



# Master Plan

**Borough of Glen Ridge  
Essex County, New Jersey**

Prepared by the Glen Ridge Planning Board

Adopted December 2003



**RESOLUTION  
GLEN RIDGE PLANNING BOARD**

**Master Plan Adoption**

January 21, 2004

WHEREAS, N.J.S.A. 40:55D-89 requires that municipal planning boards conduct a general re-examination of master plans and development regulations at least once every six years; and

WHEREAS, beginning in 2002 the Glen Ridge Planning Board commenced a comprehensive review and examination of the Borough Master Plan in lieu of preparing a re-examination report; and

WHEREAS, over the course of various meetings during the years 2002 and 2003, the Planning Board carefully reviewed and analyzed each and every element of the Master Plan; and

WHEREAS, on November 19, 2003, the Planning Board tentatively approved a new Master Plan and scheduled a public hearing on the proposed Master Plan for December 17, 2003; and

WHEREAS, public notice of the proposed Master Plan was published in accordance with the requirements of the Municipal Land Use Law; and

WHEREAS, the Planning Board conducted a public hearing on the adoption of the Master Plan at its regular meeting on December 17, 2003.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Glen Ridge that the document entitled "Master Plan, Borough of Glen Ridge, Essex County, New Jersey" dated December, 2003 be and is hereby adopted as the official Master Plan of the Borough of Glen Ridge in accordance with N.J.S.A. 40:55D-28.

MICHAEL P. ZICHELLI, AICP/PP  
Secretary

**2003 Master Plan**  
Borough of Glen Ridge  
Essex County, New Jersey

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## INTRODUCTION

The Borough of Glen Ridge is a small suburban community in the north central part of Essex County, as shown on the Regional Location Map. It borders on three other municipalities, the Township of Bloomfield to the east, the City of East Orange to the south and the Township of Montclair to the west and north. Glen Ridge contains an area of approximately 1.4 square miles and is elongated in shape. It is 3.1 miles long in a north-south direction, following the ridgeline of the Watchung Mountains. The Borough is only 15 miles west of Manhattan and 5 miles northwest of downtown Newark.

Glen Ridge was originally settled as a community containing both homes and industry. The Borough was incorporated in 1895. In 1909, the Borough prepared a guide to the development of Glen Ridge with the assistance of John Nolen, a distinguished pioneer in the field of city planning. The general goals established in that report provided the framework for development of the Borough as a residential community of primarily single family homes.

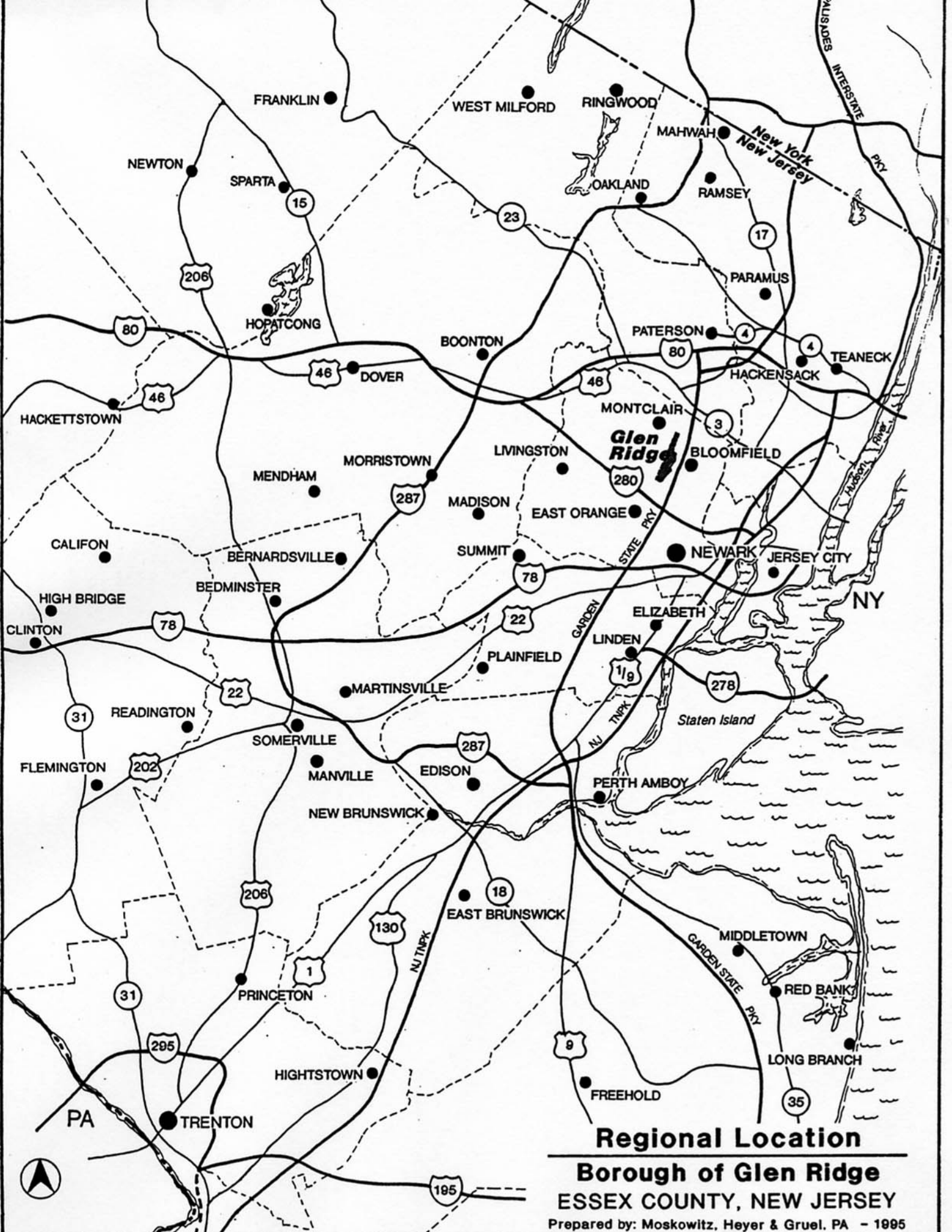
One of the first comprehensive zoning ordinances in New Jersey was adopted by Glen Ridge in 1921. Four years later, "An Ordinance Relating to the Laying Out, Opening and Improving of Streets to be Dedicated for Public Use" was adopted. The goals and policies established in the 1909 Borough report were later reinforced through the adoption of a comprehensive plan for the Borough prepared by Scott Bagby in 1948.

In 1895 the population of Glen Ridge totaled 1,644 persons. By 1920 the population had grown to 4,620 persons. The growth of the Borough was precipitated by the advent of two rail lines that provided easy commuting access to both Newark and New York. During the 1920's, Glen Ridge experienced its greatest period of growth, increasing to 7,365 persons by 1930. Despite a slight loss of population during the Depression, growth continued after 1940 with the population peaking in 1970 with 8,518 persons. Since then, the Borough has experienced a modest decline in population.

Glen Ridge today is almost completely developed, although infill redevelopment has selectively occurred along Bloomfield Avenue. Over the years, the Borough has developed as primarily a residential community with a very limited business area. The residential land use pattern is unique in that several major streets, including Ridgewood Avenue, Forest Avenue, and Douglas Road contain fine examples of post and pre-Victorian era housing. In order to preserve this historic residential character, the majority of the community has been designated a historic district and is listed on both the State and National Registers of Historic Places.

The Glen Ridge Master Plan provides a comprehensive guide for the future development and preservation of key areas of the community in order to enhance its quality of life. The Master Plan considers many factors having an impact on community life with the focus on its physical, social, economic, and aesthetic needs. The last Glen Ridge Master Plan was adopted in 1996, which revised an earlier Master Plan update of 1982 and again in 1988.

The challenges facing the Borough now include the implementation of a comprehensive parking, circulation and pedestrian safety program in the Borough Center, maintenance and improvement of infrastructure, increasing accessibility and integration of mass transit, preservation and expansion of open space and effective resource planning with the Board of Education. The control of vehicular traffic in residential neighborhoods, the maintenance of a diverse housing stock, the provision of adequate community facilities and services, and the maintenance and upgrade of the commercial districts must also be addressed. This Master Plan strives to maintain and build on the positive characteristics of Glen Ridge and provide a framework to meet the challenges of planning into the future.



**Regional Location**

**Borough of Glen Ridge**  
**ESSEX COUNTY, NEW JERSEY**

Prepared by: Moskowitz, Hoyer & Gruel, PA - 1995

## **I. GOALS AND OBJECTIVES**

### **INTRODUCTION**

The New Jersey Municipal Land Use Law requires that all municipal master plans contain a statement of objectives, principles, assumptions, policies, and standards upon which the comprehensive plan is to be based. The requirement recognizes the necessity of having clearly defined municipal goals and objectives. These goals and objectives guide the development of the Borough. The stated Borough planning goals are of a more general and qualitative nature providing an overall framework for development and preservation. The objectives section provides more specific means to realize these Borough goals.

### **GOALS**

The following list of goals forms the basis for the plans, policies, statements and proposals of this Master Plan:

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 residential quality of the Borough while providing a mix of housing types and uses.
3. To promote the development of nonresidential uses in those areas most appropriate for such uses.
4. To preserve and improve the existing open space and recreation areas of the Borough and seek to strategically expand available land.
5. To provide adequate or upgraded community facilities and services in order to maintain the quality of life for existing and future Borough residents.
6. To encourage preservation of the Borough's historic nature within its historic districts.
7. To promote facilities within and through the Borough to satisfy the movement of people.
8. To ensure that the Borough's Land Use Plan is compatible with those of adjacent municipalities, the County and State.

### **OBJECTIVES**

The following planning objectives have been broken down into categories generally related to the Master Plan elements. These objectives provide specific means to ensure that future development will be compatible with the Borough's planning goals.

### **Land Use Plan Element**

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.
3. To enhance existing commercial areas through the implementation of streetscape standards regarding landscaping, facade, parking, lighting, signage, and buffering.

### **Circulation Plan Element**

1. To encourage the use of mass transportation and reduce the demand for on street parking.
2. To develop techniques for safely managing through traffic on residential streets.
3. To encourage intersection improvements and pedestrian safety where warranted.

To identify parking needs and address those needs through appropriate parking techniques.

### **Utility Service Plan Element**

1. To monitor potable water supply and encourage programs to provide adequate supply of potable water for future needs in accordance with the principles of Federal and State law.
2. To provide adequate sanitary sewer service to all residences in accordance with principles of Federal and State law.
3. To continue to upgrade and replace sewer and water lines as needed.

### **Community Facilities Plan Element**

1. To encourage the establishment and maintenance of convenient well-located community facilities for all residents of the Borough.

### **Historic Preservation Plan Element**

1. To encourage and support the Borough's architectural and planning heritage through the Borough's historic preservation ordinance.

### **Parks, Recreation and Open Space Plan Element**

1. To provide, maintain, and upgrade and expand recreation facilities, both active and passive, to meet the needs of all Borough age groups.

2. To provide a network of publicly owned park areas and permanently preserved open space.
  - a. To retain Toney's Brook and the Glen in their natural state.
  - b. To retain Freeman Gardens as a formal garden, nature park, and bird sanctuary.

### **Compatibility With Other Planning Efforts**

1. To provide for compatibility between the zoning of Glen Ridge and the adjoining municipalities.
2. To be consistent with the Essex County Master Plan.
3. To be consistent with the State Development and Redevelopment Plan.

### **General**

In addition to the Borough goals and objectives discussed above, the legislative purposes of the Municipal Land Use Law are adopted as general Borough planning objectives.

- a. To encourage municipal action to guide the appropriate use or development of all lands in this state, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic, and other natural and manmade disasters;
- c. To provide adequate light, air, and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging location of such facilities and routes that result in congestion or blight;



- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial, and recreational development of the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy sources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

## II. COMMUNITY PROFILE ELEMENT

### POPULATION

The Borough of Glen Ridge is a developed suburban community that reached its peak population of 8,518 in 1970. According to the 2000 Census, the population is 7,271. Overall, the population for the Borough has remained fairly consistent. In 1980 and 1990 the Borough experienced two periods of slight decline. These periods experienced a 633 and a 779 persons decline, respectively. The 2000 census shows a slight increase of 195 persons.

This population shift mirrors Essex County that also has experienced the same shifts in populations.

### POPULATION COMPOSITION BY AGE

As shown in Table II-2 the Borough has experienced a significant shift in the younger age range cohorts. While the overall population of the Borough remains generally static, the shift in the cohorts is dramatic. The Under 5 age group and 5 to 14 age group have both increased by almost 40 percent. Table II-2 also shows that the 35 to 44 age cohort and the 45 to 54 age cohort have increased as well. All remaining cohorts have experienced a decline. It can be concluded that these family units are moving in and replacing the older portions of the population.

### EXISTING HOUSING CHARACTERISTICS

#### Household Size

A household is defined by the Census as one or more persons, whether related or not, living together in a dwelling unit. Table II-4 presents the occupied households by number of persons for 2000 in the Borough of Glen Ridge and Essex County. The number of households in the Borough increased by 7.5 percent from 1990 to 2000. The County similarly experienced an increase, however, this increase was only 1.8 percent.

As indicated in Table II-4, the average 2000 household size in the Borough was 3 persons, up slightly from 2.8 persons in 1990. The County household size also increased to 2.8 from 2.7 persons.

#### Household Types

As indicated in Table II-5, there were 2,458 occupied households in Glen Ridge in 2000. Family households represented 80.5 percent of the total households, or 1,978 households. Of this 80.5 percent, just fewer than 70 percent were between the ages of 15 and 64. About 11 percent were 65 years of age or older.

#### Income

The per capita income in 1999 for the Borough of Glen Ridge was \$48,456. As shown in Table II-6, the Borough far outpaced the County and the State in per capita and household income.

The Borough's median household income differed greatly from both the County and the State in the same respect. In 1999, the Borough's median household income was \$105,638. This was more than double the County's median household income at \$44,944. The State median household income of 1999 was \$55,146.

As indicated in Table II-7, in 1999 there were 499 households in the Borough with income less than \$50,000, or 20.3 percent of the total number of households. Conversely, 1,313 households, or 53.2 percent had incomes of \$100,000 or more. In comparison, the County had 153,991 households, or 54.4 percent earning less than \$50,000, while 52,575 households or 18.6 percent earned more than \$100,000.

### **Housing Unit Data**

In 2000, there were 2,490 housing units in the Borough, of which 98.7 percent or 2,458 units were occupied year-round. An overwhelming percentage of the homes in Glen Ridge are owner occupied (91 percent). This is about double that of the County which has 45.6 percent of the units as owner occupied.

