

## **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](http://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](mailto:mpzichelli@glenridgenj.org)  
To: [nbrindisi@aol.com](mailto: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 871 and 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.

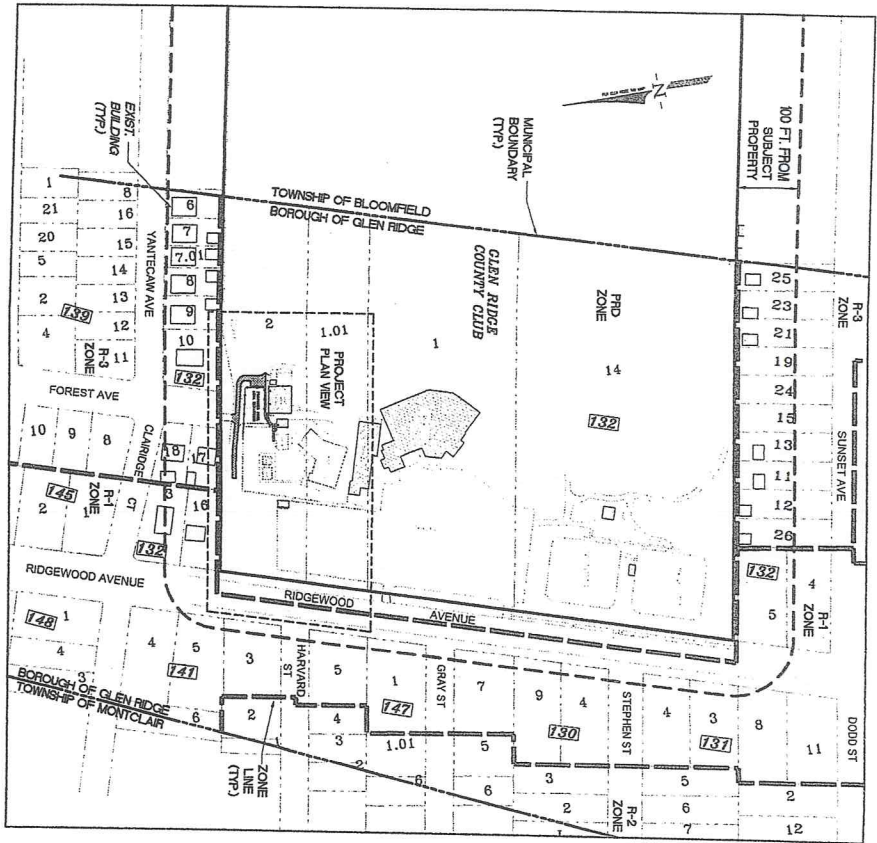
The Applicant has also applied for Site Plan approval in addition to the aforementioned variance. The Applicant also requests any and all such other variances, waivers, exceptions and/or other relief as may be required or may arise during the course of the proceedings on this application or which the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



**GENERAL NOTES**

1. THE ZONING ORDINANCE FROM WHICH IS BASED UPON A SURVEY OF THE SUBJECT PROPERTY IS BASED UPON A SURVEY OF THE SUBJECT PROPERTY, THE SUBJECT PROPERTY IS LOCATED AT THE CORNER OF SUNSET AVENUE AND HARVARD STREET, TOWNSHIP OF BLOOMFIELD, BOROUGH OF GLEN RIDGE, NEW JERSEY.
2. THE ZONING ORDINANCE FROM WHICH IS BASED UPON A SURVEY OF THE SUBJECT PROPERTY IS BASED UPON A SURVEY OF THE SUBJECT PROPERTY, THE SUBJECT PROPERTY IS LOCATED AT THE CORNER OF SUNSET AVENUE AND HARVARD STREET, TOWNSHIP OF BLOOMFIELD, BOROUGH OF GLEN RIDGE, NEW JERSEY.
3. ALL EXISTING FEATURES SHOWN HEREON SHALL REMAIN UNLESS NOTED TO BE REMOVED.
4. ALL IMPROVEMENTS SHALL BE PERMITTED IN ACCORDANCE WITH THE ZONING ORDINANCE.
5. THERE ARE NO PRESUMED UTILITIES OR OTHER TRANSMISSION LINES SHOWN HEREON. THE APPLICANT SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE UTILITY COMPANY.
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**ZONING DATA**

ZONE: PRO, PLANNED RESIDENTIAL DEVELOPMENT  
 EXISTING USE: PRIVATE COUNTRY CLUB  
 PROPOSED: CONSTRUCTION OF POOL AREA EXPANSION  
 TOTAL LOT AREA FOR COUNTRY CLUB = 99.9 ACRES  
 (INCLUDING AREA IN BLOOMFIELD TOWNSHIP)  
 THERE ARE NO SPECIFIC GLEN RIDGE LAND USE ORDINANCE REQUIREMENTS PRIVATE COUNTRY CLUB

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**AREA MAP & GENERAL NOTES**

**2 OF 7**

**RICHARD B. SCHOMMER, JR.**  
 412 PROFESSIONAL ENGINEER LICENSE NO. 2529

**SCHOMMER ENGINEERING, INC.**  
 Professional Civil Engineering Firm  
 13 1/2 Kennedy Avenue  
 Glen Ridge, NJ 07033  
 Tel: 973-328-4411  
 Fax: 973-328-4414

Order of Administration - September 1990

**GLEN RIDGE COUNTRY CLUB**  
 POOL AREA EXPANSION  
 555 RIDGEWOOD AVENUE  
 BOROUGH OF GLEN RIDGE  
 ESSEX COUNTY, NEW JERSEY