

# BALDWIN STREET REDEVELOPMENT PLAN AMENDMENT



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*Prepared for:*



*Prepared by:*



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## REDEVELOPMENT PLAN AMENDMENT FOR THE BALDWIN STREET REDEVELOPMENT AREA

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**Adopted by Glen Ridge Council:** \_\_\_\_\_, 2017

*The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12*

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## 1.0 INTRODUCTION

### 1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for Block 72, Lots 2, 3, 4, 9 and 10 (see Appendices) within the Borough of Glen Ridge, Essex County, New Jersey. The redevelopment area (the Baldwin Street Redevelopment Area) comprises approximately 2.2 acres located on the northern side of Baldwin Street in the northwest section of Glen Ridge, adjacent to the border to the Township of Montclair. The Glen Ridge Council on September 27, 2017 determined by Resolution # 79-17 (See Appendices) that these properties qualified as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5, and will not include the use of Eminent Domain. This redevelopment plan provides the development regulations and other standards to guide the redevelopment of the Baldwin Street Redevelopment Area.

FIGURE 1: AREA LOCATION MAP





FIGURE 2: REDEVELOPMENT PLAN AREA MAP



## 1.2 PURPOSE/VISION

The Baldwin Street Redevelopment Plan sets standards for the construction of residential units and site improvements in the declared area in need of redevelopment. The Baldwin Street Redevelopment Plan is intended to create new residential dwelling units at a location that capitalizes on its close proximity to the Bay Street train station in Montclair and Hackensack UMC Mountainside Hospital. The introduction of new housing to the area will enhance diversify housing stock in the Borough, assist it in meeting its affordable housing obligation, and create an increase in NJ Transit ridership.

This area of the Borough has largely been isolated from the rest of the municipality. The redevelopment of this area will promote a vision of multi-family residential development that provides a greater degree of housing options for the Borough, is consistent with the adjacent multi-family residential in Montclair, and takes advantage of current household preferences for living arrangements and the site's proximity to commuter rail service.



### 1.3 NOTE ON PLAN TERMINOLOGY

Throughout the Baldwin Street Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

### 1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation on of the redevelopment area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
  - a. The master plans of contiguous municipalities;
  - b. The master plan of the county in which the municipality is located;
  - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution on finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).
10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.





## 2.0 EXISTING CONDITIONS

### 2.1 2017 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

The 2017 Baldwin Street Area in Need of Redevelopment Study adopted September 27, 2017 by the Borough Planning Board (AINR Study) established the boundary of the Baldwin Street Redevelopment Area and the legal framework for issuing a determination of need for the area. Existing land uses, property conditions, zoning characteristics, municipal tax, fire, police and building records and relevant planning studies were examined and all parcels in the study area were analyzed to determine conformity with the required redevelopment criteria. The AINR Study found that parcels within the area met one or more of the following criteria **A and D**. A summary of the necessary criteria as presented in the AINR and met by the study area is listed below.

- **Criteria A**

Buildings are unsafe, substandard, unsanitary, dilapidated, obsolescent, or possess any such characteristics, or so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. Four (4) of the properties within the Study Area were classified as meeting the “A” criteria, as the properties were considered either substandard or of dilapidated condition.

- **Criteria D**

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Four (4) properties were classified as meeting the “D” criteria, as the properties are inconsistent with modern land use planning standards and practices.

- **Inclusion under Section 3**

Parcels may be included under Section 3 (N.J.S.A. 40A:12A-3) of the redevelopment statute whereby a redevelopment area may include lands and building, which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes in their condition, is necessary for the effective redevelopment of the area of which they are a part. One the properties met this criterion.

### 2.2 SURROUNDING AREA CONTEXT

The Baldwin Street Redevelopment Area is located in northwestern Glen Ridge along Baldwin Street, near Montclair’s eastern border with Glen Ridge. It is approximately 0.25 miles from the Bay Street train station in Montclair, and 0.3 miles from the Hackensack UMC Mountainside Hospital. The optimal walking distance between a transit station or stop and a place of employment/residential use is between ¼ mile (1320ft) and ½ mile (2,640ft), which places the proposed Baldwin Street Redevelopment Area within walking distance of good commuter rail service and a major employer in the area. (See Figure 3).

In addition, the Baldwin Street Redevelopment Area was subject to a builder remedy lawsuit and challenge to the Borough’s current Fair Share Plan and has been identified under the Borough’s Draft Housing Element and Fair Share Plan as a site to provide for the Borough’s affordable housing obligation. The approximately 2.2 acres site is estimated to yield a total of 110 units,, for a total of 17 affordable housing units.