### **Tenure Of Households**

The breakdown of housing units in the Borough of Glen Ridge and Essex County by tenure, or year the current householder moved into the unit is shown in Table II-9. Over half of the households in the Borough, or 54.4 percent, moved into their current residence since 1990. In Essex County, 63 percent of the householders moved into their current residence since 1990.

### **Housing Unit Type and Size Characteristics**

The majority of the housing stock of the Borough of Glen Ridge consists of single-family detached housing. As shown in Table II-10, there were 2,101 single-family detached homes in 2000, which represents approximately 85 percent of the total housing stock. Single-family attached consisted of 18 units or about 0.7 percent. The remainder of the units were apartments; there were no mobile home or trailer units in the Borough.

The year the structure was built is also included in Table II-10. As shown, 1,826 units were built in 1939 or earlier, making up 73.4 percent of the Borough's unit total.

Housing units by the number of rooms are also detailed. Over 36 percent of the dwelling units in Glen Ridge have nine rooms or more. This reflects the predominance of single-family detached homes, which tend to be larger than multiple-family units. This contrasts to the County with only 10 percent of the housing stock having nine rooms or more.

The number of bedrooms per structure is shown in Table II-10. Over half of the residences in Glen Ridge consist of four or more bedrooms. This contrasts with the County, which has over half of the housing units with two or fewer bedrooms.

### **Housing Conditions**

Housing conditions in Glen Ridge are excellent as demonstrated by those factors determining housing deficiency. As detailed in Table II-11, there are only 14 units that lack complete plumbing facilities, making up 0.6 percent of the total number of units. There are 24 units without complete kitchen facilities, making up one percent. In comparison, Essex County is reported as having 1.1 percent or 3,311 dwelling units lacking complete plumbing facilities, and 1.3 percent or 3,913 units lacking complete kitchen facilities.

### **Housing Values**

Housing values for both Glen Ridge and Essex County are indicated in Table II-12. As shown, over 40 percent of the homes in the Borough are valued at or over \$300,000 in 2000. This contrasts with housing values in the County where almost 50 percent are valued at or below

\$199,999. The table shows that the median housing value in the Borough is about 21 percent higher than the County.

### **Contract Rents**

Gross contract rents for renter occupied units in Glen Ridge and Essex County are shown in Table II-13. About two-thirds of the renter occupied units in Glen Ridge for 2000 had contract rents at or over \$1,000 per month; median monthly rent was \$1,058. The median rent for Essex County was \$675.

### **Housing Sales**

Median housing sales prices for the Borough of Glen Ridge increased from \$212,500 in 1988 to \$264,700 in 2000, a change of 24.6 percent. In comparison, median housing sales prices in New Jersey experienced a change of 20.4 percent, going up from \$141,900 in 1988 to \$170,800 in 2000. Essex County experienced the greatest percent change in median housing sales prices in between 1988 and 2000. The County, going up from \$158,000 in 1988 to \$208,400 in 2000, experienced an increase of 31.9 percent. According to the *Newark Star Ledger's* November 30, 2003 article "Town-by-Town Price Changes" the Borough of Glen Ridge experienced a 48.9% increase in the average sale price of a home from 2000 to 2003.

### **Housing Construction**

The detail for dwelling units authorized by building permits since 1980 and the number of units, which were demolished, are shown in Table II-15. During the twenty-year period between 1980 and 2000, there were 53 building permits issued for housing construction of which 21 permits were for single-family homes and 32 permits were issued for units in multi-family buildings. Four demolition permits were issued.

The developed nature of the Borough limits the potential of any additional large-scale residential development. Any new housing development would require the redevelopment of an existing site.

Table II-1

POPULATION CHANGE, 1930 to 2000  
 Borough of Glen Ridge and  
 Essex County

**Borough of Glen Ridge**

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	
		<u>Number Changed</u>	<u>Percent</u>
1940	7,331	-34	-0.5
1950	7,620	289	3.9
1960	8,322	702	9.2
1970	8,518	196	2.3
1980	7,855	-633	-7.8
1990	7,076	-779	-9.9
2000	7,271	195	2.7

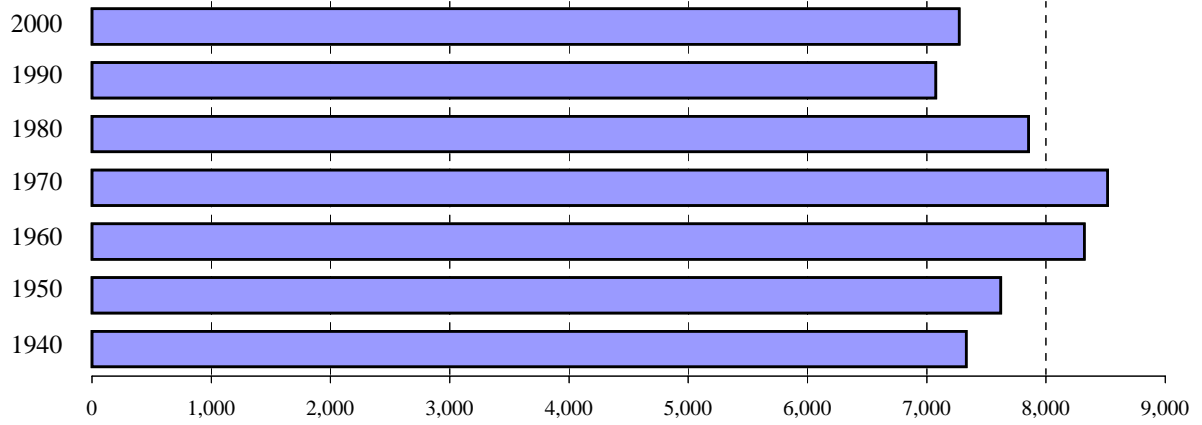
**Essex County**

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	
		<u>Number Changed</u>	<u>Percent</u>
1940	837,340	3,827	0.5
1950	905,949	68,609	7.6
1960	923,545	17,596	1.9
1970	932,526	8,981	0.9
1980	851,304	-81,222	-8.7
1990	778,206	-73,098	-8.6
2000	793,633	15,427	1.9

Source: U.S. Bureau of the Census 2000

### POPULATION CHANGE, 1940 TO 2000

Borough of Glen Ridge



### POPULATION CHANGE, 1940 to 2000

Essex County, New Jersey

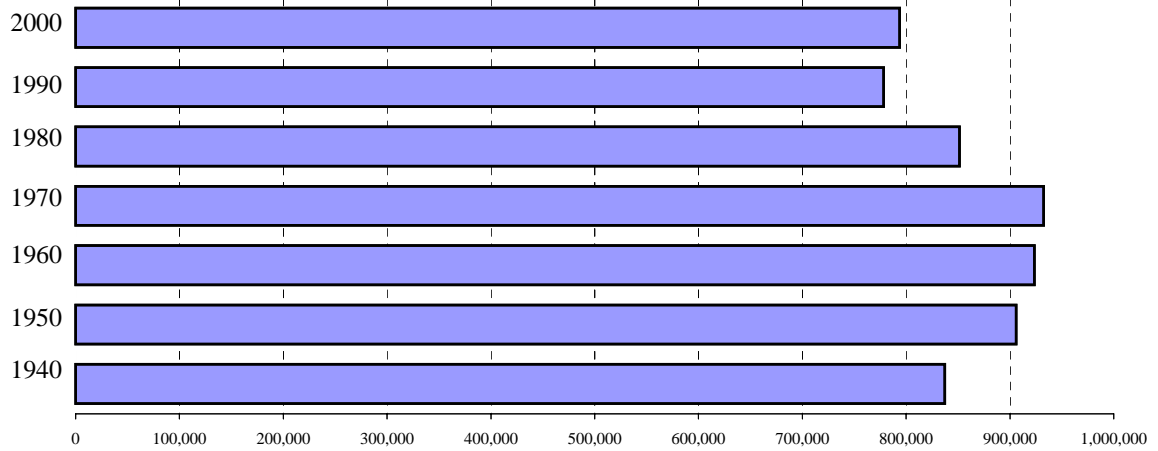


Table II-2

POPULATION BY AGE  
1990 and 2000  
Borough of Glen Ridge

	<u>1990</u>		<u>2000</u>		<u>Change, 1990 to 2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5	488	6.9	679	9.3	191	39.1
5-14	906	12.8	1,269	17.5	363	40.0
15-24	824	11.6	613	8.5	-211	-25.6
25-34	1,004	14.2	685	9.4	-319	-31.8
35-44	1,313	18.6	1,460	20.1	147	11.2
45-54	903	12.8	1,222	16.8	319	35.3
55-64	759	10.7	586	8.1	-173	-22.8
65 and Over	879	12.4	757	10.3	-122	-13.9
<b>Totals:</b>	<b>7,076</b>	<b>100</b>	<b>7,271</b>	<b>100</b>	<b>195</b>	<b>2.76</b>

Source: U.S. Bureau of the Census, 2000

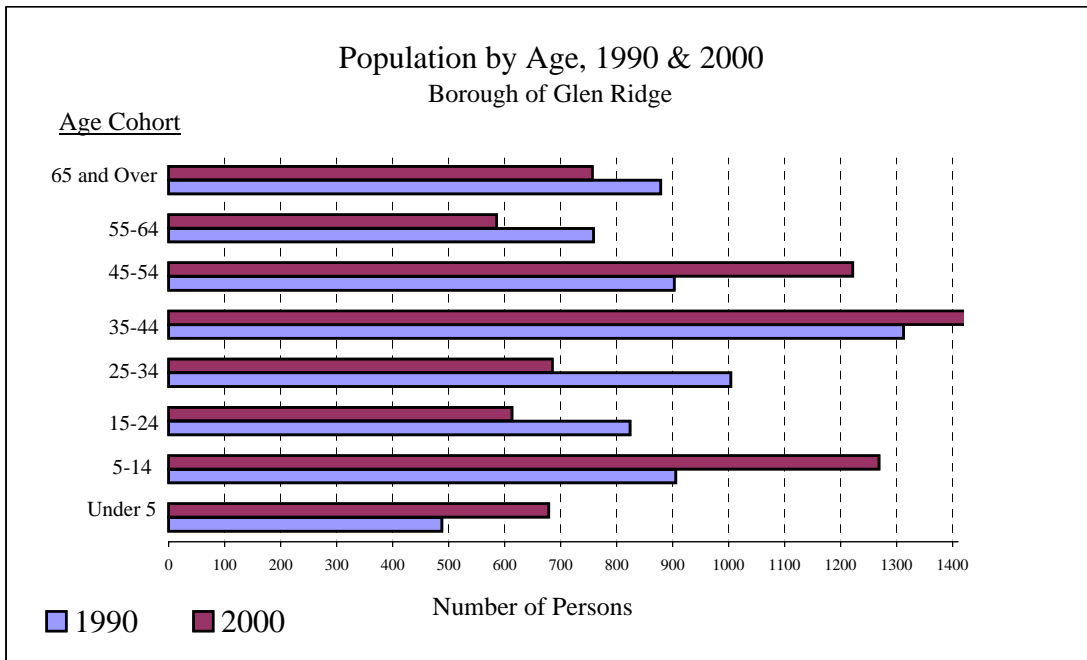


Table II-3

POPULATION DISTRIBUTION  
1990 and 2000  
Borough of Glen Ridge and Essex County

	1990		2000	
	Borough	County	Borough	County
Under 5	6.9	7.0	9.3	7.3
5-14	12.8	13.1	17.5	14.8
15-24	11.6	15.0	8.5	13.3
25-34	14.2	17.6	9.4	15.0
35-44	18.6	15.0	20.1	16.1
45-54	12.8	10.6	16.8	13.0
55-64	10.7	9.0	8.1	8.5
65 and Over	12.4	12.6	10.3	12.0
Totals:	100	100.0	100.0	100.0
Median Age:	37.4	33.4	37.8	34.7

Source : U.S. Bureau of the Census, 1990 and 2000

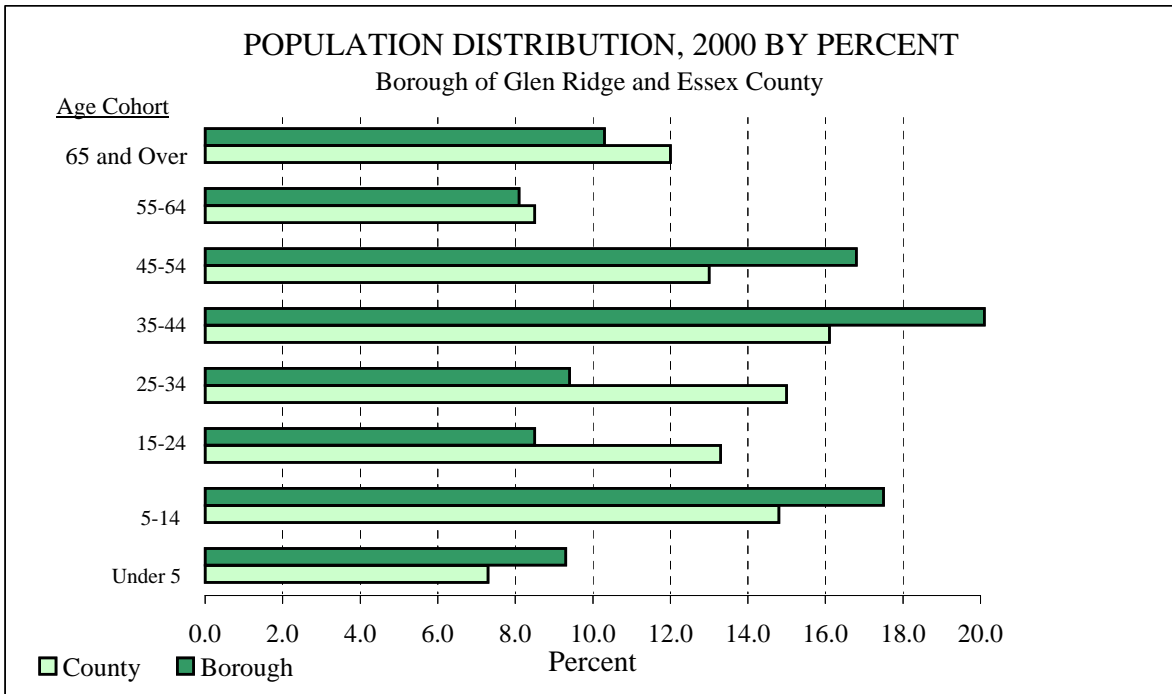




Table II-4

HOUSEHOLD CHARACTERISTICS  
 Occupied Housing Units By Tenure By Persons In Unit  
 1990 and 2000  
 Borough of Glen Ridge and Essex County

