

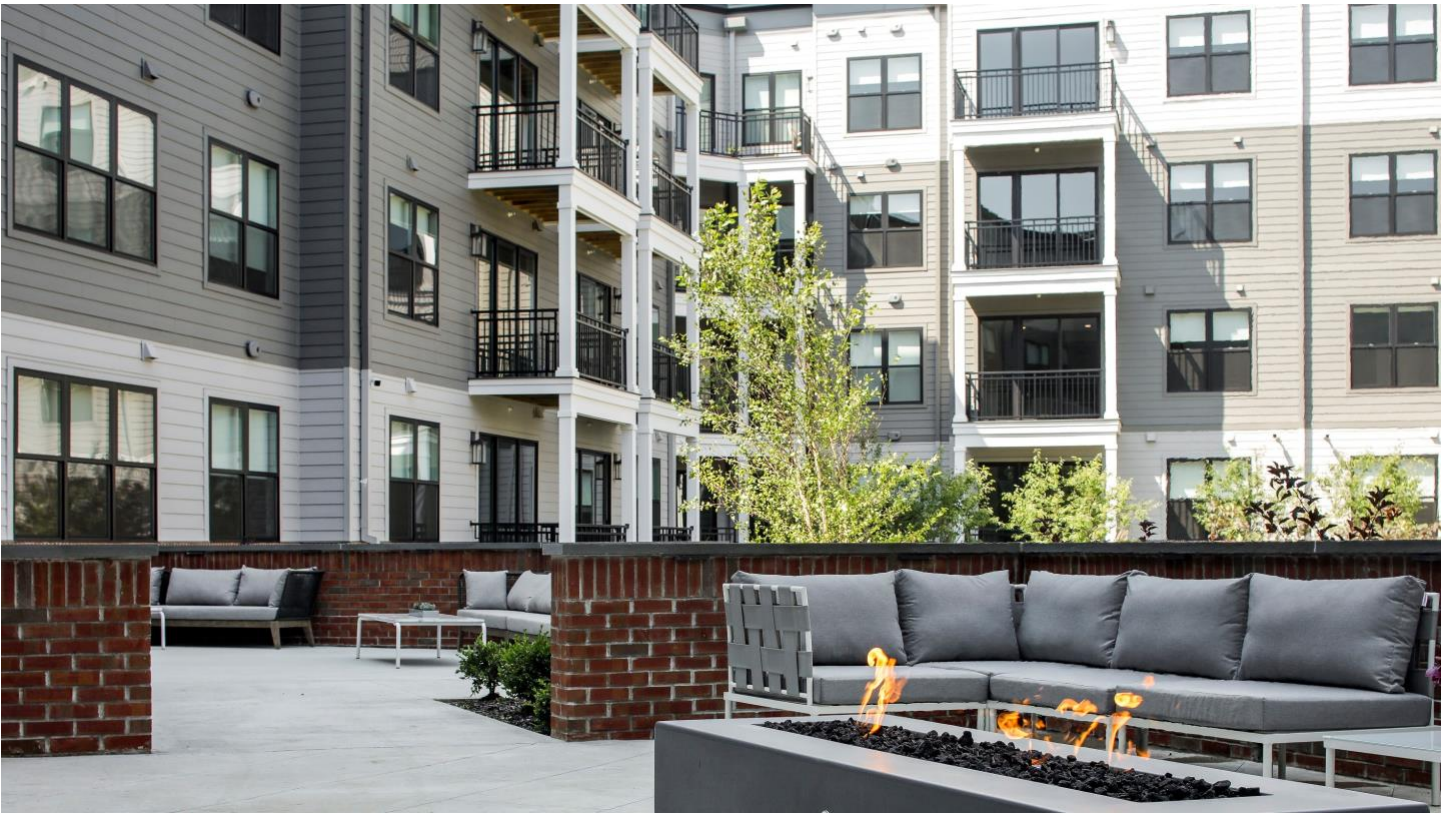


Montclair, NJ

Monday, September 20, 2021

Clarus Glen Ridge Luxury Rental Community Now Open For Leasing

Second Community in JMF Properties' Upscale Clarus Brand Delivers 110 Residences on the Border of Montclair and Glen Ridge



GLEN RIDGE, NJ – Leasing is now underway at Clarus Glen Ridge, the highly-anticipated collection of 110 modern rental residences on the border of Glen Ridge and Montclair, developer JMF Properties announced today.

As only the second community to carry the prestigious “Clarus” brand name created by JMF Properties Founder and Principal Joe Forgione, Clarus Glen Ridge offers its residents a lifestyle that emphasizes luxury, comfort, convenience, health and well-being. A curated collection of amenities, plush interior spaces and exquisite finishes were designed to exceed all the needs and desires of today’s sophisticated renter.