FIGURE 3: EXISTING CONDITIONS

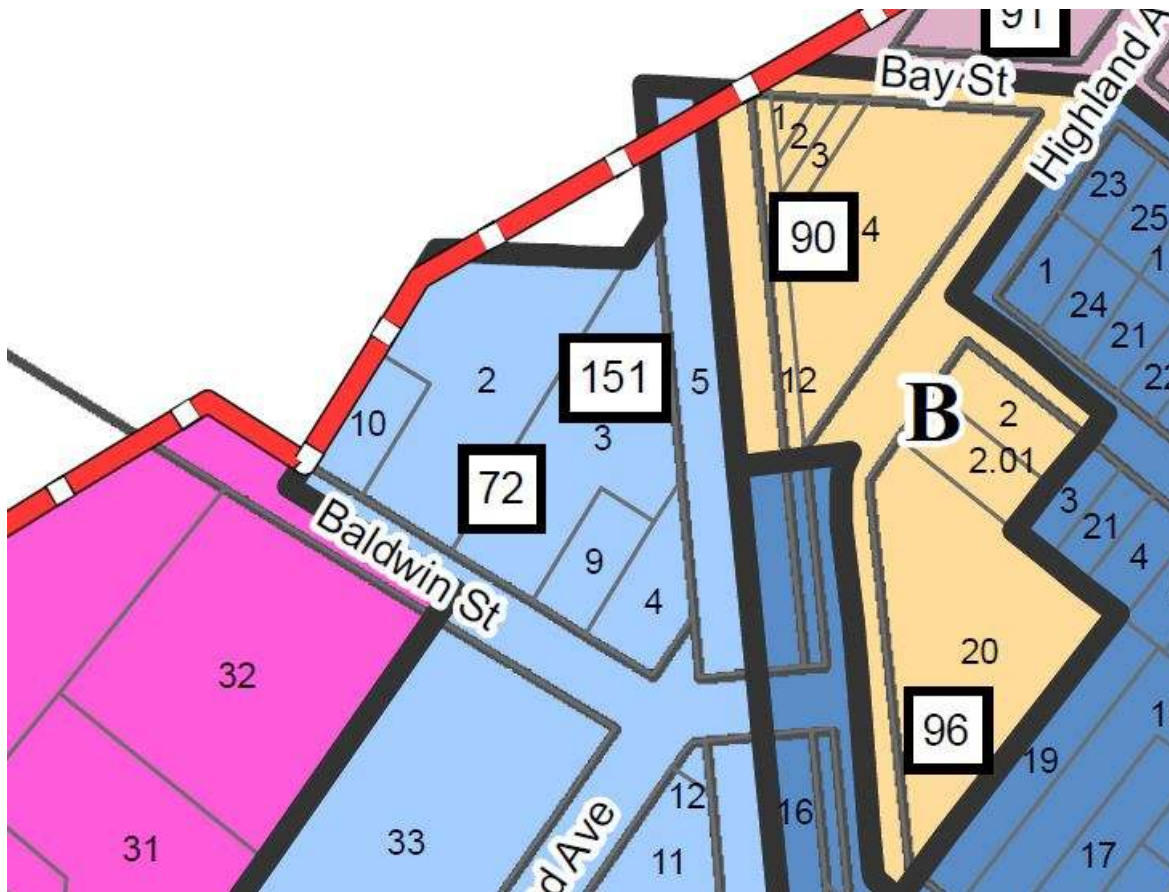


The Baldwin Street Redevelopment Area is located between the alignment of the former Boonton Line railroad, and a 3-story multifamily residential building located in Montclair along that town's eastern municipal boundary with Glen Ridge. Across Baldwin Street, there is a recreational sports field located in Glen Ridge, but owned by Montclair, and an early childhood "head-start" learning center. Generally, the development character on Baldwin Street in Montclair is 2-to-3 story multifamily residential buildings.

The Baldwin Street Redevelopment Area, which was previously zoned for Residential Single Family (R-2), consists of a mix of uses including single-family and two-family residences. On one of the parcels is an office building for a construction company, vacant at the time of the AINR Study. In Glen Ridge, the zone is adjacent to a Townhouse, Professional Office (R-5) zone. It is also in proximity to a "B" zone, which permits offices, professional buildings, nursing homes, libraries, public and private schools, and municipal buildings. The adjacent zone in Montclair is a Three-Story Apartment (R-4) zone.



FIGURE 4: GLEN RIDGE ZONING MAP SECTION



The Residential Single Family (R-2) permits uses allowed in the R-1 zone (single-family dwellings, churches, private country clubs, and public and private day schools - not operated for a profit of elementary or high school grade, with the exception that private country clubs are not permitted in the R-2.

The R-5 zone permits single family residential structures as regulated by R-3 zone standards, townhouses, and public parking lots and structures.

The B zone allows for office and professional buildings, nursing homes, public and private schools, municipal buildings and libraries, and existing single-family detached dwellings. R-2 and R-3 standards regulate the single-family uses in the B zone.



## 2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

### 2.3.1 Master Plan Objectives

Glen Ridge's current Master Plan and a Master Plan Reexamination were adopted in 2003 and 2010, respectively. The Master Plan sets forth the goals and objectives for land uses within Glen Ridge, including a recommendation from the 2010 Housing Element, which recommends to,

***“investigate the inclusion mixed-use transit-oriented development in close proximity to Bay Street Station in Montclair. Such development should require that a certain percentage of the new residential units in the project be set-aside for low and moderate-income households.”***

The Master Plan contains a variety of goals and objectives to guide future development in the Borough. A number of goals of the 2010 Reexamination are relevant to the Baldwin Street Redevelopment Plan, including the following:

#### **Goals:**

1. To promote a balanced variety of residential, commercial, recreational, public and conservation land uses.
2. To maintain the existing single-family residential character and quality of the Borough while providing a mix of housing types and uses.
3. To ensure that the Borough's Land Use Plan is compatible with those of adjacent municipalities, the County and State.

#### **Land Use Objectives:**

1. To preserve the integrity of existing residential areas by maintaining development intensity and density patterns consistent with existing residential neighborhood patterns.
2. To permit multi-family residential use at appropriate densities in locations accessible to major transportation facilities and services, commercial services, and public facilities.

#### **2010 Housing Objectives:**

1. Require all in-fill development to be undertaken in a manner that is consistent and compatible with the surrounding neighborhood and environment.
2. Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development consistent with the zone plan and the existing character of the area.
3. Continue to provide a balance of housing options to meet the needs of all residents including low- and moderate-income housing, middle-income housing and market rate or luxury housing.

#### **Circulation Objectives:**

1. To encourage the use of mass transportation and reduce the demand for on street parking.

### 2.3.2 Redevelopment Plan Objectives

The Borough is looking to promote multi-family residential in areas which are well served by transit and have good access to employment. The redevelopment plan intends to capitalize on its prime location and proximity to Montclair's Bay Street train station and Hackensack UMC Mountainside Hospital, both within walking distance from the Baldwin



Street Redevelopment Area. This enables the Borough to provide a diversity of housing options, including affordable housing, without significantly increasing the amount of new vehicular traffic in the area.