**Borough of Glen Ridge**

<u>Household Size</u>	<u>1990</u>		<u>2000</u>		<u>Change, 1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 person	427	17.6	410	16.7	-17.0	-4.0
2 persons	707	29.1	665	27.1	-42.0	-5.9
3 persons	501	20.6	496	20.2	-5.0	-1.0
4 persons	471	19.6	543	22.1	72.0	15.3
5 persons	206	8.5	244	9.9	38.0	18.4
6 or more persons	118	4.9	100	4.0	-18.0	-15.3
<b>Totals:</b>	<b>2,430</b>	<b>100</b>	<b>2,458</b>	<b>100</b>	<b>28</b>	<b>7.5</b>
Persons per Household:	2.8		3.0			

**Essex County**

<u>Household Size</u>	<u>1990</u>		<u>2000</u>		<u>Change, 1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 person	75,440	27.1	75,839	26.7	399	0.5
2 persons	74,316	26.7	76,701	27.1	2,385	3.2
3 persons	49,479	17.8	50,755	17.9	1,276	2.6
4 persons	41,547	14.9	42,794	15.1	1,247	3.0
5 persons	20,958	7.5	21,969	7.7	1,011	4.8
6 or more persons	17,012	6.1	15,678	5.5	-1,334	-7.8
<b>Totals:</b>	<b>278,752</b>	<b>100</b>	<b>283,736</b>	<b>100</b>	<b>4,984</b>	<b>1.79</b>
Persons per Household:	2.7		2.8			

Source: U.S. Bureau of the Census, 1990 and 2000

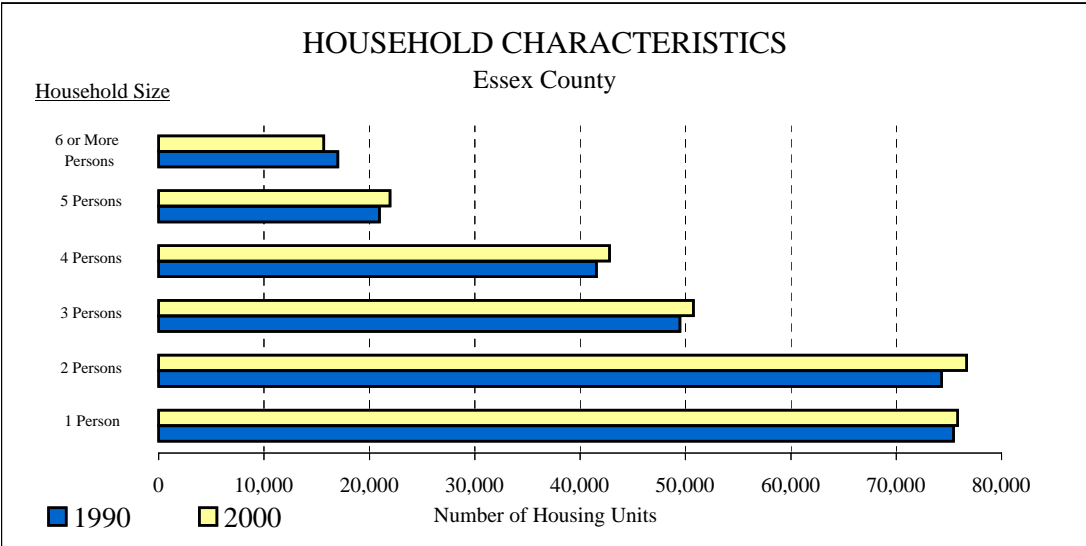
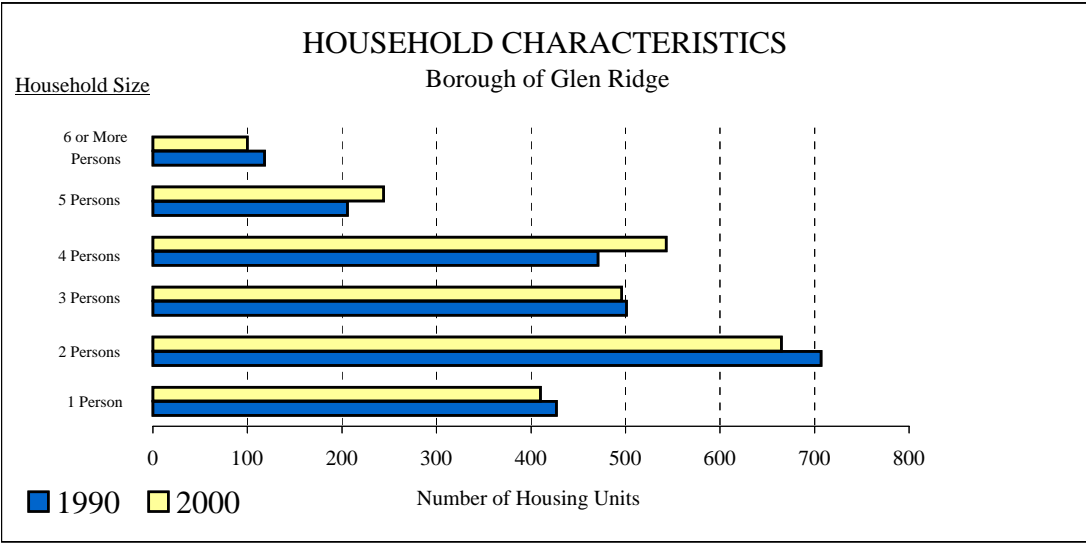


Table II-5

TYPES OF HOUSEHOLDS  
Borough of Glen Ridge

HOUSEHOLD TYPE	<u>Number</u>	<u>Percent</u>
<b>Owner-occupied &amp; Renter-occupied housing units</b>	<b>2,458</b>	<b>100</b>
Family households	1,978	80.5
Householder 15 to 64 years	1,701	69.2
Householder 65 years and over	277	11.3
Married-couple family	1,718	69.9
Male householder, no wife present	62	2.5
Female householder, no husband present	198	8.1
Nonfamily households	480	19.5
Householder 15 to 64 years	278	11.3
Householder 65 years and over	202	8.2
Male householder	168	6.8
Living alone	129	5.2
65 years and over	41	1.7
Not living alone	39	1.6
Female householder	312	12.7
Living alone	281	11.4
65 years and over	156	6.3
Not living alone	31	1.3

Source: U.S. Bureau of the Census, 2000

Table II-6

PER CAPITA AND HOUSEHOLD INCOME, 1989 and 1999  
 Borough of Glen Ridge,  
 Essex County, and State of New Jersey

	1989 Median Household Income	1989 Per Capita Money Income*	1999 Median Household Income	1999 Per Capita Money Income
Borough	\$75,821	\$34,367	\$105,638	\$48,456
County	\$34,518	\$17,574	\$44,944	\$24,943
State	\$40,927	\$18,714	\$55,146	\$27,006

Source: U.S. Bureau of the Census, 1990 & 2000

\* *Per capita money income* is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group.

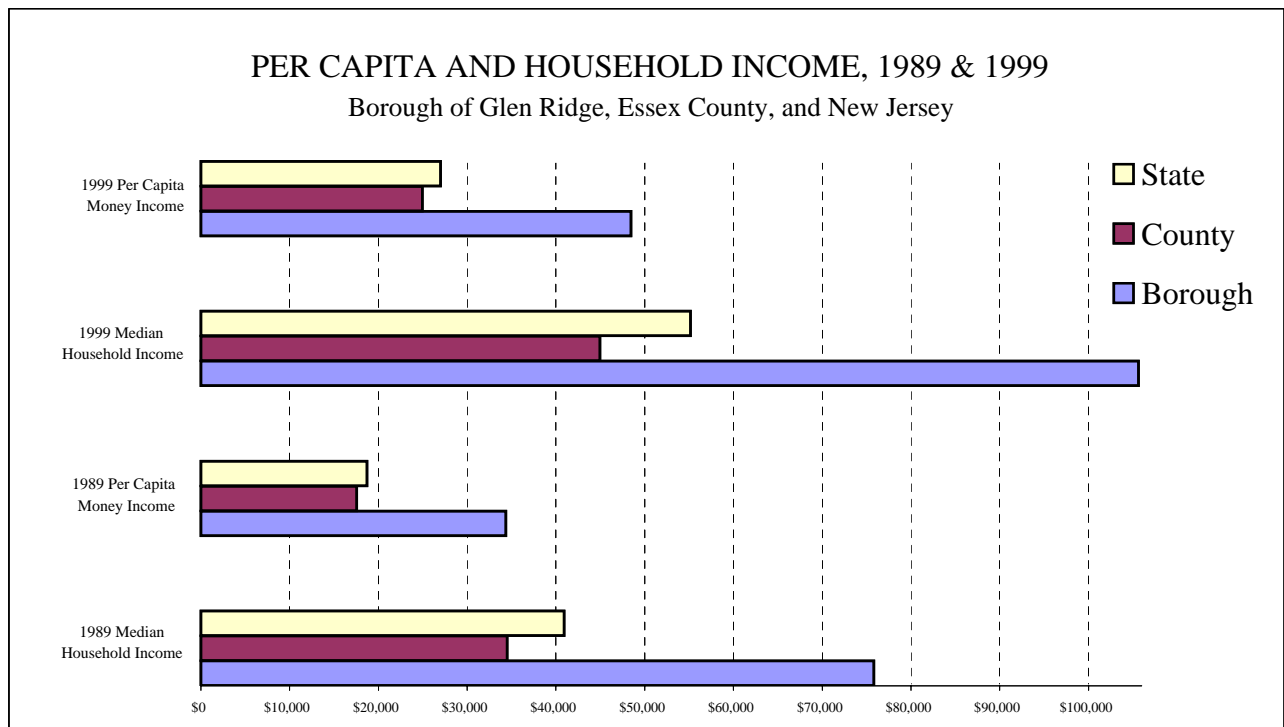


Table II-7

HOUSEHOLD INCOME DISTRIBUTION - 1999  
 Borough of Glen Ridge and Essex County

<u>Income</u>	<u>Borough</u>		<u>County</u>	
	<u>Number of Households</u>	<u>Percent</u>	<u>Number of Households</u>	<u>Percent</u>
Less than \$10,000	53	2.2	36,560	12.9
\$10,000-\$14,999	40	1.6	17,456	6.2
\$15,000-\$24,999	103	4.2	30,887	10.9
\$25,000-\$34,999	116	4.7	30,016	10.6
\$35,000-\$49,999	187	7.6	39,072	13.8
\$50,000-\$74,999	336	13.6	47,511	16.7
\$75,000-\$99,999	317	12.9	29,615	10.4
\$100,000-\$149,999	488	19.8	28,309	10.0
\$150,000-\$199,999	346	14.0	10,184	3.6
\$200,000 or more	479	19.4	14,082	5.0
<b>Totals:</b>	<b>2,465</b>	<b>100</b>	<b>283,692</b>	<b>100</b>

Source: U.S. Bureau of the Census, 2000

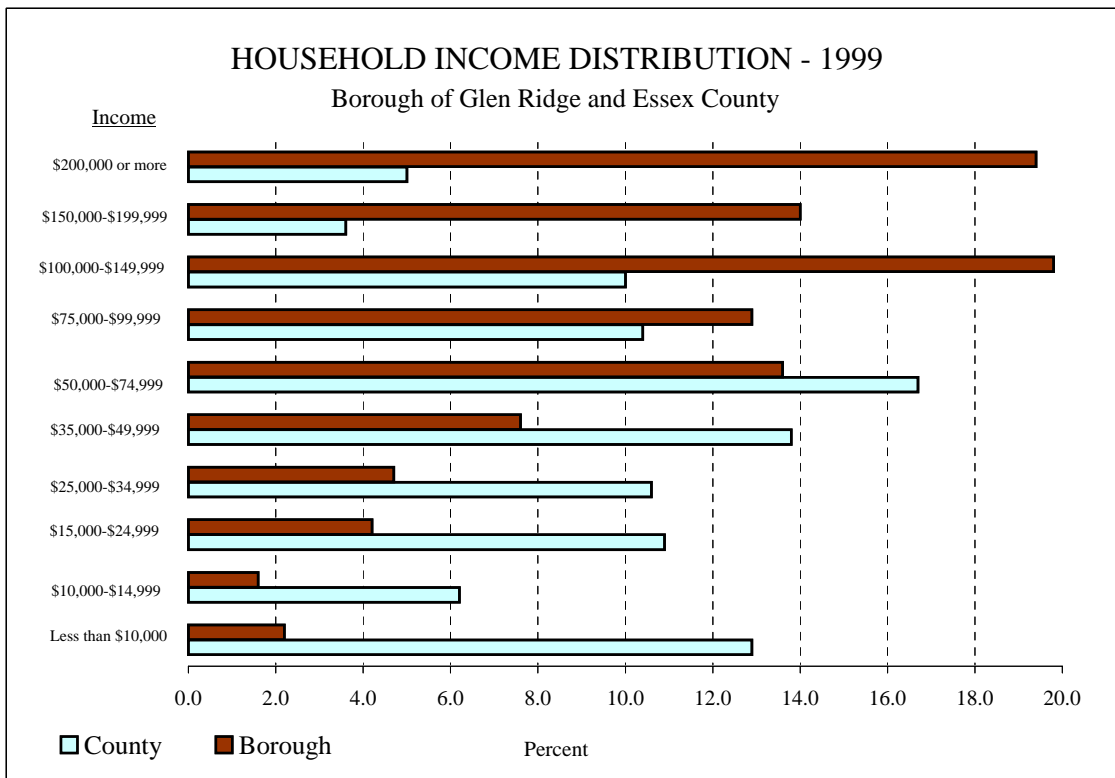


Table II-8

HOUSING UNIT DATA - 2000  
 Borough of Glen Ridge and Essex County

<u>Unit Type:</u>	<u>Borough of Glen Ridge</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Year Round	2,458	98.7	283,736	94.3
Vacant, Seasonal & Migratory	32	1.3	17,275	5.7
<b>Total:</b>	<b>2,490</b>	<b>100</b>	<b>301,011</b>	<b>100</b>
 <u>Tenure of Occupied Units:</u>				
Owner Occupied	2,237	91.0	129,447	45.6
Renter Occupied	221	9.0	154,289	54.4
<b>Total:</b>	<b>2,430</b>	<b>100</b>	<b>283,736</b>	<b>100</b>

Source: U.S. Bureau of the Census, 2000

Table II-9

OCCUPIED HOUSING UNITS BY TENURE  
 March 2000  
 Borough of Glen Ridge and Essex County

<u>Year Householder Moved Into Unit</u>	<u>Borough of Glen Ridge</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1999 to March 2000	339	13.8	51,191	18.1
1995 to 1998	539	21.9	82,130	28.9
1990 to 1994	459	18.7	45,427	16.0
1980 to 1989	559	22.8	44,370	15.6
1970 to 1979	318	12.9	28,937	10.2
1969 or earlier	244	9.9	31,681	11.2
<b>Totals:</b>	<b>2,458</b>	<b>100</b>	<b>283,736</b>	<b>100</b>

