MONTCLAIR PLANNING BOARD

NOTICE OF PUBLIC HEARING ON LAND UNIFIED LAND USE AND CIRCULATION ELEMENT OF THE MASTER PLAN

PLEASE TAKE NOTICE that the Montclair Planning Board will hold a public hearing on the adoption of a Unified Land Use and Circulation Element of the as Montclair Township Master Plan on Wednesday, April 10, 2013, at 7:30 p.m., in the Council Chambers of the Montclair Municipal Building, 205 Claremont Avenue, Montclair, New Jersey, at which time opportunity will be given to all those interested to be heard and at which time the Board may take action.

TAKE FURTHER NOTICE that the Plan is available for inspection at the Department of Planning and Zoning, 205 Claremont Avenue, Montclair, New Jersey, from 8:30 a.m. to 4:30 p.m. The plan is also available on the Township website at www.montclairnjusa.org.

John Wynn Chair Subj:

Plain Text Notice

Date:

03/27/2013 9:10:05 A.M. Eastern Daylight Time

From:

mpzichelli@glenridgenj.org

To:

nbrindisi@aol.com

NOTICE OF HEARING PLANNING BOARD

PLEASE TAKE NOTICE that THE GLEN RIDGE COUNTRY CLUB ("Applicant"), owner of property located at 555 RIDGEWOOD AVENUE, Glen Ridge, New Jersey, filed an application before the Glen Ridge Planning Board to make certain improvements around the swimming pool area on the property, including leveling a portion of the property, installing a retaining wall, erecting a fence, moving a refuse area and erecting a refuse enclosure. The property is located in the Planned Residential Development (PRD) Zone and is designated as Lots 1, 1.01, 2 & 14 in Block 132 on the Borough of Glen Ridge Tax Maps and Lots 18, 20, 65 & 70 in Block 871and Lot 28 in Block 931 on the Township of Bloomfield Tax Maps.

The Applicant has applied for a variance from Glen Ridge Code Section 17.20.060 which provides that no fence or barrier exceeding four feet in height above finished grade shall be erected or maintained in any front yard. The Applicant proposes to erect a fence in a front yard exceeding four feet in height.

The Applicant has also applied for Site Plan approval in addition to the aforementioned variance. The Applicant also requests any and all such other variances, waivers, exceptions and/or other relief as may be required or may arise during the course of the proceedings on this application or which the Board may deem necessary or appropriate in connection with the proposed site plan.

TAKE FURTHER NOTICE that the Board of Adjustment will meet on Wednesday, April 17, 2013 at 8:00 p.m., in the Council Chambers on the second floor of the Municipal Building, 825 Bloomfield Avenue, Glen Ridge, New Jersey, at which time opportunity will be given to all those in interest to be heard and at which time the Board may approve, modify and approve, or deny the application.

TAKE FURTHER NOTICE that all documents relating to this application may be inspected by the public on weekdays between the hours of 9:00 a.m. and 4:00 p.m. in the office of the Secretary of the Board, 825 Bloomfield Avenue, Glen Ridge, New Jersey.

Michael P. Zichelli Secretary

Michael P. Zichelli, AICP/PP Deputy Administrator Borough of Glen Ridge P.O. Box 66 Glen Ridge, New Jersey 07028 Phone: 973.748.8444

Fax: 973.748.3926

100 FT. FROM SUBJECT PROPERTY EXIST. — BUILDING (TYP.) MUNICIPAL -BOUNDARY (TYP.) TOWNSHIP OF BLOOMFIELD BOROUGH OF GLEN FIDGE 8 16 15 14 13 21 7.01 20 YANTECAW AVE COUNTY CLUB 25 23 21 19 2 ZONE 139 1.01 4 ZONE 11 PROJECT PLAN VIEW 14 132 24 FOREST AVE 15 132 10 132 13 11 12 2 NOZ PI 26 0 132 R-1 ZONE 5 148 5 4 3 5 9 STEPHEN ST 147 3 2 4 DODD ST 730 131 1.01 11 CAAL) 3 2 12



THERE ARE NO SPECIFIC GLEN RIDGE LAND USE ORDINANCE REQUIREMENTS FOR THE CONSTRUCTION OF A POOL ON A PRIVATE COUNTRY CLUB

SSUED FOR PLANKAR BOARD (SPEAK)