The objectives for this Redevelopment Plan are to:

1. Promote a multi-story residential design that utilizes traditional design and planning concepts combined with similar architectural elements that create a sense of place and attractive livable environment.
2. Provide a range of market rate and affordable housing options that meet the current and future needs of Borough residents.
3. Revitalize an under-invested and underutilized area of the Borough with high-quality development that is consistent with the Borough's architectural and surrounding neighborhood character.
4. Promote the development of a compact suburban environment with improved connectivity to the existing rail transit in order to encourage walking and biking, and minimize vehicular dependency.
5. Provide opportunities to support bicycle transportation, including adequate bicycle storage capacity within residential building design to encourage bicycle links to public transportation, employment centers, and commercial areas.

## 2.4 RELATIONSHIP TO ZONING ORDINANCE

The Baldwin Street Redevelopment Plan shall be redeveloped in accordance with the standards detailed in this redevelopment plan. The Baldwin Street Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of Glen Ridge regulating development in the Baldwin Street Redevelopment Area. In all situations where zoning issues are not specifically addressed herein, the Glen Ridge Land Use Ordinance and Development Regulations shall, however, remain in effect. The Borough's Zoning Map shall be amended to indicate the redevelopment area to which the Baldwin Street Redevelopment Plan applies.

## 3.0 USE AND BULK REGULATIONS

The following land use and development standards provide a framework for the physical development of the Baldwin Street Redevelopment Area and have been put forth in the interest of public health, safety, convenience, and general welfare. The standards allow for project flexibility, while requiring that the design of buildings and improvements be of high quality and performance, and that the physical integration of design elements be prudently employed to meet the goals and objectives of this redevelopment plan. The Borough has not attempted in these controls to anticipate every possible design or land use solution. Therefore, the land use controls set forth herein reinforce current zoning while providing guidelines for the types of uses the Borough would like to see.

Relief/variances from the provisions of this section may be granted by the Borough of Glen Ridge Planning Board in accordance with the provisions of Section 70(c) of the Municipal Land Use Law. To the extent that this establishes requirements from which the Planning Board cannot grant relief pursuant to Section 70(d) of the Municipal Land Use Law (e.g., permitted uses), then the procedure for amending the plan outlined in the report shall apply.

### 3.1 LAND USES

The purpose of the Baldwin Street Redevelopment Area is to provide an area for a multi-family residential community in close proximity to the Bay Street train station and the Hackensack UMC Mountainside Hospital. The Baldwin Street Redevelopment Area is located less than one half mile from the Bay Street station and will provide a new residential base within walking distance of the train station and employment centers in and around Hackensack UMC Mountainside Hospital. The new market rate and affordable housing units will fill a housing need for new and future Borough of Glen Ridge residents, provide ample on-site amenities for the new residents, increase ridership at the



Bay Street rail station, and provide housing options for workers at Hackensack UMC Mountainside Hospital and nearby businesses. The revitalization of the Baldwin Street Redevelopment Area will also improve the appearance and safety of the area, and improve the Borough's tax base.

1. **Purpose:** The Baldwin Street Redevelopment Plan provides for multi-family residential development along Baldwin Street where multi-family residential is consistent with the adjacent Montclair neighborhood character and takes advantage of assets in the surrounding area.
2. **Permitted uses.** Property in the Baldwin Street Redevelopment Area may be developed only for:
  - a. Multi-family units at a maximum gross density of the tract of 50 units per acre/ maximum 110 total units of the size and the mix set forth in subsection 1 of Section 3.3 below.
  - b. Open Space
3. **Accessory uses.** The following accessory uses are permitted in the Baldwin Street Redevelopment Area:
  - a. Off-street parking in accordance with Section 3.5.
  - b. Private recreation facilities, intended for the use by residents of the premises that are customary and incidental to the proposed multifamily use, such as but not limited to fitness center, mailroom, business center, laundry facility and lobby



### 3.2 BULK REGULATIONS

Development in the Baldwin Street Redevelopment Area is subject to the requirements in the table below.

Bulk Standards	Requirements
Min. Lot Area	2.0 acre
Max. Density	50 d.u./acre
Min. Lot Width	380 feet
Min. Lot Frontage	380 feet
Min. Lot Depth	200 feet
Front Yard Setback	30 feet
Side yard Setback	15 feet*
Rear yard Setback	15 feet avg.
Max. Building Coverage	70%
Max. Lot Coverage	70%
Max. Number of Stories	4 stories
Max. Building Height (All Structures)	The front "Height" of all structures will be 51.0 feet from mean natural grade while the the "Height" of the parking structure (including parapet) shall also be a maximum of 47 feet from existing grade**

\* side yard setback to be 3.0 feet from proposed railroad ROW/property line  
 \*\* "Height" as it relates to any building means the vertical distance from the mean natural grade surrounding the building to: (a) in the case of a flat roof, the highest point of the flat roof or parapet wall, whichever is higher, or (b) in the case of a sloped roof, the midpoint of the sloped roof. The mean grade shall be calculated using the existing natural grade at ten-foot intervals surrounding the existing building foundation walls and any new construction. If soil or rock removal lowers the ground elevation around the perimeter of the foundation walls, building height shall be based on the lowered elevation. If the placement of soil or other materials raises the ground elevation around the perimeter of the foundation walls, building height shall be based on the elevation as it existed prior to the placement of soil or other material.

### 3.3 BUILDING AND UNIT DESIGN

1. Dwelling unit size: One-to-three bedroom units are permitted, and must meet the following criteria:
  - a. One bedroom – market rate unit minimum 700 sq.ft./ affordable unit minimum 670 sq.ft.
  - b. Two bedroom – market rate unit minimum 1000 sq.ft./ affordable unit minimum 825 sq.ft.
  - c. Three bedroom – 1000 minimum sq. ft./unit
  - d. There will be 93 market rate units.
  - e. At least 47 of the market rate units will be 1-bedroom units.
  - f. No more than 46 of the market rate units will be 2-bedroom units.