Source: U.S. Bureau of the Census, 2000

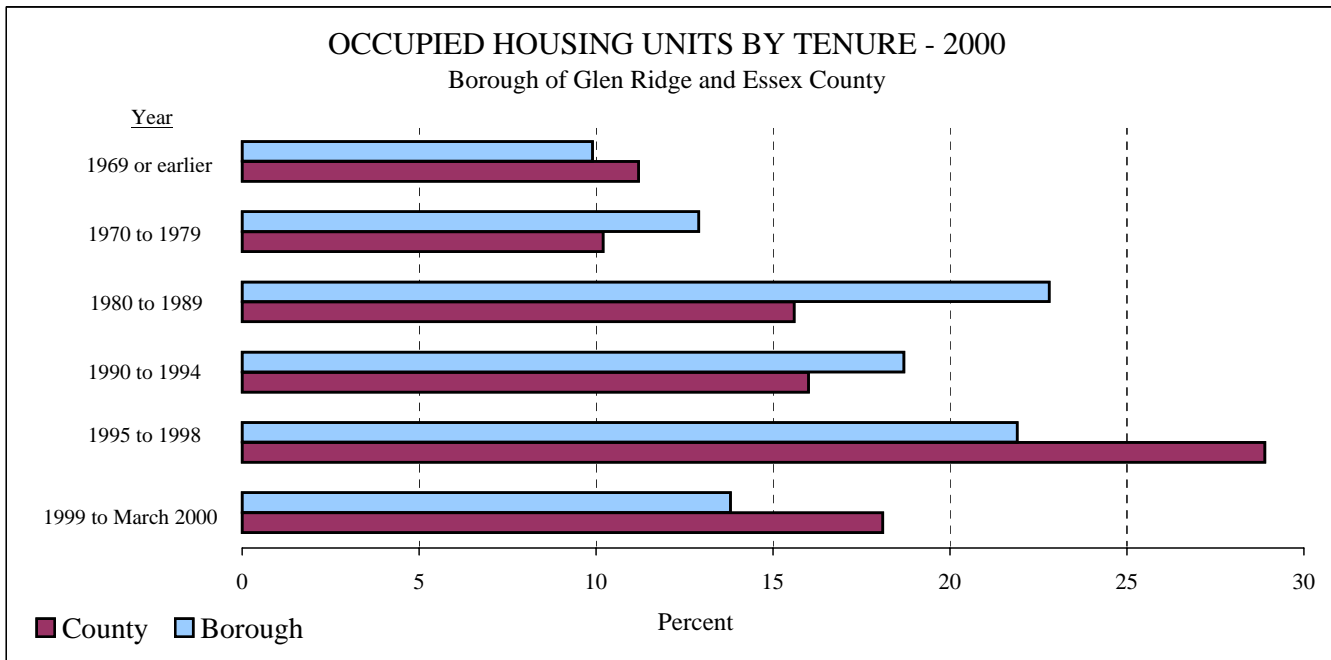


Table II-10

HOUSING UNIT DATA - 2000  
Borough of Glen Ridge and Essex County

<u>Characteristics:</u>	<u>Borough of Glen Ridge</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total Units	2,490	100	301,011	100
<u>Year Structure Built:</u>				
1999 to March 2000	10	0.4	2,212	0.7
1995 to 1998	43	1.7	6,037	2.0
1990 to 1994	0	0	6,177	2.1
1980 to 1989	31	1.2	16,345	5.4
1970 to 1979	45	1.8	26,471	8.8
1960 to 1969	151	6.1	45,001	14.9
1940 to 1959	384	15.4	104,226	34.6
1939 or earlier	1,826	73.4	94,542	31.5
<u>Units in Structure:</u>				
One (Single Family Detached)	2,101	84.3	103,183	34.3
One (Single Family Attached)	18	0.7	11,848	3.9
Two or more Units	371	15	185,724	61.7
Mobile Home, Trailer, Other	0	0	256	0.1
<u>Number of Rooms:</u>				
1 room	26	1	10,742	3.6
2 rooms	10	0.4	18,786	6.2
3 rooms	116	4.7	48,508	16.1
4 rooms	123	4.9	48,570	16.1
5 rooms	174	7	54,333	18.1
6 rooms	304	12.2	39,480	13.1
7 rooms	402	16.1	28,513	9.5
8 rooms	426	17.1	21,934	7.3
9+ rooms	909	36.6	30,145	10.0
<u>Number of Bedrooms:</u>				
No bedroom	33	1.3	11,916	4.2
1 bedroom	137	5.6	66,300	23.3
2 bedrooms	233	9.5	78,207	27.5
3 bedrooms	806	32.8	76,110	26.8
4 bedrooms	664	27	32,549	11.5
5+ bedrooms	585	23.8	18,654	6.7

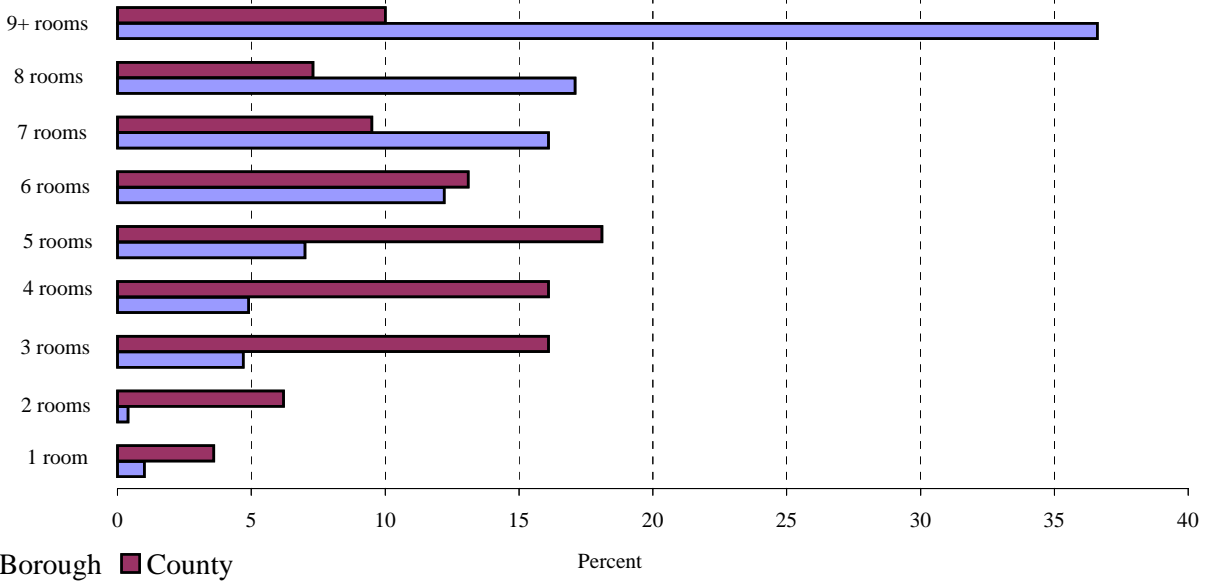
Source: U.S. Bureau of the Census, 2000



### NUMBER OF ROOMS IN STRUCTURE - 2000

Borough of Glen Ridge and Essex County

Number of Rooms



### NUMBER OF BEDROOMS IN STRUCTURE - 2000

Borough of Glen Ridge and Essex County

Number of Bedrooms

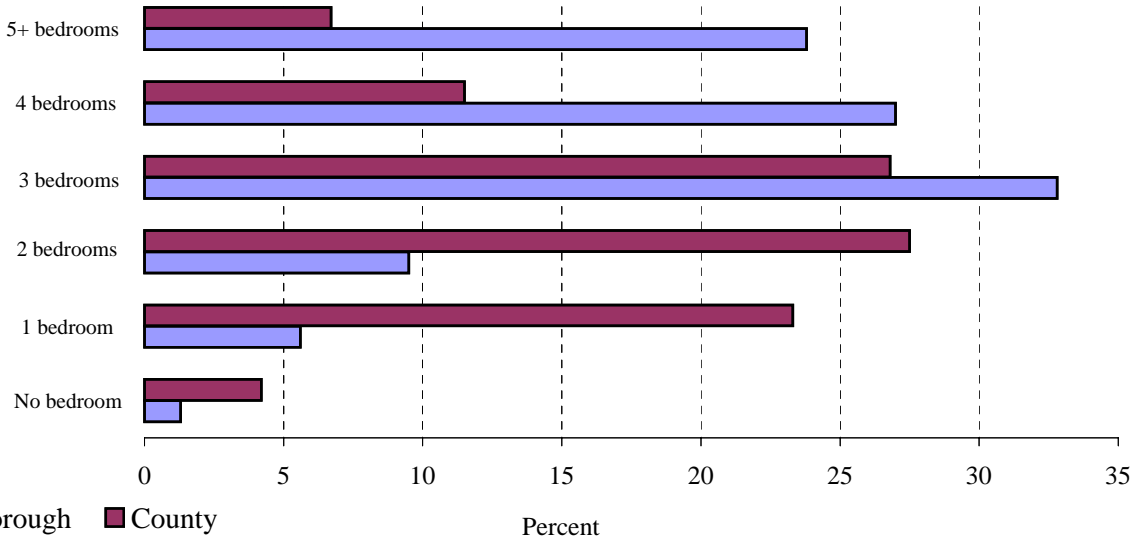


Table II-11

INDICATORS OF HOUSING CONDITIONS - 2000  
Borough of Glen Ridge and Essex County

	<u>Borough of Glen Ridge</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>Number of Units:</u>				
* lacking complete plumbing facilities	14	0.6	3,311	1.1
** lacking complete kitchen facilities	24	1	3,913	1.3
<u>Occupied Units by Persons Per Room:</u>				
1.00 or less	2,441	99.3	261,468	92.2
1.01 to 1.50	17	0.7	13,251	4.7
1.51 or more	0	0	9,017	3.2
<b>Totals:</b>	<b>2,458</b>	<b>100</b>	<b>283,736</b>	<b>100</b>

\* Complete plumbing facilities include: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower.

\*\* A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2) a range, **or** cook top and oven; and (3) a refrigerator.

Note: An ice box is not considered to be a refrigerator.

All facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. Such is the case with both plumbing and kitchen facilities.

Source: U.S. Bureau of the Census, 2000

Table II-12

OWNER OCCUPIED HOUSING VALUES - 2000

Borough of Glen Ridge and Essex County

<u>Value</u>	<u>Borough of Glen Ridge</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$50,000	4	0.2	1,243	1.3
\$50,000-\$99,999	21	1	6,524	6.8
\$100,000-\$149,999	108	5.4	16,853	17.6
\$150,000-\$199,999	367	18.3	20,776	21.7
\$200,000-\$299,999	698	34.7	25,237	26.4
\$300,000-\$499,999	656	32.7	16,530	17.3
\$500,000-\$999,999	139	6.9	6,941	7.2
\$1,000,000 or more	16	0.8	1,661	1.7
<b>Total:</b>	<b>2,009</b>	<b>100</b>	<b>95,765</b>	<b>100</b>
Median Value (\$):	264,700		208,400	

Source: U.S. Bureau of the Census, 2000

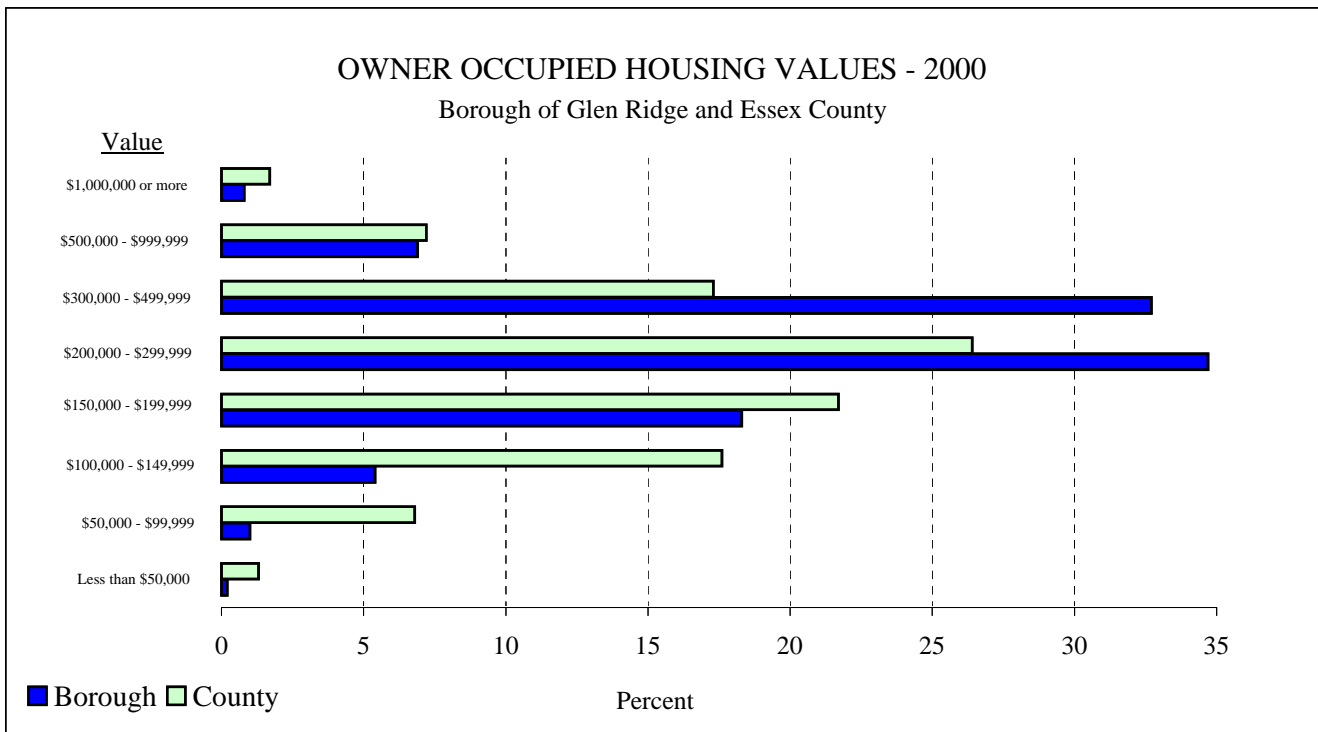


Table II-13

CONTRACT RENTS -2000  
Borough of Glen Ridge and Essex County

<u>Value</u>	<u>Borough of Glen Ridge</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$200	0	0	13,238	8.6
\$200-\$299	0	0	6,664	4.3
\$300-\$499	0	0	17,168	11.1
\$500-\$749	37	16.8	57,821	37.5
\$750-\$999	38	17.3	38,975	25.3
\$1,000-\$1,499	106	48.2	14,255	9.2
\$1,500 or more	13	5.9	2,968	1.9
No Cash Rent	26	11.8	3,035	2.0
<b>Total Number of Units:</b>	<b>220</b>	<b>100</b>	<b>154,124</b>	<b>100</b>
Median Rent:	\$1,058		\$675	

