Jersey to earn the prestigious WELL Certification – Gold Level by the International WELL

Building Institute™, which recognizes buildings designed to enhance the health and wellness of its occupants. Taking its cue from the property Latin name, which means "clear" or "bright", it emphasizes light-filled residences, exquisite finishes and curated amenities that brighten each resident's day, day in and day out. Clarus Glen Ridge residents will enjoy an upscale atmosphere, elegant design, and exquisite finishes similar to what Clarus Maplewood offers.

Glen Ridge is a charming borough of a little over 7,000 residents in suburban Essex County, about 14 miles from Manhattan. It is known for its tree-lined streets lit by elegant gas lamps and its top-notch public schools, ranked highly by the ratings websites Niche.com and GreatSchools.org. The Glen Ridge Historic District comprises over 90 percent of Glen Ridge and runs the entire length of the Borough. It includes some of the most well-preserved examples of residential architecture from the turn of the 19th Century. New York City is about 35 minutes away by train. Route 3 and the Garden State Parkway are both easily accessible.

Glen Ridge is home to a number of neighborhood businesses, including a coffee shop, restaurants, a nail salon, a yoga studio, and local landmarks such as Glen Gazebo, overlooking the lush green park at Toney's Brook. Neighboring Montclair offers a vibrant shopping and dining scene, museums, galleries and popular annual events such as the Montclair Film Festival and the Montclair Jazz Festival.

For more information on Clarus Glen Ridge, visit [www.jmffrentals.com](http://www.jmffrentals.com).