- g. No market rate unit can have 3 or more bedrooms.
  - h. There will be 17 AHUs, of which at least 3 will be 1-bedroom, no more than 10 will be 2-bedroom and no more than 4 will be 3-bedroom and all of which will comply with accepted UHAC standards.
  - i. As it relates to any 1-bedroom units with dens and/or 2-bedroom units with dens and/or 3-bedroom units with dens, (i) the dens must adjoin a living space, (ii) the dens must be built without closets and at all times post-construction have no closets, (iii) the dens must be accessed through a wider-than-usual opening, (iv) the addition of a door, wall and a closet is at all times prohibited.
  - j. Each change in lease occupancy (including lease assignment and lease sub-letting) would require the issuance of a certificate of continued occupancy to verify continue compliance with the foregoing, the reasonable cost of each such inspection to be borne by the owner of the improvements constructed in the Baldwin Street Redevelopment Area.
2. Buildings with residential uses shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections shall be provided for each unit. One satellite dish shall be permitted per structure, and may not be visible from Baldwin Street.

### 3.4 DRIVEWAYS & CURBS

1. Driveways shall not be located closer than five (5) feet from a property line, nor closer than ten (10) feet from an existing driveway on an adjacent property.
2. A maximum of one (1) driveway shall be permitted.
3. Two-way driveways shall be a minimum of 24 feet wide; where a center median is proposed, the median shall be a minimum of 5 feet in width and the driveway shall be a minimum of 18 feet in width.
4. Curbs along public right-of-ways shall be poured-in-place concrete or other masonry material such as Belgian block.
5. On-street parking for the west side of Baldwin Street shall not be permitted.

### 3.5 PARKING

1. Parking may be provided as both surface parking and garage spaces.
2. All required parking must be provided on site.
3. Parking is prohibited in any required front yard setback, which shall be a minimum of 30 feet.
4. Parking shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way will be minimized. Parking is prohibited in any front yard.
5. Adequate fire and emergency access must be provided subject to the Township of Montclair Fire Department (or successor provider of fire suppression services to Glen Ridge).
6. All parking spaces shall be at least nine feet by twenty feet, except that two and one-half feet of the length may be included in any overhang.
7. On-site parking shall not be provided for any use or to any party other than a resident or visitor of the site, nor shall parking areas be used for any purpose other than parking.
8. Visitor parking shall be signed and painted for each space designated for such a purpose.
9. Required parking.
  - a. Apartment uses: Shall adhere to the standards in the Residential Site Improvement Standards.
  - b. There will be a minimum of 188 parking spaces as determined by reference to RSI requirements: 1.8 spaces for each 1-bedroom unit, 2.0 spaces for each 2-bedroom unit, and 2.1 spaces for each 3 bedroom unit.





- c. Signage shall be provided where parking spaces are to be reserved for residents and/or for areas used for visitor parking.
  - d. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
10. The view of the parking structure and parapet shall be masked from the street by the creation of an approximately 7,500 square foot +/- lobby amenity. If the lobby amenity does not cover the entire façade of the parking structure and parapet, then measures will be taken to incorporate additional architectural screening in order to mask the visual presence of the parking structure and parapet.
  11. The ingress/egress point to the parking structure shall be at a point as far south as possible from the Highland Avenue bridge intersection.
  12. A “park-like” open-space area shall be created on the northeast side of the Baldwin Avenue Redevelopment Area to minimize conflict with the Highland Avenue bridge intersection.

### 3.6 ON-SITE PEDESTRIAN REQUIREMENTS

1. Pedestrian walkways shall be provided connecting Baldwin Street to building entrances, and connecting parking areas to building entrances.
2. Where practical, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
3. Walks, sidewalks and parking areas shall have lighting as required by the Borough’s land use ordinances and as otherwise required by the Planning Board.
4. Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

### 3.7 BICYCLE PARKING REQUIREMENTS

1. A designated area within the Baldwin Street Redevelopment Area shall be provided for bicycle parking. The area can be permitted inside the building or outside in a protected area. Parking shall be provided in such a way that allows for a bicycle to be properly secured, via a bicycle rack or locker.
2. A minimum of one (2) bike parking space per 10 units shall be required.



### 3.8 SIGNAGE

1. One monument-style sign identifying the name of the residential complex may be provided at the primary entrance. The sign shall have a maximum height of two and a half (2.5), maximum width of five (5) feet, a maximum area of 25 square feet, and be set back a minimum of ten (10) feet from any street right-of-way line. Any illumination shall be limited to either indirect lighting or diffused lighting, and the source of any lighting shall be shielded in such a manner as to not be visible from the street or any adjoining residential property.
2. Appropriate directional signage indicating the location of visitor parking and/or unit locations may be required.



3. An (R1-1) sign and stop bar is required at the exit to the site.

## 4.0 BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial characteristics of Baldwin Avenue Redevelopment Area. Any development that occurs in the Baldwin Street Redevelopment Area should be considered in the context of the overall redevelopment area with regards to building height, massing, siting, materials, color or other design characteristic. These standards are intended to apply to renovations of existing buildings, to infill construction and to new construction.

The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing high density residential development for the Borough.