Source: U.S. Bureau of the Census, 2000

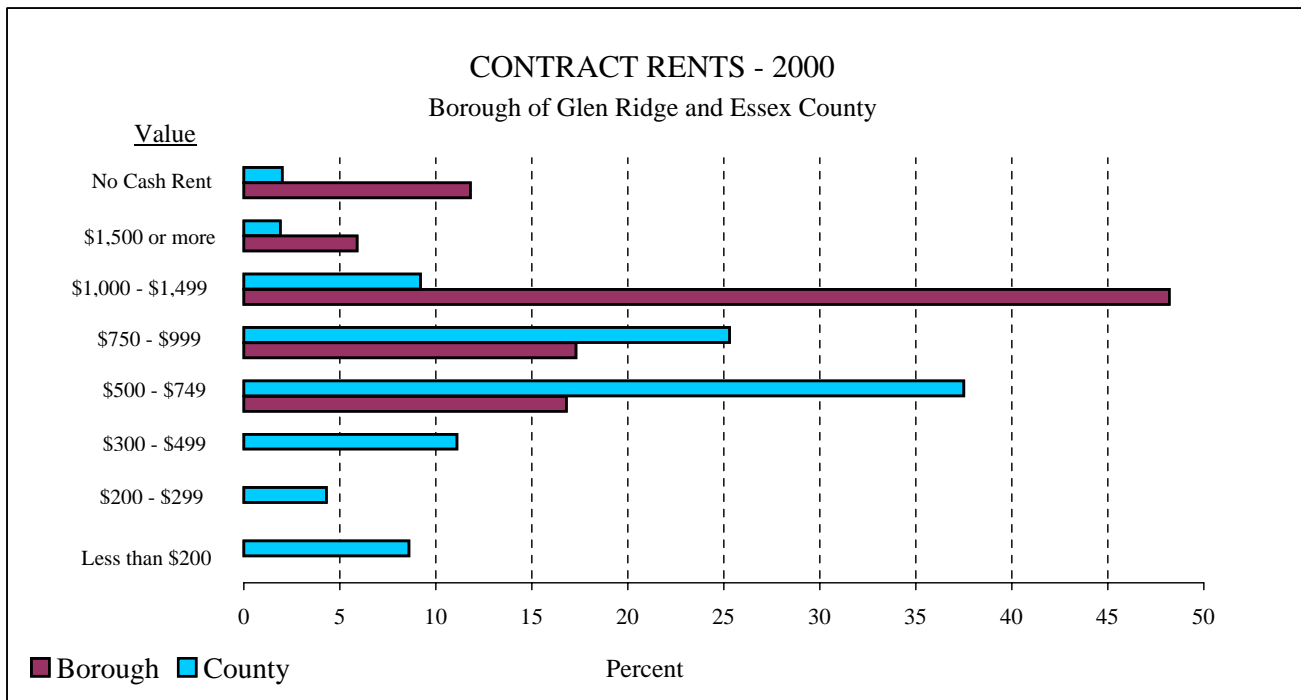


Table II-14

MEDIAN HOUSING SALES PRICES  
 Borough of Glen Ridge, Essex County, and New Jersey

<u>Year</u>	<u>Borough of Glen Ridge</u>		<u>Essex County</u>		<u>New Jersey</u>	
	<u>Median Sales Price</u>	<u>Percent Change</u>	<u>Median Sales Price</u>	<u>Percent Change</u>	<u>Median Sales Price</u>	<u>Percent Change</u>
1965	\$23,000	---	\$20,750	---	\$17,750	---
1970	\$36,500	37.0	\$25,000	17.0	\$23,000	22.8
1975	\$43,000	15.1	\$40,000	37.5	\$39,500	41.8
1980	\$73,750	41.7	\$60,000	33.3	\$57,500	31.3
1985	\$131,933	44.2	\$91,988	34.8	\$84,004	31.6
1988	\$212,500	37.9	\$158,000	41.8	\$141,900	40.6
2000	\$264,700	24.6	\$208,400	31.9	\$170,800	20.4

Source: Rutgers Regional Report, Vol. II; New Jersey Home Prices, Sternlieb & Hughes, 1990 and 2000

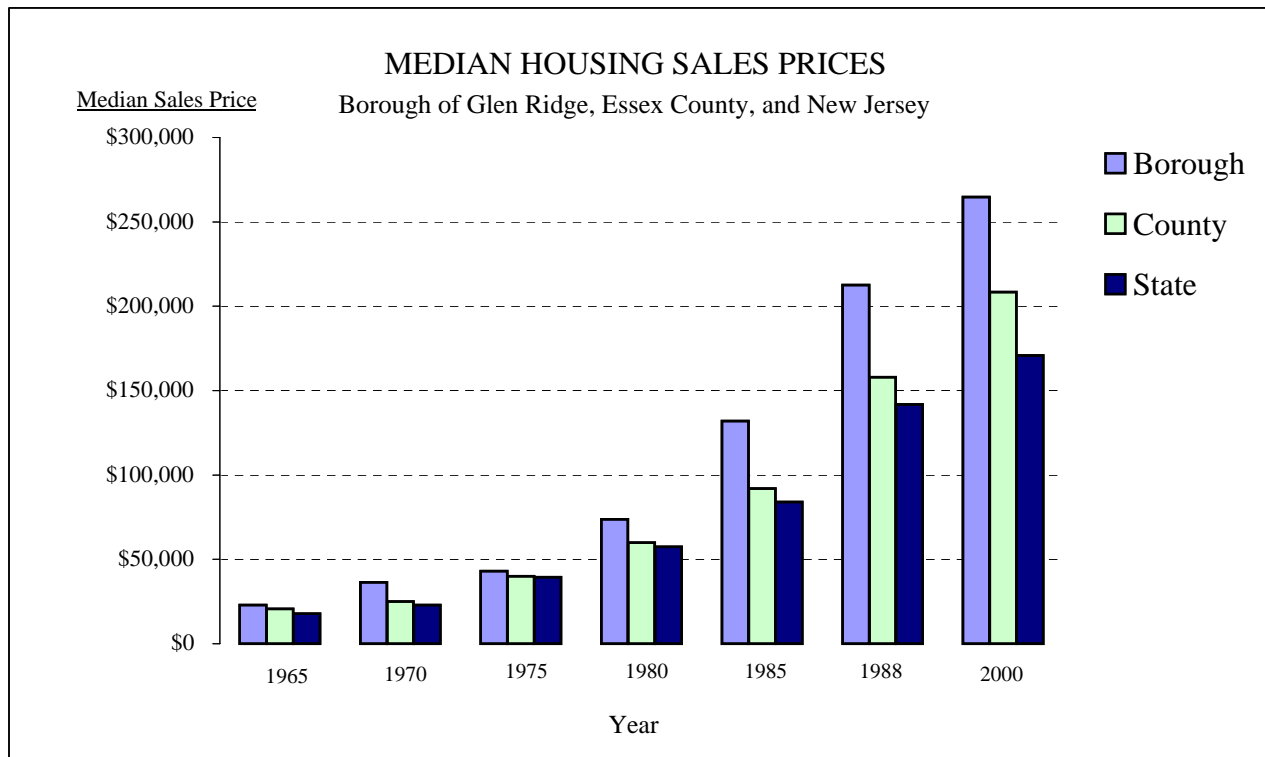


Table II-15

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS 1980-2002  
Borough of Glen Ridge

<u>Year</u>	<u>Total</u>	<u>Single-Family</u>	<u>2-4 Family</u>	<u>5+ Family</u>	<u>Demolitions</u>
1980	0	0	0	0	0
1981	0	0	0	0	0
1982	0	0	0	0	0
1983	0	0	0	0	0
1984	32	0	0	32	0
1985	0	0	0	0	0
1986	0	0	0	0	0
1987	0	0	0	0	0
1988	0	0	0	0	1
1989	0	0	0	0	0
1990	0	0	0	0	0
1991	0	0	0	0	2
1992	0	0	0	0	0
1993	0	0	0	0	0
1994	3	3	0	0	0
1995	16	16	0	0	0
1996	0	0	0	0	0
1997	1	1	0	0	0
1998	0	0	0	0	0
1999	0	0	0	0	0
2000	0	0	0	0	0
2001	1	1	0	0	1
2002	0	0	0	0	0
<b>Totals:</b>	<b>53</b>	<b>21</b>	<b>0</b>	<b>32</b>	<b>4</b>

*Source:* Summary of Residential Building Permits, 1983-2002, NJ Department of Labor; and Borough Permit Records

### **III. LAND USE PLAN ELEMENT**

#### **INTRODUCTION**

The Land Use Plan Element is intended to act as a guide towards the future development of the Borough of Glen Ridge consistent with the goals and objectives of this Master Plan. The Land Use Plan Element divides the lands of the Borough into categories based upon both type and intensity of use and establishes a pattern of development for the Borough. The following existing development section provides a brief discussion of the breakdown of land uses within the Borough. Finally, the Land Use Plan Element presents proposed land uses and highlights changes and land use designations for specific areas.

#### **EXISTING DEVELOPMENT**

The Existing Land Use Map illustrates the existing land use pattern in the Borough. The largest proportion of the Borough's land use is comprised of single-family residential development. Of the existing base of 2,490 housing units, approximately 86 percent or 2,101 are single-family detached homes. Over 90 percent of the homes in the Borough are owner-occupied. An overwhelming majority of the Borough's housing stock (73 percent) was built during or before 1939.

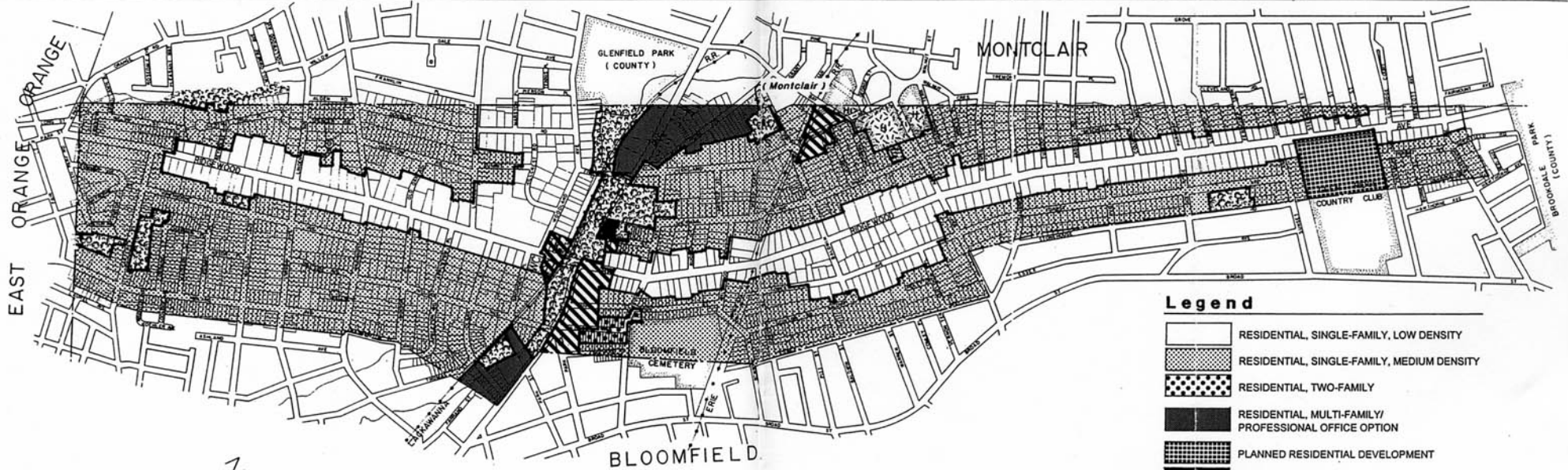
There is a small neighborhood of two and three family homes along Hillside Avenue, south of Belleville Avenue. Several other two-family homes are scattered throughout the Borough. Two mid-rise apartment complexes containing 170 units are located along the south side of Bloomfield Avenue, west of Freeman Parkway. Several relatively small townhouse/condominium developments are located along Bloomfield Avenue and Glen Ridge Avenue.

A very small proportion of the Borough land use is devoted to business and office uses. Commercial uses are located in several well-defined areas along Bloomfield Avenue, the most heavily traveled road in the Borough. Businesses and offices are located in the Arcade Building on Bloomfield Avenue and along Herman Street. Two banks and the post office are located near the intersection of Ridgewood Avenue and Bloomfield Avenue. A new professional office building was completed and the auto dealership expanded. Both of these properties lie on the western end of the Bloomfield Avenue corridor. There are also several commercial uses including a liquor store, a drug store and a bank that are clustered along the lower section of Bloomfield Avenue. Office uses include the Verizon facility on Park Avenue and Hillside Avenue, the Wachovia Bank building across the street from the Verizon facility, and three medical office buildings located near Mountainside Hospital.










Public buildings and facilities include the municipal complex along Bloomfield Avenue in the center of the Borough. The complex includes the municipal administrative offices, the police headquarters, the rescue squad and the library. The Department of Public Works storage yard is on the south side of Carteret Street. The U. S. Post Office is along the east side of Ridgewood Avenue, south of Bloomfield Avenue. Board of Education facilities include the high school along Ridgewood Avenue, the middle school along Ridgewood Avenue and two elementary schools. The latest addition to the Borough's public buildings include the new Senior Citizen Community Center, near the corner of Ridgewood Avenue and Bloomfield Avenue.

