

MM - Glen Ridge Borough

7/28/82

re-examination report and amendments  
to official master plan of twp of Glen Ridge

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RE-EXAMINATION REPORT AND AMENDMENTS  
TO THE OFFICIAL MASTER PLAN  
OF  
THE TOWNSHIP OF GLEN RIDGE BOROUGH  
ADOPTED BY THE PLANNING BOARD  
AFTER PUBLIC HEARING  
JULY 28, 1982

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TOWNSHIP OF GLEN RIDGE BOROUGH

1982

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## INTRODUCTION

N.J.S.A. 40:55D-89 requires that municipalities provide for a general re-examination of their Master Plan at least once every six years. Even though Glen Ridge did not adopt its Master Plan until June 7, 1978, the effective date of the law was August 1, 1976 requiring a re-examination to be complete by August 1, 1982.

The members of the Glen Ridge Planning Board reviewed the Master Plan and a committee of the Board reviewed the Master Plan at a work session on July 14, 1982.

A formal public hearing was held on July 28, 1982. At that Public Hearing the Board adopted the following amendments to the Master Plan.

All information and comments relating to changes, trends and objectives are relative to the period June 7, 1978 through July 28, 1982.

POPULATION GROWTH  
AND  
DEVELOPMENT TRENDS

The 1980 census indicates a total population of 7855 a decline from 1970 census of 8517. The 1980 census also shows 2060 family units with an average of 3.17 persons per household.

Home Buildings

Three single family dwellings were constructed within this period.

MASTER PLAN

Accomplishment of Objectives

1. The major objectives 1 through 5 remain valid. Since the adoption of the Master Plan only two zoning ordinance amendments were passed and these pertained to yards to provide fire separation which was an oversight in the original ordinances.

2. One major non residential development was presented to the Board for Site Plan Review. This was the proposed conversion of the Mount Carmel School on Glen Ridge Avenue and Baldwin Street into a Medical Office Condominium.

Approval was given for this development utilizing the provisions of the Glen Ridge Land Use Ordinance which was adopted on May 25, 1981.

3. The Con-Rail Montclair Branch Railroad is presently under reconstruction including renovation of its Electric Power System. The station and platform areas of the station at Ridgewood Avenue and Darwin Place is also undergoing reconstruction by New Jersey Transit.

4. The concept of Historic Districting became a reality for Glen Ridge with an Historic District within the Township being listed in the New Jersey Register of Historic Places in OCTOBER 1980. That portion of the Township approximately between Bay Avenue and Maolis Avenue falls within this District.

Application has also been made to include this district within the National Register of Historic Places.

The feasibility of an Historic District Ordinance will be studied by the Planning Board.

#### UTILITY SERVICE IMPROVEMENTS

##### Water System

The Township has installed 7000 feet of new 8" water main and 900 feet of new 12" water main in the center of town to replace old 6" mains in order to improve circulation and fire protection.



The Township received a permit from the New Jersey Department of Environmental Protection to utilize the Mountainside Hospital Well No. 2. This well now supplies approximately 35% of the total water needs of Glen Ridge.

The North Jersey District Water Supply Commission which provides Glen Ridge with a portion of its water, put its new filtration plan into operation in 1981.

The Passaic Valley Sewerage Commission which operates the treatment plant on Newark Bay and which treats all Glen Ridge liquid wastes put its new treatment plant in operation also in October 1981.

#### ROADWAY IMPROVEMENTS

A Contractor is presently resurfacing those streets where water mains were installed namely: Sherman Avenue between Baldwin Street and Belleville Avenue, Herman Street, Rudd Court, High Street, Hillside Avenue between Bloomfield Avenue and Belleville Avenue, Park Avenue and Edgewood Road. This is being done with the Aid of a Federal Grant.

Glen Ridge is also in the process of applying to the State Department of Transportation for Transportation Bond Issue funds to complete the resurfacing of Midland Avenue.

## PUBLIC SAFETY IMPROVEMENTS

The present location of Public Safety facilities is deemed to be adequate for the Township.

The Township has a capital improvement budget to provide for the upgrading of public safety facilities.

N.J.S.A. 40:55 D-89a

"The major problems and objectives relating to land development in the Municipality at the time of such adoption" (June 7, 1978).

There were no subdivision or site plan regulations in effect at the time of adoption of the Master Plan. However, prior to the adoption of such regulations no subdivision or site plan applications had been submitted.

N.J.S.A. 40:55D-89b

The extent to which such problems and objectives have been reduced or have increased subsequent to June 7, 1978.

Ordinance No. 1050 which was adopted May 25, 1981 established requirements for subdivision applications and site plan review.

N.J.S.A. 40:55D-89c

" The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation and natural resources and changes in state, county and municipal policies and objectives".

1. The Township of Glen Ridge Borough has remained as it was when the Master Plan was adopted. Glen Ridge remains a predominantly single family residential community with no open land area available for diversification.

2. Changes in enrollment patterns in the school system are currently being studied with respect to possible changes in school property use.

N.J.S.A. 40:55-89d

"The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared".

The present Master Plan should remain in effect with the exception of recommendations contained herein.

The Planning Board contemplates the study of possible changes in zoning for the Bloomfield Avenue area between Bloomfield and Montclair.

#### THE ENERGY CONSERVATION PLAN

The pattern of roads is completely established and since there is no open land area presently available for development other than a minimal number of isolated building lots, the development of any energy conservation plan as part of the Land Use Element does not apply.

## THE STORM WATER MANAGEMENT PLAN

Glen Ridge has an existing storm water infrastructure which adequately services the entire community.

Storm water management on any site as additional facilities are constructed will be addressed.

## CONCLUSION

The Planning Board recommends that no changes be made to the present Zoning Ordinances of the Township of Glen Ridge Borough at this time.