### 4.1 ARCHITECTURE AND RESIDENTIAL STANDARDS

1. **Dwelling Unit Mix.** The mix of dwelling units shall be of the size and the mix set forth in subsection 1 of Section 3.3 above in an arrangement that promotes the enjoyment of the dwelling units, other on-site facilities and the community as a whole by residents of the development. The Planning Board shall require, as a condition of final approval of the development plan, the provision that the locations of the dwelling unit mix conform with the above standards.
2. **Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
3. **Site Layout.** The development plan shall locate buildings, parking areas and open space in an arrangement that promotes the enjoyment of dwelling units, other on-site facilities and the community as a whole by residents of the development. Dwelling units and buildings shall be oriented towards the public street and interior open spaces and away from parking lots and garages. Surface parking lots and garages, not masked with architectural features shall be prohibited from being located in the front yard area of any dwelling unit.
4. **Individuality of Dwelling Units and Buildings.** In order to provide attractiveness, identity and individuality to dwelling units, buildings and complexes of buildings within the entire development and to avoid the monotonous repetition of design elements and its undesirable visual effects, the following design standards shall be utilized:
  - a. Varying dwelling unit widths, staggering dwelling unit setbacks and altering building heights and rooflines;
  - b. Varying architectural embellishments to roofs between dwelling units, buildings or complexes of buildings including roof elements such as dormers, belvederes, masonry chimneys and similar elements, provided that such are architecturally compatible with the style, materials, colors and details of the building;
  - c. Varying the front entrance definition and articulation between dwelling units, buildings or complexes of buildings, provided that such are architecturally compatible with the style, materials, colors and details of the building.
  - d. The buildings should take into account design suggestions from Glen Ridge Historic Preservation Commission as per the obtained approval.
5. **Entrance Lighting.** A minimum of one (1) low-wattage incandescent light fixture shall be provided outside each exterior entrance to a dwelling unit or building.
6. **Fire Escapes.** Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.



7. **Dwelling Unit Storage Space.** Each dwelling unit shall be provided with a completely enclosed, covered storage space. Such storage area shall be exclusive of normal interior closets and may either be contained within the dwelling unit or building, attached thereto or located separately.
8. **Amenity Space.** Any proposed development shall incorporate approximately 7,500 sq.ft. of interior amenity space, such as: a wellness/fitness center, business center, concierge services, recreation room, and library or jitney services. All these services should be for the use of building residents only.
9. **Common Open Space.** Active and passive recreational areas and other public and/or semipublic open space, such as courtyards, plazas, alleys and pedestrian walkways, shall be designed to promote use and enjoyment by residents of the development. Such areas shall be designed to utilize natural features of the site, including existing vegetation, where possible, and shall be extensively landscaped with a wide variety of plant materials. Where such areas are enclosed by buildings, such as courtyards and plazas, they shall be designed to be architecturally formal and geometrically logical, however, this shall not preclude the use of curvilinear designs for walkways or landscaped areas.
10. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit. Parking lot lighting shall be incandescent or another light source compatible with the same. Both shall comply with the Borough's lighting standards.
11. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to the Borough's cable television utility.
12. **Maintenance Equipment Storage.** An accessory building shall be provided for the storage of maintenance equipment, if such is to be stored on-site. Such accessory building shall be architecturally compatible with the style, materials, colors and details of the principal buildings.
13. **Common Entrances.** Apartment buildings with common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.
14. The improvements constructed in the Baldwin Street Redevelopment Area would be designed and constructed according to LEED Home standards. LEED certification is not a required as part of this plan.

#### 4.2 FAÇADE STANDARDS

1. Façades shall be expressed as building nodules to reduce the apparent size of larger buildings and to set up a rhythm in the façade that expresses the traditional scale of buildings. Architectural variety in building material, massing, cornice height, and window style/height/arrangement is encouraged.
2. All buildings shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
3. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
4. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
5. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with



regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.

6. Articulate the building entrance in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.

#### **4.3 ROOFS**

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
4. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

#### **4.4 MECHANICAL EQUIPMENT SCREENING**

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact;
3. Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted;
4. All roof and HVAC systems must meet the building code requirements, must not be greater than 4 feet tall and at minimum be set back from the building edge a minimum of 15' from any street or public open space by a 4-foot tall wall as to not be visible from any adjacent public street or public property within the Baldwin Street Redevelopment Area
5. If wall pack ventilation units are being used, they are required to match the adjacent building material color.

#### **4.5 TRASH/TRASH ENCLOSURES/RECYCLING**

1. All trash enclosures shall be screened by a solid masonry wall or 6-foot solid fencing on three sides and heavy-duty gate closures.
2. The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that are a minimum of 5-6 feet tall at planting.
3. Garbage and recycling collection shall be through a private service to be paid by residents of the improvements constructed in the Baldwin Street Redevelopment Area and not by the general revenue or tax collections of Glen Ridge Borough. A recycling and trash pickup plan shall be submitted.

#### **4.6 UTILITIES**

All new utility distribution lines and utility service connections from such lines to buildings in the Baldwin Street Redevelopment Area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

#### **4.7 LIGHTING**

Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including street lamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare



that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the Borough ordinance standards for lighting.

## 5.0 STREETScape AND STREET DESIGN

Public realm improvements and furnishings within the Baldwin Street Redevelopment Area are intended to create a pedestrian-friendly environment, provide an attractive gateway into Glen Ridge, and improve the aesthetics of the area. Where Glen Ridge has determined that existing streetscape and open space features have deteriorated, do not exist or need improvement, the applicant/owner/redeveloper may be required to make related site improvements at the time of site plan approval.

### 5.1 STREET TREES

1. Street Trees shall be planted along the streets within or adjacent to the Baldwin Street Redevelopment Area. Shade trees should be planted to create a traditional allee (a line of trees along both sides of the street) that is appropriate given the surrounding residential character.
2. Where street trees are not currently provided, they shall be placed at regular intervals on all streets within the Baldwin Street Redevelopment Area and shall be planted at approximately 40 feet on center. Exceptions to the 40-foot spacing are allowed for curb cuts to parking areas, lobby entrances and utility facilities located within the sidewalk area.
3. The genus-species of trees shall be consistent with the existing foliage to harmonize the natural setting in the surrounding area. Tree types and location shall be subject to approval by the Planning Board.
4. Trees shall not be planted in a way that would negatively impact pedestrian circulation and visibility.