Various public parks and recreation facilities are scattered throughout the Borough. At the eastern end of Bloomfield Avenue, the Borough has completed the construction of a municipal pool facility in 2003. The three largest semi-public facilities in the Borough are Mountainside Hospital located at Bay and Highland Avenues, the Glen Ridge Country Club located on

# BOROUGH OF GLEN RIDGE • ESSEX COUNTY • NEW JERSEY



## Legend

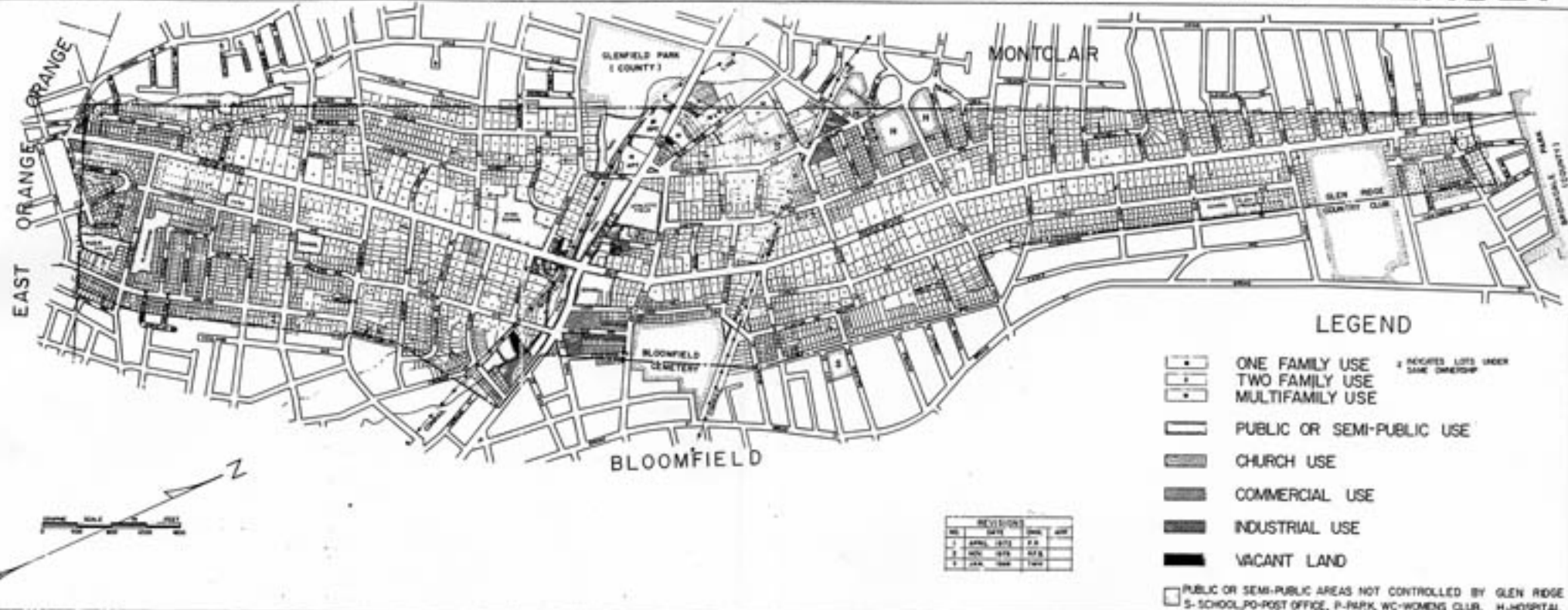
-  RESIDENTIAL, SINGLE-FAMILY, LOW DENSITY
-  RESIDENTIAL, SINGLE-FAMILY, MEDIUM DENSITY
-  RESIDENTIAL, TWO-FAMILY
-  RESIDENTIAL, MULTI-FAMILY/ PROFESSIONAL OFFICE OPTION
-  PLANNED RESIDENTIAL DEVELOPMENT
-  COMMERCIAL
-  OFFICE
-  HEALTH CARE
-  OPEN SPACE/HISTORIC



Prepared by: Moskowitz, Heyer & Gruel, PA - 1996



# BOROUGH OF GLEN RIDGE • ESSEX COUNTY • NEW JERSEY



## LEGEND

- ONE FAMILY USE
  - TWO FAMILY USE
  - MULTIFAMILY USE
  - PUBLIC OR SEMI-PUBLIC USE
  - CHURCH USE
  - COMMERCIAL USE
  - INDUSTRIAL USE
  - VACANT LAND
- INDICATES LOTS UNDER SAME OWNERSHIP

REVISIONS			
NO.	DATE	BY	APP.
1	APRIL 1973	P.B.	
2	MAY 1975	M.F.B.	
3	JAN. 1980	T.M.	

□ PUBLIC OR SEMI-PUBLIC AREAS NOT CONTROLLED BY GLEN RIDGE  
 S-SCHOOL, PO-POST OFFICE, P-PARK, WC-WOMENS CLUB, H-HOSPITAL

## PRESENT LAND USE

Ridgewood Avenue between Sunset and Yantacaw Avenues and the Bloomfield Cemetery located on the north side of Belleville Avenue at the Bloomfield boundary. It should be noted that a portion of both the cemetery and the Country Club are located in Bloomfield. Semi-public facilities also include several churches and the Women's Club.

## **LAND USE PLAN**

The Land Use Plan Map shows the basic elements of the Master Plan recommendations with respect to land use. Specifically, the Land Use Plan and Map together indicate the location, extent and intensity of development of land to be used for residential, commercial, public and other land uses. It is intended to serve as a general guide to the community for developing more detailed land use proposals and regulations. It should be noted that the actual regulation of land use districts, as shown in the Land Use Plan Map, will be implemented through revisions to the Borough Zoning Ordinance.

### **Residential**

There are five residential classifications on the Land Use Plan Map. The majority of the Borough is located in the residential, single-family low density and medium density single-family residential categories.

#### *Residential. Single-Family Low Density*

This residential, single-family low density category consists of the areas of the Borough zoned R-1 which are located on both sides of Ridgewood Avenue, extending for a depth of one lot and a portion of Forest Avenue. This land use classification also extends west along Woodland Avenue to Douglas Road and the municipal boundary line. The majority of the zone is located in the designated historic district (see Historic Plan Element). The minimum permitted lot size for the zone is 8,500 square feet (measured within 100 feet of the street lot line) and is fully developed with homes on lots ranging up to 40,000 square feet in size. There are no recommended changes to this land use category.

#### *Residential. Single-Family Medium Density*

This land use designation refers to the R-2 and R-3 single-family districts which require 6,200 square foot and 4,800 square foot lots, respectively. The land use category borders both sides of the low density residential district and includes most of the residential land area in the community. Since this area is fully developed and the zoning is consistent with the lot size pattern, no changes in the zone boundaries are recommended.

#### *Residential. Two-Family*

This land use designation coincides with the R-4 zone category which is currently limited to the lots on both sides of Hillside Avenue and extending to the intersection of Belleville Avenue and west to High Street. This category reflects the existing two-family neighborhood along Hillside Avenue which predates the original zoning. There are no recommended changes to this land use category.

#### *Residential. Multi-Family/ Professional Office Option*

This land use designation is located along both sides of Glen Ridge Avenue and Bloomfield Avenue near the Montclair border and along the southern side of Bloomfield Avenue near the Bloomfield border. Selective redevelopment opportunities are possible in this land use category which coincides with the R-5 zone.

The R-5 zoning was amended in 1990 in response to the recommendations contained in the Bloomfield Avenue Corridor Study. The current R-5 zone permits existing single-family homes, townhouses at a density of 8 to 10 units per acre and public parking lots and structures. Professional offices are conditional uses with access required onto either Clark Street or

Bloomfield Avenue. The 1990 Ordinance amendment reduced the maximum permitted height from 90 feet to 35 feet which is generally comparable with the predominant scale of development along Bloomfield Avenue.

#### Matchless Metals Redevelopment Zone

The property is located on the eastern side of Glen Ridge in proximity of the Bloomfield Avenue corridor. The site of the former Matchless Metals Polishing Company was used as a polish manufacturing facility. The former tenant ceased operations circa 1980. Since that time, the site has remained vacant. In 1987, Glen Ridge Savings & Loan took title to the property. After a series of financial institution mergers, Summit Bank took title to the property, constructed a bank on Bloomfield Avenue and gifted the remaining portion of the site to the Borough of Glen Ridge. On April 14, 1998, the Borough Council of Glen Ridge conducted a public hearing and determined the Tax Block 62, Lot 6 to be an Area in Need of Redevelopment pursuant to the Redevelopment Law. Preservation Partners LLC, was appointed redeveloper and applied to the Planning Board for preliminary and final site plan approval. Their plans included the redevelopment of Block 62, Lot 6 and to construct multi-family dwellings and other site improvements on Block 62, Lot 6 and to utilize portions of Block 62, Lots 8 and 9 and to construct certain site improvements on Block 62, Lot 8. The plans were in accordance with the Matchless Metals Redevelopment Plan adopted by The Mayor & Borough Council by Ordinance 1384 on April 8, 2003. The Planning Board approved the redevelopment plan and site plan on October 15, 2003 and adopted a Memorializing Resolution on November 12, 2003. The Borough anticipates the project's construction completion in 2005.

#### Planned Residential Development

A planned residential development (PRD) zone, which encompasses the Glen Ridge Country Club, was established in 1990 to implement a portion of the Borough's affordable housing obligation, in accordance with the Council on Affordable Housing (COAH) regulations. This land use category acknowledges the existing Country Club use; however, it provides for the construction of affordable housing if the Country Club is redeveloped in the future. The PRD designation permits country clubs and townhouses at a density of nine units per acre of which 20 percent is required to be for low and moderate income residents.

Once the new regulations are adopted, the Borough should adopt a new affordable housing plan in accordance with COAH regulations. The Borough should seek other opportunities to create low and moderate-income housing. As redevelopment opportunities are examined, the inclusion of affordable housing should be considered.

### **Nonresidential**

There are four nonresidential classifications on the Land Use Plan Map.

#### Commercial

There are four properties along the west side of Herman Street which are identified in the commercial category. These include the Arcade Building, several adjacent commercial and auto-related uses, and the municipal parking lot. The viability of the area for stable commercial uses is affected by the existing lack of parking to service the businesses. It is recommended that the Borough should consider opportunities which may arise to expand the municipal parking lot. Revisions to the permitted uses in the commercial zone were adopted in 1990 which limited commercial retail uses to the first floor only.

#### Office

This land use category, which is known as the B zone, permits office and professional buildings, nursing homes, schools, libraries and municipal buildings. There are three areas of the Borough

which are designated office. The largest area is located on the north side of Bloomfield Avenue beginning at the Municipal Building and extending east to the Bloomfield town line. This zone is completely developed and includes the municipal complex, the middle school, the former Central School building (currently an office building) and the former Verizon office building. There is also an office area along both sides of Highland Avenue between the railroad and Laurel Place. Finally, there is a small office area along Ridgewood Avenue that includes the post office and the Ridgewood Avenue Railroad Station and is also fully developed. There are no recommended changes to this land use designation.

### Health Care

The health care category coincides with the Mountainside Hospital complex and is located at the intersection of Highland Avenue and Bay Avenue. The most recent expansion of the hospital involved the construction of a parking deck located in Montclair. According to the hospital administration, there are currently 396 beds and over 1.1 million square feet of space located in the following four building complex: (1) North, West, and East Buildings; (2) Schuman Building; (3) North Pavilion; and (4) Mills Building.

The North, West, and East Buildings are the oldest buildings on the hospital campus and have the greatest limitations in terms of structure, utilities, and future use. They are generally restricted to non-clinical and support functions. The Schuman Building, which is in good condition, contains administrative, in-patient and out-patient functions. In the future, it is anticipated that it will provide an increasing amount of supportive and administrative space. The North Pavilion, which was opened in 1988, houses most of the in-patient functions as well as selected out-patient functions. It could potentially serve a variety of other diagnostic and treatment functions. Development of an ambulatory care center inclusive of outpatient diagnostic/treatment services and a medical office component was completed in 2001. This addition was constructed on the southern end of the North Pavilion, along Highland Avenue. A five thousand square foot expansion of the North Pavilion was also approved by the Planning Board in 2002. This second story addition will serve as the hospital's cancer center. The Mills Building houses the Mountainside Hospital School of Nursing and multiple administrative functions. Some out-patient clinic activities also occur in this building. The age of the building and its segregated location will likely restrict future use to the type which is currently undertaken. The hospital administration has expressed interest in expanding the nursing program through the addition of more educational space. This most likely will be realized through major renovations of the Mills structure or new construction.

The hospital currently has 1,098 parking spaces of which 686 spaces are located in the parking deck and 412 spaces are surface parking. Parking capacity and its location to the west of the hospital continue to present some limitation in terms of out-patient access. Any further development would have to address this issue.

The hospital has identified the following as facility modernization goals in the future:

1. Phased modernization of existing buildings as needed to address existing services and to accommodate new services which respond to community and other identified patient needs.
2. Modernization/upgrade of the existing laundry and power plant to increase the efficiency of current operations.
3. Phased replacement or elimination of the oldest buildings.

In the fall of 1995, the Borough established a health care zone which encompasses the hospital lands. The intent of the ordinance is to balance the need for expansion and modernization of Mountainside Hospital with the needs of the surrounding residential neighborhoods and the Borough. It is recommended that the health care zone be reviewed to clarify the permitted uses, specifically to acknowledge restaurants, kitchens, banks, and retail uses as accessory uses to the hospital and not as freestanding self-contained principal uses. Finally, it is recommended that once the consolidation plans are finalized, the hospital should present a master development plan to the Borough Planning Board which encompasses both existing development and proposed future construction.

### Open Space/Historic

This land use designation incorporates all municipally owned open space along Bloomfield Avenue (the Glen). This designation acknowledges the unique open space character of the Glen and limits uses to noncommercial passive parks and open spaces. The Open Space Historic designation includes all municipal facilities and municipal parks. This designation is intended to acknowledge the significance of maintaining and enhancing the existing municipal facilities and open space/parks network within the Borough.

## **LAND USE STUDY AREAS AND RECOMMENDATIONS**

The following section details specific land use recommendations as follows:

### **Bloomfield Avenue Corridor**

The Bloomfield Avenue Corridor is located in the central section of Glen Ridge and essentially contains all the commercial uses in the Borough. Approximately only nine percent of the total Corridor area is utilized for commercial uses. The limited commercial uses are scattered in four areas of the Corridor area. These areas include: (1) the Cestone & Matchless properties which contains a pharmacy and liquor store on the south side of Bloomfield Avenue and a drive-up bank facility, adjacent vacant property, and the vacant Matchless Metals building; (2) the former Central School building (currently, a vacant office building) and the former Verizon Building on the north side of Bloomfield Avenue; (3) the Arcade Building which contains small retail and offices uses and adjacent auto-related uses on the north side of Bloomfield Avenue next to the Municipal Building; and (4) a small area adjacent to the existing train station on Ridgewood Avenue. There is virtually no privately held vacant developable land in the Corridor area and therefore the pattern of development has basically been established.

As the Borough redevelops the municipally owned land, a technical document guiding the development of the Glen and the Bloomfield Avenue Corridor should be drafted. Connectivity between municipal facilities and cohesive development strategy should be considered.