The community’s location next to NJ TRANSIT’s Bay Street station and a short walk from downtown Montclair combines commuting convenience with access to a variety of gourmet restaurants, boutique shops, cafes, galleries and cultural attractions.



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Clarus Glen Ridge opens with nearly 50 percent of the residences already leased during a special early leasing period. One- and two-bedroom residences are currently available at monthly rental rates starting from \$2,595. Limited-time grand opening incentives are available. For more information, visit www.ClarusGlenRidge.com or call 973-354-5555 to schedule a private tour.

“Clarus Glen Ridge builds on the tremendous popularity of our first ‘Clarus’ community, Clarus Maplewood, but on a grander scale with more amenities and luxuries,” Mr. Forgione said. “We designed this community to offer residents a complete lifestyle package, and the opportunity to take advantage of everything Glen Ridge and Montclair offers. The result is a product that brings a new housing type to the area and sets a new standard for luxury living, one that we are thrilled to showcase to prospective renters now that the community is officially open.”

Located on Baldwin Avenue in the historic borough of Glen Ridge, Clarus Glen Ridge features an elevated take on sophisticated rental living, with every last detail scrutinized from the inside out during the development process.

The community’s gourmet kitchens feature 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 are available in select homes.



The generous amenity package at Clarus Glen Ridge starts with access to the community’s cutting-edge wellness center, where state-of-the-art exercise equipment with touch consoles, cycling, TRX® suspension training, a heavy bag, kettlebells and more are available. 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.

Additional 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 enjoy a courtyard with seating areas, outdoor dining, a firepit and grills. An expansive dog park that spans more than 300 feet in length gives the community’s four-legged friends plenty of space to frolic. On-site covered parking, car charging stations, storage lockers, bike storage, and 24/7 maintenance round out the services and conveniences available to residents. Up to two parking spaces per unit are available and the parking garage offers residents direct access to their floor.

The amenities, residences, and interior spaces at Clarus Glen Ridge were inspired by Clarus Maplewood, the 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’s Latin name, which means “clear” or “bright”, JMF’s Clarus brand communities emphasize light-filled residences, exquisite finishes and curated amenities that brighten each resident’s day, day in and day out. Residents enjoy an upscale atmosphere, elegant design, and exquisite finishes throughout each community.



The Clarus Glen Ridge lifestyle is enhanced by the community's location in Glen Ridge, a charming borough of a little over 7,000 residents known for its tree-lined suburban streets lit by elegant gas lamps, as well as its top-notch public schools rated 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 boasts a vibrant atmosphere, offering excellent shopping and dining, as well as popular annual events such as the Montclair Film Festival and the Montclair Jazz Festival.

"Clarus Glen Ridge residents can walk to the many restaurants, parks, and cultural attractions that downtown Montclair is known for, but when they return home, they are in a quiet, relaxed suburban neighborhood away from the hustle and bustle," Mr. Forgione said. "It really is the best of both worlds."

For more information on Clarus Glen Ridge, visit www.ClarusGlenRidge.com. For more information on JMF Properties, visit www.jmfproperties.com.

About JMF Properties



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Under the leadership of Joseph M. Forgione and his 25 years of experience in the industry, JMF Properties has developed a reputation for creating residential, retail, and mixed-use communities of lasting value in some of the state's most desirable locations. Mr. Forgione has developed more than 2,500 residential units and multiple commercial and retail properties during his career, with more than a dozen current projects totaling over 3.5 million square feet of retail and 1,800 residential units, with another 3 million square feet under development. Projects range from transit-oriented developments to urban and suburban retail centers to sprawling office parks.

As a former long-time Commissioner of the New Jersey Sports and Exposition Authority, a graduate of civil engineering, and a member of the New Jersey Civil Engineers, Mr. Forgione understands the unique responsibilities and needs of all stakeholders involved in the development process, including local government officials, architects, construction managers, investment partners, community members and end users. This holistic approach to development has been vital to JMF's success, allowing the company to identify under-valued assets, forge strategic partnerships, and develop dynamic residential and retail properties that enhance their host communities, including the first residential community designed for WELL certification in New Jersey.

Mr. Forgione believes in good corporate citizenship. He is a founding board member of REED Academy School for Autistic Children in Oakland, NJ and a long-term fundraiser for Employment Horizons Corp, an organization that employs men and women who are autistic or physically or mentally challenged. He constructed and donated five homes for Arc/Morris County chapter and recently constructed a group home for Cerebral Palsy of New Jersey, which he donated to the organization in 2020. www.jmfproperties.com.