### 5.2 SIDEWALKS

1. Sidewalks shall be located along all streets and kept in good condition at all times to accommodate the safe travel of pedestrians and persons with limited mobility.
2. The existing 4-foot-wide sidewalks within the Baldwin Street Redevelopment Area may remain so long as they are sufficient and in good condition and improved to meet minimum ADA requirements.
3. New sidewalks elsewhere in the Plan Area shall be a minimum of 4-feet wide.
4. New sidewalks shall be of a concrete material that meets the approval of the Planning Board and the Glen Ridge Historic Preservation Committee.
5. Existing curb cuts within the Baldwin Street Redevelopment Area that will not be used by any proposed development shall be replaced with new sidewalks to match the surrounding sidewalk materials and design.

### 5.3 STREETScape LIGHTING

1. Street lighting shall be gas-lit and of a type supplied by or approved by the utility and of a type and number approved by the Planning Board and the Glen Ridge Historic Preservation Committee shall be provided for all street intersections and along all streets within the redevelopment area as deemed necessary for safety reasons. Wherever electric utility installations are required to be underground, the applicant shall provide for underground service for street lighting.
2. Pedestrian-scale, decorative lighting (12 feet to 14 feet in height) shall be provided at regular intervals along the public right of way within the Baldwin Street Redevelopment Area.



3. The lighting scheme shall be chosen to illuminate the sidewalks and walkways and promote an enjoyable pedestrian experience, sense of security, and unified look throughout the Baldwin Street Redevelopment Area.
4. Decorative lighting may contain features such as hanging plant baskets and/or banners, where such features meet the approval of the Planning Board and the Glen Ridge Historic Preservation Committee.

#### **5.4 STREETScape FURNISHINGS**

1. Street furniture in the area, including benches/seating, public art, lighting, planters, and trash and recycling containers, should be appropriately placed but serve to also be visually appealing.
2. The property owner shall be responsible for the maintenance of all street furniture, including raised planter landscaping and care, the emptying of garbage and any repairs necessary.

#### **5.5 COMPLETE STREETS**

Glen Ridge has adopted a Complete Streets policy by Resolution to support and reinforce their commitment to creating a comprehensive, integrated, connected street network that safely accommodates all road users of all abilities and for all trips. As such, any application within the Baldwin Street Redevelopment Area that results in a public street project shall ensure that such a project be designed and constructed as “complete streets” whenever feasible to do so in order to safely accommodate travel by pedestrians, bicyclists, public transit, and motorized vehicles and their passengers, with special priority given to pedestrian safety, and shall make affirmative statement to that project’s adherence in the site plan application.

#### **5.6 STREET REGULATIONS**

Efficient circulation through the Baldwin Street Redevelopment Area shall be maintained at all times. All uses within the Baldwin Street Redevelopment Area shall ensure their operations do not interfere with the safe and efficient operations of any public roadway within the Baldwin Street Redevelopment Area.

1. Speed limits shall be set at 25 miles per hour on Baldwin Street.
2. Travel lanes shall be no greater than 12 feet in width in order to promote safe vehicular speeds.
3. Bicycle signage and striping is encouraged throughout the Baldwin Street Redevelopment Area, subject to approval by the Planning Board. Where separate bicycle facilities are not feasible or required, applicant shall consider the installation of sharrows and/or “share the road” or “bicycle may use full lane” signage.

#### **5.7 TRAFFIC IMPACT STUDY**

As part of any application for site plan approval, a Traffic Impact Study shall be submitted for review by the Borough Engineer. The Traffic Impact Study shall consider both vehicular and pedestrian traffic.

#### **5.8 JITNEY SERVICE**

Jitney service will not be provided to the site unless cost of service is entirely self-funded by the residents residing in the improvements constructed in the Baldwin Street Redevelopment Area.

### **6.0 PLAN CONSISTENCY**

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

#### **6.1 RELATIONSHIP TO LOCAL PLANNING OBJECTIVES**



**Glen Ridge Master Plan.** This Plan acknowledges and serves to address many of the issues noted in the 2003 Glen Ridge Borough Master Plan associated with the Baldwin Street Redevelopment Area including:

- **Goal 1** - To promote a balanced variety of residential, commercial, recreational, public and conservation land uses.
- **Goal 2** - To maintain the existing single-family residential character and residential quality of the Borough while providing a mix of housing types and uses.
- **Goal 8.** - To ensure that the Borough's Land Use Plan is compatible with those of adjacent municipalities, the County and State.

In furtherance of the foregoing, "Good Neighbor" policies (e.g., scheduling days and times of garbage collection, recycling collection, lawn mowing, leaf blowing, shrubbery planting/trimming and outside building repair and maintenance) will be practiced with respect to neighboring "head start" school and Washington athletic field and other neighbors.

## 6.2 RELATIONSHIP TO OTHER PLANS

**Montclair Master Plan.** The Baldwin Street Redevelopment Plan Area is adjacent to the boundary of Glen Ridge Borough and Montclair Township. The Township of Montclair's 2015 (amended in 2017) Land Use and Circulation Element identifies the area on Baldwin Street, adjacent to the Baldwin Street Redevelopment Area, as Montclair Center Edge (C3). The recommended land use standards for that designation include buildings up to 3 stories in height, and 75% building coverage, where uses should be residential or small office development, and parking should be accommodated either in the rear of the buildings or in parking decks. These recommended standards are consistent with the use and bulk standards provided within this redevelopment plan.

**Essex County Master Plan.** The County of Essex does not have a current Master Plan Land Use Element that was available for review. However, by providing multi-family housing within walking distance of the Bay Street train station and improving parking and circulation conditions area wide, this redevelopment plan will positively impact the entire Essex County region and is consistent with the 2013 Essex County Comprehensive Transportation Plan.