In anticipation of any redevelopment, it is also recommended that the Borough Land Development Ordinance incorporate streetscape and facade design criteria for the Corridor area as part of site plan review. These criteria would include guidelines for building design and facade treatment, lighting, landscaping, and signage. These guidelines should be designed to reinforce the historic character of the Corridor area and surrounding residential neighborhoods.

### **Benson Street Station**

Due to the Montclair Connection, the Benson Street Train Station has been closed. New Jersey Transit currently owns the structure. The station fronts a residential street and is surrounded by single-family homes. The Borough should examine potential reuses for the structure and the accessory parking lot, that are sensitive to the residential surroundings. It is recommended that a comprehensive study of Benson Street Station and parking lot be performed.

## **Clarify Zoning Ordinance**

### **Definitions**

In general, it is recommended that the zoning ordinance definitions be reviewed to clearly articulate permitted uses and relevant terms. Terms such as dwelling unit, grade, and height should be studied.

### **Setbacks**

It is recommended that the setback requirements in the R-1, R-2, & R-3 be redefined. The current ordinance calls for setbacks that are difficult to understand and calls for setbacks relative to adjoining buildings. The setbacks should be redefined as a proportion relative to the property size or set a minimum setback from property lines.

### **Carriage Houses**

In most cases, carriage houses are located in the historic district and are subject to review by the Historic Preservation Commission. There are a number of existing carriage houses located on residential lots scattered throughout the Borough. The adaptive reuse of carriage houses provides an opportunity to create small apartments within the existing carriage house structure and also provides the opportunity to upgrade the accessory building. During the fall of 1995, the Borough adopted an ordinance that provides for the establishment of single-family residences as a conditional use in existing carriage houses located in the R- 1 and R-2 residential zones. It is recommended that the standards be clarified to include the following additional conditions:

1. Only one additional residence may be created.
2. Additional design standards should be included.

### **Driveway Grades**

The existing Borough ordinance does not contain standards limiting the grades of driveways. This can create inappropriate subdivisions where the existing topography and grades are not considered in the overall design and layout. It is recommended that a standard be incorporated into the ordinance limiting driveway grades.

### **Receive Only Satellite Dish Antenna Regulations**

It is recommended that regulations governing satellite dish antenna be revised in zones with amended standards to reflect recent legal precedent and Federal regulations. Issues related to visual impact in the Glen Ridge Historic District, particularly regarding the location of satellite dish antennae, should be addressed.

#### **IV. HOUSING PLAN ELEMENT**

The Borough of Glen Ridge adopted a Housing Element / Fair Share Plan on December 4, 1989. Subsequent to adoption, the Borough petitioned the New Jersey Council On Affordable Housing (COAH) and was granted substantiation certification on August 28, 1989. Certification expires after six years. A new plan should be drafted.

In 2003, COAH announced a new process of achieving substantial certification. The rules and procedures are currently going through the public hearing and adoption process. Upon its final adoption, the Housing Plan Element should be revisited.

## **V. COMMUNITY FACILITIES PLAN ELEMENT**

### **INTRODUCTION**

The Community Facilities Plan Element provides an evaluation of the public services and facility needs of the Borough of Glen Ridge such as schools, fire protection, police, first aid, and library. This Plan discusses current municipal resources, existing service levels, potential deficiencies, and considers future community facilities and service needs. The location of current community facilities is graphically shown on the Community Facilities Map.

### **INVENTORY OF EXISTING FACILITIES**

#### **Municipal Services**

All administrative offices are in the Municipal Building, located in the center of the Borough on Bloomfield Avenue. The building is a solidly-constructed, well-maintained two-story masonry structure with a distinctive architectural style. However, the building is over 60 years old, and its basic systems are showing their age. Parking for the building is located on Herman Street and is barely adequate to meet the building's needs. If land becomes available adjacent to this lot, it should be acquired for additional parking.

The police department and rescue squad are also located within the Municipal Building. These three primary functions, plus the library, which is attached to the Municipal Building, form the municipal complex.

The Borough public works department garage and storage area are located on the south side of Carteret Street. The Borough municipal facilities, which contain approximately 24,000 square feet, are adequate for all current and future governmental functions and no expansion of facilities is contemplated in this Master Plan.

#### **Library**

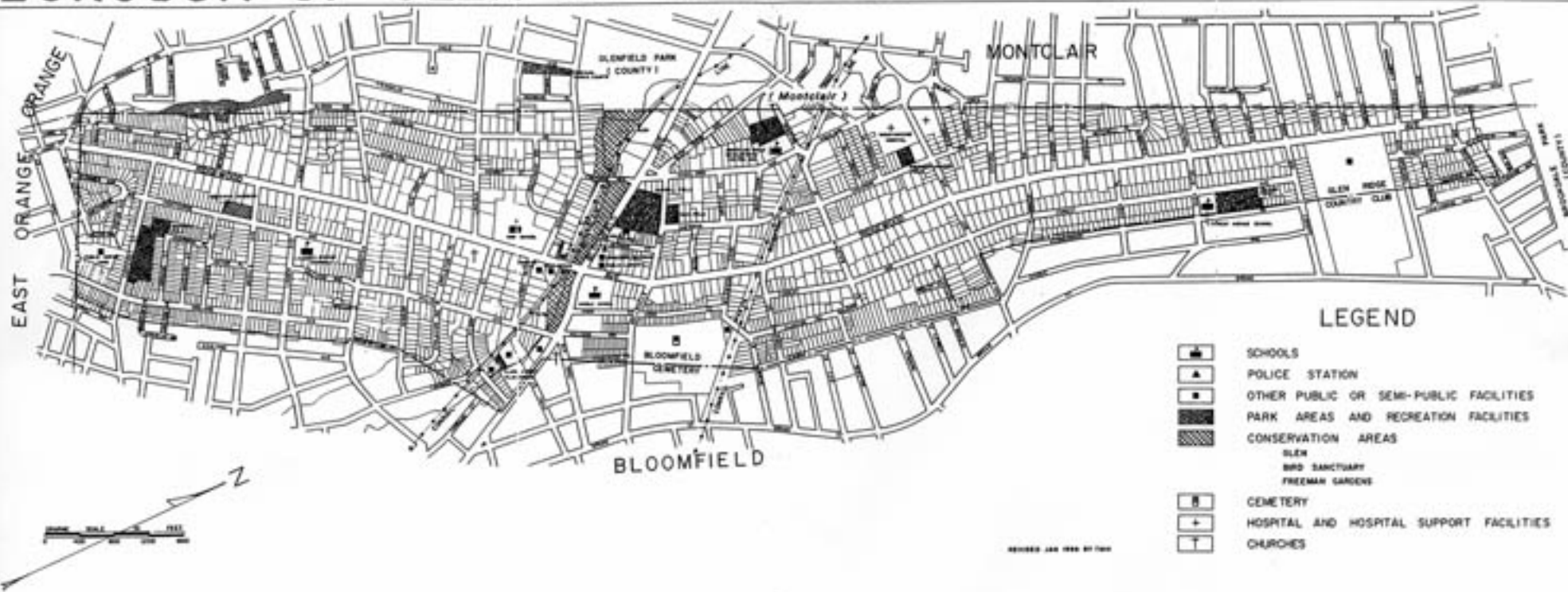
The library is located at the northwest intersection of Ridgewood Avenue and Bloomfield Avenue adjacent to the Municipal Building. The library recently completed an expansion of 4,500 square feet divided equally among three levels that almost doubled the size of the existing library. The ground floor level consists of a multi-purpose room, a staff office and storage area. The entrance hall can also serve as an exhibit area. The first floor contains a reference area, a periodicals area, computers with reference material, and open shelving for books. The upper level was expanded to create a study area and administrative offices. The upgraded library is adequate to meet the Borough's needs.

#### **Fire Department**

The Borough entered into an inter-local government services agreement in 1990 with the Township of Montclair whereby Montclair provides Glen Ridge with fire services. The agreement, which expired at the end of 1995, was renewed January 1, 1996 for a seven-year period and was renewed again in 2003 for a period of 10 years. Therefore, all fire protection facilities, capital equipment, and services will continue to be provided by the Township of Montclair. This arrangement has provided adequate fire protection for Borough residents in an efficient manner. The fire stations in Montclair serving Glen Ridge are identified on the referenced map. The rescue squad is now using a portion of the Municipal Building that had been used by the fire department.



# BOROUGH OF GLEN RIDGE • ESSEX COUNTY • NEW JERSEY





**Fire Stations in Montclair Serving Glen Ridge**

## **Glen Ridge School System**

The Borough School District presently consists of a total of four schools, including the High School, the Ridgewood Avenue School, and two elementary schools, the Forest Avenue School and the Linden Avenue School. The Board of Education administrative offices are located at 12 High Street, in a building just behind the Ridgewood Avenue School.

During the last several years, the student enrollment level has increased significantly. In 1991, the Pre-K – 12 enrollment was 1,139. By the 1998-99 school year, the student population had risen to 1,448. During the 2000-01 school year, the enrollment increased yet again to 1,611, with a projected increase to 1,716 in the 2001-2002 school year. In sum, over the last nine years, the student enrollment has increased by more than 50 percent.

The Board of Education projected that all of the schools will be at or beyond capacity during the 2000-01 school year. It further projected, based on the number of children already in the school system, that the High School will be unable to accommodate its student population beginning in the 2001 school year. A discussion of the enrollment and space issues, as well as the proposed solution to those issues, is contained in *Long Range Facilities Plan* prepared by the Board of Education in 2001.

In response to the fast growing school population, the Board of Education is currently constructing a \$12 million dollar addition to the High School. Accordingly, the Board of Education made certain estimates and assumptions that will accommodate the student enrollment for at least the next six years. In doing so, the Board of Education has implemented an expansion plan based on the number of students that are currently in the school system, specifically, those students in grades 2 through 7. This expansion at the High School is slated for opening in spring of 2004. This new facility is essential in order to maintain the educational programs and to comply with applicable law. Accordingly, the Board of Education has identified four primary issues going forward that will have an impact upon the Master Plan. These include: (1) the expansion of school facilities; (2) handicap access; (3) the demand for parking; and (4) the demand for open space/ball fields. Although there is an elevator in the Ridgewood Avenue School and there are two elevators in the High School, the elementary schools are not handicap accessible.

In terms of parking, there is no school busing within the Borough and barely sufficient on-site parking for staff. The growing trend towards more high school students who drive to school creates increased parking demand. This demand has been met in the past by on street parking along Ridgewood Avenue and the local side streets. However, this condition negatively affected the surrounding residential neighborhoods. Moreover, an increase in demand for commuter parking has arisen from the opening of the Montclair Connection and the Ridgewood Avenue Train Station. The Mayor and Council have enacted a permit parking system aimed to encourage parkers to use one of the Borough's lots and to limit parking on Ridgewood Avenue to those who wish to pay a premium price. At the upper and lower elementary schools, as well as the High School, there is an inadequate circulation and drop off areas, as many of the children no longer walk to school.

Through cooperation with other municipalities, the Glen Ridge School District is currently able to field most, if not all, physical education, athletic and extracurricular programs. With the possible expansion of school facilities, this should still be the case, at least for indoor activities. Nevertheless, there are limited outdoor recreation facilities and the demands of

both school and municipal athletic programs seem to be growing (Parks, Open Space and Recreation Plan Element). Forest Avenue School owns a ballfield that the Borough maintains. Hurrell Field on Bloomfield Avenue is owned and maintained by the Borough although it is used by the High School. There are fields owned and operated by the Board of Education and adjacent properties behind the High School. As part of the upgrade of Barrows Field, new ballfields and a field house have been constructed. Going forward, the Board of Education anticipates that cooperative agreements with nearby communities, coupled with the leasing of outdoor recreation space, will be necessary to accommodate the expanding recreation programs for Glen Ridge residents.

**Table V-1**

The Glen Ridge Board of Education has closely monitored the student enrollment increases that occurred over the last decade. The Board of Education, in turn, dealt with those enrollment increases in several ways. As the capacity was reached at the elementary schools in the early 1990s, the Board of Education reconfigured the grades within the school system, moving the 8<sup>th</sup> grade to the High School and the 4<sup>th</sup> grade to the Ridgewood Avenue School in order to relieve the overcrowded situation. When the population in the elementary schools continued to increase, the Board of Education reconfigured all of the schools in their entirety, moving the 7<sup>th</sup> grade to the High School and the 3<sup>rd</sup> to the Ridgewood Avenue School. In doing so, each of the elementary schools now houses students from Pre-K through 2<sup>nd</sup> grade.

The difficulty in calculating projected future enrollment is demonstrated by the school district's enrollment history since 1983, which has fluctuated between 1,139 and the current 1,611. That enrollment history is reflected in the chart below:

<b>ENROLLMENT HISTORY</b>	
<b>FISCAL YEAR</b>	<b>PRE-K-12 ENROLLMENT</b>
1983-1984	1,367
1984-1985	1,336
1985-1986	1,260
1986-1987	1,202
1987-1988	1,179
1988-1989	1,198
1989-1990	1,163
1990-1991	1,139
1991-1992	1,178
1992-1993	1,170
1993-1994	1,185
1994-1995	1,186
1995-1996	1,241
1996-1997	1,319
1997-1998	1,387
1998-1999	1,454
1999-2000	1,522
2000-2001	1,611

In order to determine the full extent of the future projected overcrowding, the Board of Education conducted four separate activities:

1. In January 1999, the Board of Education engaged the services of a demographer. Utilizing three-year, five-year and seven-year cohort enrollment projections, the demographer was able to make predictions concerning the student population going forward. The actual student enrollment numbers in the 1999-00 and 2000-01 school years exceeded even the most aggressive projections of the demographer.
2. During 2000, the Board of Education conducted a census of the entire town. The census response rate exceeded 90%. As a result, the Board of Education was able to determine the number of homes that had school age children, the number that had children who were no longer in school, as well as the number of families with children who will come into the system during the next five years. Using these numbers, as well as simple extrapolation, has given the Board of Education reliable numbers going forward for the next few years.
3. Additionally, the Board of Education has monitored the student population within each of the schools on a monthly basis for the last several years. In doing so, the Board of Education kept track of any and all changes in the student population as those changes occurred.
4. In order to ensure that it obtained the most up-to-date projections, the Board of Education requested and received a Supplemental Report from its demographer, with additional projections based on a more current five-year cohort study. That study, conducted in the Fall of 2000, is reflected in Table V-2.