EXISTING USE: PRIVATE COUNTRY CLUB
PROPOSED: CONSTRUCTION OF POOL AREA EXPANSION
PROTAL LOT AREA FOR COUNTRY CLUB = 93.9 ACRES
(INICLIDING AREA IN BLOOMPIELD TOWNSHIP) ZONE: PRD, PLANNED RESIDENTIAL DEVELOPMENT

ZONING DATA

15. CONTRACTOR SHALL TAKE NEASURES TO KEEP ALL PAVED AREAS CLEAR OF SEDIMENT AND DEBRIS.

CONTRACTOR SHALL HISTALL ADDITIONAL SOL EROSON MEASURES AS DIRECTED BY THE BORQUED ENGINEER OR AS DIRECTED BY THE HUDSON, ESSEX & PASSAIC COUNTY SOIL CONSERVATION DISTRICT.

12. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THOSE HOURS PERMITTED BY THE BORQUIGH OF GLEN RIDGE ORDINANCES.

ALL UNPAVED AREAS SHALL BE STABILIZED WITH TOPSO'L, FERTILIZER, SEED AND MULCH, SOO OR LANDSCAPING. ALL EXCESS DEBRIS AND MATERIALS SHALL BE REMOVED FROM SITE BY CONTRACTOR AND PROPERLY DISPOSED OF OFFSITE. SCHOULER ENGNETENG NC. IMS NO AUTHORITY OFER OR RESPONSIBILITY FOR METHODS, TECHNIQUES OR PROCUDURES OF CONSTRUCTION, FOR SAFETY MEANINGS REALITED TO CONSTRUCTION, OR TOR ANY FAILURE TO COMENT WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.

CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING INPROVENENTS AND VEGETATION INTENDED TO REMAIN. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT ALL IMPORTED FILL UNLERNAL SHALL BE CORRECTO "CLEAM FILL" AND ANY EXCANATED MATERIAL GENERALTO MEMBER THE MACROSTOCK STRIN THE APPROVED DAMON FAM. ALL IMPOSTUDIATE THE MATERIAL SHALL BE REMONED FAIL OF THE MATERIAL SHALL BE REMONED FROM HE STEF AND DESPONSED OF AT MA MATERIAL SHAPPINGED FAILED.

GENERAL NOTES

- HE BOUNDARY WITCHLATION SOMM HEREN IS BASED UPON A SURFEY DITITION TOWNDARY SURFEY, BROAD STEET, TOWNSEP OF BOOMETED, TAX OT 78, BACK 931, BROSWIGH OF CIECH BODE, TAX LOTS 1, LOD, 2 & H. H. BLOCK 132, ESSEX COUNTY, MJ. PREPARED BY CASEY & KELLER, DATED JULY 39, 2011.

- THERE ARE NO FLOOD HAZARD AREAS WITHIN THE PROJECT AREA.

COMPACTOR SHALL LERBY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COMMINIST WITH UTILITY COMPANIES AND CALL 1-800-272-1000 FOR MARKOUTS.

- ANY NEW OR ANODRED UTUTY CONNECTIONS SMALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BORDUCH OF GLEN RIDGE AND THE APPROPRIATE UTUTY COMPANY.
- THERE ARE NO FRESHMAKEN WETLANDS OR WETLANDS TRANSITION AREAS WITHIN THE AREA OF PROPOSED SITE WORK, BASED ON AN ONSITE FIELD INSPECTION BY THIS FIRM IN APRIL 2012.
- ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECURREMENTS AND STANDARDS OF THE BOROUGH OF CLEN RIDGE.
- ALL EXISTING FEATURES SHOWN HEREON SHALL REMAIN UNILESS NOTED TO BE
 - THE TOPOGRAPHIC WFORMATION SHOWN HEREON IS BASED UPON A SURVEY BYTHELD PARTIAL (DOCUMENCO AVENUE, BOROLIGH OF GLER BOOKE, TAX 1073 1, 101, 2 & 14, BOOK 132, ESSEX COUNTY, N.T., PREPARED BY CASEY & KELLER, DATED JANE 01, 2012

Down by JAL Checked by 2 OF 7	לבשלה האלים לה ביים מיים מיים מיים מיים מיים מיים מיים	AREA MAP & GENERAL NOTES	POOL AREA EXPANSION 555 RIDGEWOOD AVENUE BOROUGH OF GLEN RIDGE ESSEX COUNTY, NEW JERSEY	GLEN RIDGE COUNTRY CLUB	 SCHOMMER ENGINEERING, INC.	RICHARD B. SCHOMMER, Jr.	DOCUMENTS, UNLESS SPECIFICALLY NOTED.