**State Development and Redevelopment Plan.** The objectives of the Baldwin Street Redevelopment Plan are consistent with the goals, strategies and policies of the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The entire Plan Area is located within the PA-1 Metropolitan Planning Area, where growth and redevelopment is recommended. Ultimately, the Redevelopment Plan will provide diverse housing options, affordable housing opportunities, and support the usage of public transportation because of the Baldwin Street Redevelopment Area's proximity to the Bay Street train station.

## 7.0 IMPLEMENTATION

### 7.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

The Glen Ridge Borough Council shall be the designated Redevelopment Entity as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.) ("LRHL") and shall for the purposes of this report be identified as The Glen Ridge Redevelopment Agency (GRRRA).

The governing body of Glen Ridge may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan if necessary.



When necessary for the implementation of this plan, GRRRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this redevelopment plan (N.J.S.A. 40A: 12A-4(c)).

The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this redevelopment plan. The redeveloper shall further agree not to lease, other than residential leases to residential end-users of the residential units and site improvements constructed in the Baldwin Street Redevelopment Area.

## 7.2 CRITERIA AND PROCEDURES FOR REDEVELOPER SELECTION AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

1. Applicants wishing to be designated as redeveloper(s) shall submit the following materials to the GRRRA, together with any other materials requested by the GRRRA (collectively, “Redeveloper Materials”):
  - a. Documentation evidencing financial responsibility and capability with respect to proposed development.
  - b. Estimated offering price and deposit for acquisition of any land(s) to be acquired from the municipality for development.
  - c. Estimated total development cost.
  - d. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
  - e. Detailed description of proposed public amenities and benefits.
  - f. Estimated time schedule for start and completion of development.
  - g. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, vehicle and pedestrian circulation, landscaping, active and/or passive recreation space, and sign proposals for all uses.
  - h. A detailed proposal for the transition and relocation assistance that will be provided to existing tenants, including where feasible incorporation of existing tenants in the project.
  - i. A certification that no member of the governing body nor any member of the GRRRA will receive any pecuniary benefit from the Redeveloper or as a consequence of the redevelopment of the subject properties.
  - j. The GRRRA shall review such submissions, may request supplemental information (which supplemental information shall be considered within the scope of “Redeveloper Materials”) and, in its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. The GRRRA shall have the authority to determine at what pace and in what order it shall designate redevelopers for redevelopment of the properties in the Redevelopment Area.
2. The redeveloper will be obligated to carry out the specified improvements in accordance with the Baldwin Street Redevelopment Plan and the redevelopment agreement.
3. The redeveloper shall devote land within the Baldwin Street Redevelopment Area for the uses specified in the Baldwin Street Redevelopment Plan.
4. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time the Baldwin Street Redevelopment Area was determined shall no longer be deemed “in need of redevelopment” pursuant to the LRHL.
5. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, the Borough, or successors, lessees, or assigns of any of them, by which the land in the Baldwin Street Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, or marital status.
6. Neither the redeveloper nor Borough and the GRRRA, nor the successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, sexual orientation, ancestry, national origin, sex, or marital status in





the sale, lease or rental in the use and occupancy of land or improvements erected thereon or any part thereof the Baldwin Street Redevelopment Area.

### 7.3 GENERAL PROVISIONS

1. The GRRRA and the Glen Ridge Planning Board specifically reserve the right to review and approve the changes in the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site plan locating the proposed project in the Baldwin Street Redevelopment Area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:D-53. Either the Borough Attorney or the Planning Board shall approve such performance guarantees. The amount of such performance guarantees shall be determined by the Borough and shall be sufficient to assure completion or improvements within two years of final site plan approval.
3. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
4. No building shall be constructed over an easement in the project area without prior written approval of the Borough of Glen Ridge.
5. Utility easements, when necessary, shall be provided by developers and approved by the Borough of Glen Ridge.
6. The developer of the Baldwin Street Redevelopment Area shall submit, if needed, a storm water management plan as part of the design submission for review by the Planning Board in the Baldwin Street Redevelopment Area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.
7. A long term tax exemption pursuant to the Long Term Tax Exception Law, N.J.S.A. 40A:21-1 et seq, may be granted for the redevelopment project area.

### 7.4 SITE PLAN AND SUBDIVISION REVIEW

Any subdivision of lots and parcels of land within the Baldwin Street Redevelopment Area shall be in accordance with the requirements of this plan and the site plan and subdivision ordinance of Glen Ridge, except that where this redevelopment plan contains provisions that differ from those in the subdivision ordinance, this plan shall prevail.

Prior to commencement of construction, site plans for the construction, and/or rehabilitation of improvements to the Baldwin Street Redevelopment Area, prepared in accordance with the requirements of the Borough Land Use Ordinance and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and shall be submitted by the developer(s) to the Land Use Board for approval.

Any revisions to plans previously approved by the Planning Board must also be submitted to the Planning Board and the Glen Ridge Historical Preservation Committee for approval. This pertains to revisions or additions prior to, during, and after completion of the improvements.

### 7.5 INFRASTRUCTURE

The redeveloper, at its cost and expense, shall provide all necessary engineering studies for, and construct or install all on-and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in



connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, street trees, street lighting and its pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project. The redeveloper's agreement between the Borough and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

### **7.6 ACQUISITION AND RELOCATION**

The Redevelopment Plan will not acquire privately-owned property within the Baldwin Street Redevelopment Area by Glen Ridge as the study was determined to be a non-condemnation study area pursuant to the redevelopment law.

### **7.7 AFFORDABLE HOUSING REQUIREMENTS**

During the preparation of the AINR Study for Baldwin Street, there were no existing affordable housing units identified. All properties were acquired through private negotiation. Any proposed residential rental development within the Baldwin Street Redevelopment Area shall provide a minimum of 15% affordable housing units of which at least 3 will be 1-bedroom, no more than 9 will be 2-bedroom and no more than 3 will be 3-bedroom and all of which will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Borough of Glen Ridge and the State of New Jersey and any signed settlement agreement. Any proposed residential condominium-type development within the Baldwin Street Redevelopment Area shall provide a minimum of 20% affordable housing units.

### **7.8 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS**

The Glen Ridge Planning Board may grant deviations from the regulations contained within this redevelopment plan, where by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this redevelopment plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Planning Board may also grant such relief where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.

No relief may be granted under the terms of this section if such deviation or relief will have substantial detriment to the public good or substantial impairment of the intent and purpose of this redevelopment plan.

An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, no deviations should be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this redevelopment plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Glen Ridge Zoning Board of Adjustment.

### **7.9 ADVERSE INFLUENCES**

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

### **7.10 PROCEDURES FOR AMENDING THE PLAN**



This redevelopment plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from the Borough of Glen Ridge. The municipal governing bodies, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

#### **7.11 DURATION OF THE PLAN**

The selected redeveloper(s) within the Baldwin Street Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, as specified in a redevelopment agreement.

Provisions of this plan specifying redevelopment of the Baldwin Street Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Borough of Glen Ridge.

#### **7.12 COMPLETION OF REDEVELOPMENT**

Upon the inspection and verification by the Borough of Glen Ridge that the redevelopment within the Baldwin Street Redevelopment Area has been completed, certificates of completion shall be issued to the redeveloper. The area will no longer be deemed an area in need of redevelopment once all certificate of completion for the project have been issued.

#### **7.13 SEVERABILITY**

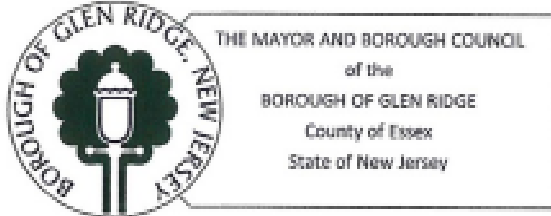
If any section, paragraph, division, subdivision, clause or provision of this redevelopment plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this redevelopment plan shall be deemed valid and effective.



## APPENDICES



APPENDIX A: COUNCIL RESOLUTION



RESOLUTION NO. 79-17

Monday, May 22, 2017

Offered By Councilor MORROW  
Seconded By Councilor MURPHY

THE BOROUGH OF GLEN RIDGE

RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE  
PARCELS IDENTIFIED AS BLOCK 72 LOTS 2, 3, 4, 9 & 10 ON THE BOROUGH OF GLEN RIDGE TAX MAP TO  
DETERMINE IF IT SHOULD BE DESIGNATED AS  
AN AREA IN NEED OF REDEVELOPMENT / REHABILITATION

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by The Planning Board pursuant to N. J. S. A. 40A-12A-5; and,

WHEREAS, The Borough Council desires to have a preliminary investigation made on certain lands and premises within The Borough of Glen Ridge to see if the area hereinafter set forth is in need of redevelopment.

BE IT RESOLVED, by the Council of The Borough Of Glen Ridge, in The County Of Essex, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize The Planning Board of The Borough Of Glen Ridge to undertake a preliminary investigation as to whether the property located on Baldwin Street and identified as Block 72, Lots 2, 3, 4, 9 & 10 on The Borough Tax Map can be classified as an area in need of redevelopment or rehabilitation; and,

BE IT FURTHER RESOLVED that The Planning Board of The Borough Of Glen Ridge shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6.

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area.

I, Michael J. Rohal, Municipal Clerk of The Borough Of Glen Ridge, in The County Of Essex and in The State Of New Jersey, do hereby certify the foregoing to be a true and correct copy of a "RESOLUTION" adopted by The Mayor and The Borough Council on Monday, May 22, 2017.

Witness my hand and seal of The Borough Of Glen Ridge on this 22<sup>nd</sup> day of May 2017.

Michael J. Rohal, Municipal Clerk



**APPENDIX B. PLANNING BOARD BALDWIN STREET AINR APPROVAL RESOLUTION**

**GLEN RIDGE PLANNING BOARD**

**RESOLUTION RECOMMENDING THAT PROPERTIES DESIGNATED AS  
BLOCK 72, LOTS 2, 3, 4, 9 and 10 BE CLASSIFIED AS AREAS IN NEED OF  
REDEVELOPMENT**

September 27, 2017

**WHEREAS**, by Resolution 79-1, dated May 22, 2017, the Borough Council authorized the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated as Block 72, Lots 2, 3, 4, 9 and 10 on the Borough Tax Maps meet the criteria for designation as an Area in Need of Redevelopment or An Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

**WHEREAS**, the Planning Board, engaged H2M Associates, Inc. ("H2M") to undertake an investigation of the subject properties; and

**WHEREAS**, H2M prepared a written report entitled "Baldwin Street Area in Need of Redevelopment Preliminary Investigation Report," which report was reviewed by the Glen Ridge Planning Board at a public meeting held on September 27, 2017; and

**WHEREAS**, in the course of the public meeting, the Board reviewed the aforementioned report and the testimony of Jeffery L. Janota, AICP, PP, and interested members of the public; and

**WHEREAS**, based upon its review of the aforementioned report and the testimony presented during the public hearing, the Planning Board determined that the subject properties located in the Borough of Glen Ridge satisfy the criteria for designation as an Area in Need of Redevelopment for the reasons stated in the Preliminary Investigation Report.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Glen Ridge that the Board hereby recommends to the Borough Council that the properties designated as Block 72, Lots 2, 3, 4, 9 and 10 each be designated as an Area in Need of Redevelopment in accordance with the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be transmitted to the Borough Council.

Michael P. Zichelli, AICP/PP