**Table V-2  
GLEN RIDGE PUBLIC SCHOOL**

<b>ENROLLMENT PROJECTIONS</b>											<b>FIVE YEAR</b>	
<b>COHORT</b>												
<b>GRADE</b>	<b>2000-01*</b>	<b>2001-02</b>	<b>2002-03</b>	<b>2003-04</b>	<b>2004-05</b>	<b>2005-06</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	
PRE-K	116	126	117	116	116	116	116	116	116	116	116	
K	151	152	165	153	152	152	152	152	152	152	152	
1	125	149	150	162	151	150	150	150	150	150	150	
2	135	127	152	153	165	154	153	153	153	153	153	
Sub-Total	527	554	584	584	584	572	571	571	571	571	571	
3	134	137	129	154	155	167	156	155	155	155	155	
4	124	136	139	131	156	157	169	158	157	157	157	
5	119	126	138	141	133	159	160	172	161	160	160	
6	110	122	130	142	145	137	164	165	177	166	165	
Sub-Total	487	521	536	568	589	620	649	650	650	638	637	
7	122	109	121	129	141	144	136	162	163	175	164	
8	89	121	108	120	128	140	143	135	161	162	174	
9	101	90	122	109	121	129	141	144	136	162	163	
10	103	102	91	123	110	122	130	143	146	137	164	
11	90	103	102	91	123	110	122	130	143	146	137	
12	69	92	105	104	93	125	112	124	132	145	148	
Sub-Total	574	617	649	676	716	770	784	838	881	927	950	
SP.ED.	23	24	25	26	26	27	28	29	29	30	30	
TOTAL	2188	1611	1716	1794	1854	1915	1989	2032	2088	2131	2166	

\*Actual enrollment

The Board of Education recognizes that the cohort methodology is not necessarily the best means by which to obtain the most reliable projections. Indeed, the Board of Education expects the student population based on Glen Ridge's population history to begin leveling off within the next five (5) years. Accordingly, because of the smallness of Glen Ridge, and the substantial changes that may occur within Glen Ridge in a short period of time depending on any number of factors, including the economy, the Board of Education used the demographer's projections as a guidepost only for the next few years. These numbers, of course, are less reliable as the projections exceed five years. However, looking at the next five years, it is clear based on children that are currently in the system that Glen Ridge will far exceed the capacity at the High School. At the same time, the Board of Education expects that the population in the elementary schools and in the Ridgewood Avenue School will remain at capacity for the next several years.

Based on these various projections, the Board of Education determined that it was impossible to estimate with exactitude the full extent of the overcrowding situation that will occur in future years, with the exception of the next several years. Accordingly, the Board of Education was faced with a difficult situation. The Board of Education did not want to propose a building expansion that was woefully deficient, nor did it want to propose an expansion plan that would not be substantially utilized in the long-term. Certain estimates and assumptions have been made by the Board of Education that will accommodate the student enrollment for at least the next six years. In doing so, the Board of Education has implemented an expansion plan based on the number of students that are currently in the school system, specifically, those students in grades 2 through 7.

The Board of Education also has explored various locations on which to build. Properties that are now privately held, or which are owned by adjacent municipalities, were seriously considered and ultimately rejected. The Board of Education's reasons for rejecting these alternatives included cost, lack of adequate land to accommodate the Board of Education's space needs, and/or the reluctance of officials in adjacent communities to sell their land to Glen Ridge.

The Board of Education could ultimately choose to expand school facilities. Additionally, the Board of Education could determine that the expansion of school facilities is consistent with the highest educational standards of the Board of Education and the Glen Ridge community as a whole.

## **RECOMMENDATIONS**

### **Senior Citizen Community Center**

The Borough of Glen Ridge and New Jersey Transit have entered into a long-term lease enabling the Borough to rehabilitate the existing historic Ridgewood Avenue Railroad Station and utilize the improved space for a senior citizen community center. Improvements included the adaptive reuse of the abandoned railroad structure, the restoration of the historic station, and ADA compliant construction. The space allows for the meeting and obtaining health, social, and recreational services. The Borough has received \$196,000 from the Community Development Block Grant Program for the project. A major share of funding for the rehabilitation came from community donations and fund raising.

### **Youth Community Center**

There is currently no dedicated youth community center in the Borough. As this population segment grows, the Borough should analyze the need for such a facility and consider the establishment of a youth community center if a need is identified for such a facility.

## **SUMMARY OF FINDINGS**

Overall, the Borough's residents are well served by the extensive and well-maintained community facilities. The Borough's population is generally stable and except for the Board of Education facilities, no major expansion of capital facilities is anticipated at this time. As such, the efficient usage of existing resources to meet the Borough's needs into the next century is recommended as the major focus of future facility planning. The exploration of multi-use facilities, upgrading of existing complexes, improving ADA compliance, and the rehabilitation of the Benson Street Station should be the focus of the Borough.



## VI. PARKS, OPEN SPACE AND RECREATION PLAN ELEMENT

### INTRODUCTION

Parks, open space, and recreation facilities are important components of the quality of life within a community. The Borough of Glen Ridge is served by a network of neighborhood parks and a linear open space area called the Glen. The Parks, Open Space, and Recreation Plan Element evaluates the existing park and recreation inventory in relationship to existing and anticipated demand and open space standards.

### INVENTORY OF PARK AND RECREATION FACILITIES

The existing Borough park and recreation system consists of ten parks totaling approximately 30.3 acres. Of this total, approximately 17.1 acres are developed recreation areas and the remaining 13.2 acres are undeveloped. These parks are listed in Table VI-1 and identified on the Community Facilities, Recreation and Conservation Plan Map.

**Table VI-1**

**EXISTING OPEN SPACE/PARK FACILITIES  
Borough of Glen Ridge**

	<u>Facilities</u>	<u>Acreage</u>	<u>Location</u>
Clay Field	Playground, paddle tennis	1.0	Belleville Ave. & Sherman Ave.
Palmer Field	Baseball fields, summer recreation	1.7	Forest Ave.
Hurrell Field	Football & baseball fields, track & field, field house (High School field)	4.7	Bloomfield Ave.
Sherman Ave. Playground	Baseball field	1.0	Sherman Ave.
Community Pool	Pool	1.9	Clark St.
The Glen	Passive open space	12.2	Bloomfield Ave.
Freeman Tennis Courts	Tennis courts	1.0	Willowdale Ave. & Woodland Ave. (Montclair)
Freeman Gardens	Formal garden, nature park	1.0	Hawthorne Ave. & Maolis Ave.
Barrows Field	Baseball, soccer & softball fields, playground	4.8	Carteret St.
Bird Sanctuary	Bird sanctuary	<u>1.0</u>	+ Willowmere Ave. (Montclair)
		<b>30.3</b>	

The stock of Borough recreational space has been increased with the construction of a municipal swimming pool on Clark Street. This facility, capital funds for which have been generated primarily by resident membership subscriptions, was completed in the summer of 2003. A pool house for the facility is in design.

Additionally, the County of Essex maintains three public parks that total 140 acres and are within walking distance of the Borough. These parks are Brookdale Park at the northern end of Ridgewood Avenue, and Glenfield Park, which is located between Woodland Avenue and Bloomfield Avenue at the Montclair border, and Watsessing Park in Bloomfield, near the Borough's southeastern quadrant. All of these parks provide areas for passive recreation.

Of particular significance in the Borough's open space inventory is the Glen, a wooded east-west corridor that follows the course of Toney's Brook. This facility is important for its historic value as the site of Glen Ridge's earliest mills, ruins of which remain, its natural beauty, and its recreational potential. The Glen has for many years been severely underutilized for recreational purposes, and its more remote areas have often been misused for undesirable and sometimes illegal activities, creating a public safety nuisance and hazard. Reclaiming and restoring the Glen and nurturing a balance and positive use of this resource are high open space and recreational needs facing the Borough. A development master plan for the Glen has been prepared featuring a bicycle path, improved lighting, walkways, and other amenities.

Additionally, the heavy use of Hurrell Field for school athletics as well as general recreational use has caused the field to show wear and tear at an accelerating rate.

Also, the abandonment of the Boonton Line Commuter Rail Service east of Montclair by New Jersey Transit spotlights the opportunity for the constructive reuse of the Benson Street station and property. The station structure, which is historically significant, is in an extreme state of disrepair due to a long-term failure to maintain the structure by the railroad and its tenants.

## **RECREATION NEEDS ASSESSMENT**

Standards for the minimum acreage of parks and open space have been developed by various organizations. These standards are described below:

### **Population Ratio Method**

At the municipal level the generally accepted minimum range for parkland is six to ten acres of open space per 1,000 population. The 1994 New Jersey Statewide Comprehensive Open Outdoor Recreation Plan guidelines recommend eight acres. Additional acreage is recommended at the County, State and Federal levels (i.e., regional parks). Municipal open space should be in the form of playgrounds, neighborhood parks, playfields, and community parks. In general, large natural areas should not be included in this total.

With a 1990 population of 7,076 persons, the Borough of Glen Ridge should have a minimum of 42 acres of municipal open space. The Borough currently has 17.1 acres of land in developed parks and an additional 13.2 acres in undeveloped parks, totaling 30.3 acres. Approximately five to six acres of active recreation space should be provided per 1,000 population. Thus, there should be 35 to 42 acres of active open space in the Borough. Currently, there are 17.1 acres of such open space. The shortfall of Open Space, as calculated by this method, is mitigated by the abundance of County parkland adjacent to the Borough.

The New Jersey Statewide Comprehensive Outdoor Recreation Plan guidelines are listed in Table VI-2.

**Table VI-2**

NEW JERSEY COMPREHENSIVE OUTDOOR  
RECREATION PLAN GUIDELINES  
POPULATION RATIO

<u>Level</u>	<u>Acreage per 1,000 Population</u>
Municipal	8
County	12
State	24
Federal	16

**Area Percentage Method**

Another standard for open space relates to the percent total developable land area in a municipality that should be an open space owned by the municipality. The New Jersey Statewide Comprehensive Outdoor Recreation Plan recommends three percent. In the Borough this amounts to approximately 25 acres. As stated, the Borough currently contains 30.3 acres of developed and undeveloped parkland, satisfying this criteria. The New Jersey Statewide Comprehensive Outdoor Recreation Plan guidelines are detailed in Table VI-3.

**Table VI-3**

NEW JERSEY COMPREHENSIVE OUTDOOR  
RECREATION PLAN GUIDELINES  
AREA PERCENTAGE

<u>Recommended Level</u>	<u>Open Space</u>
Municipal	3% of the developed and developable area in the municipality
County	7% of the developed and developable area in the municipality
State	10% of the area of the State
Federal	4% of the area of the State

Developable Area: Excludes acreages of slopes over 12 percent, wetlands, and Federal and State owned open space.

## **RECOMMENDATIONS**

### **Upgrade Of Existing Recreation Facilities**

Many of the facilities throughout the Borough have been improved. It is recommended that all the recreation facilities within the Borough continue to be assessed and that appropriate upgrading is undertaken over the next five years. An action plan for restoration and long-term maintenance of Hurrell Field is a pressing priority.

### **Potential Land Swap And Open Space Designation**

One of the unique conditions associated with the Borough's recreation facilities is that two of the Borough's parks are located in Montclair. These include Freeman Tennis Courts and the bird sanctuary. Conversely, one of the Montclair recreation facilities is located in the Borough of Glen Ridge on Baldwin Street. It is recommended that the usability of these sites be reviewed and that consideration be given to a potential land swap between Montclair and Glen Ridge. Alternatively, joint-use arrangements should be explored and implemented where mutually beneficial. Additionally, it is recommended that the Montclair recreation facility be designated on the Land Use Plan Map in the Open Space/Historic (OS/H) category.

### **Adaptive Reuse Of Benson Street Station**

The Borough should initiate a planning process to explore a range of reuse options for the Benson Street station and property. This process should entail broad community input in addition to requests for conceptual proposals from planners and developers. The Borough should explore with New Jersey Transit its interest in joining the Borough as a partner in this planning process. Whatever reuse options are developed, this process should proceed with an eye toward possible preservation and restoration of the historically and aesthetically significant station structure.

### **Development of the Glen and Retention Of Passive Open Space Areas**

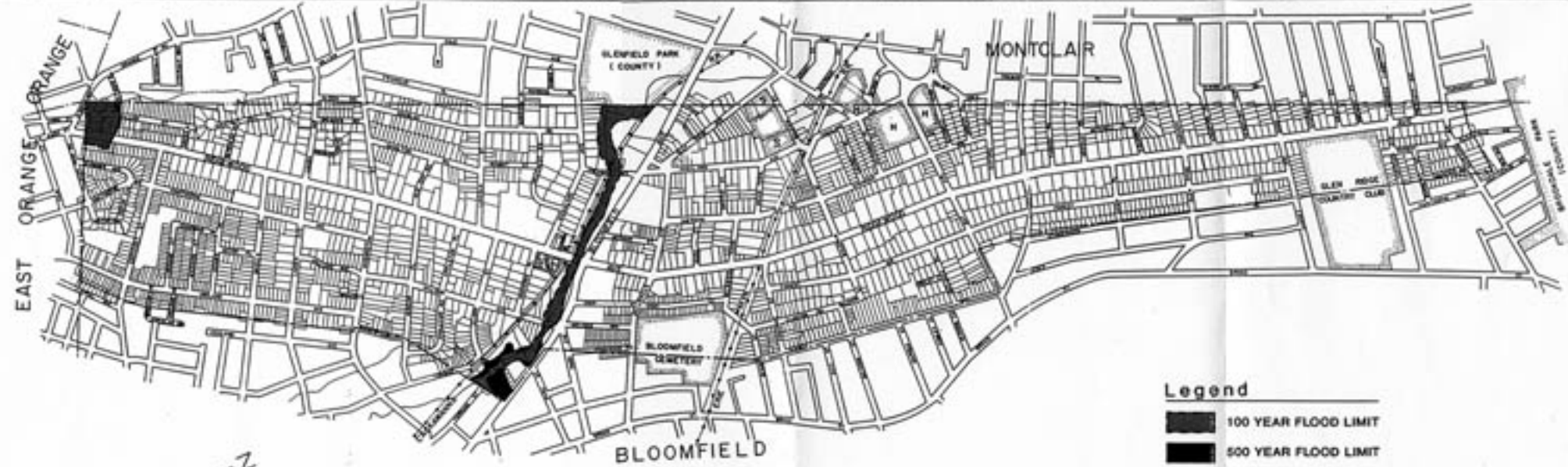
The development Master Plan for The Glen provides a balanced program for the Glen to be reclaimed for positive reuse as an Open Space and recreational asset.

Freeman Gardens, which is the other passive open space area within the Borough should be retained as a formal garden, nature park and bird sanctuary.



### **Acquisition Of Additional Open Space**

Finally, opportunities for acquisition of additional open space which could be used for active recreation purposes should be explored.

# BOROUGH OF GLEN RIDGE • ESSEX COUNTY • NEW JERSEY



### Legend

-  100 YEAR FLOOD LIMIT
-  500 YEAR FLOOD LIMIT

Source: FEMA Maps, April 3, 1984

Prepared by: Moskowitz, Heyer & Gruel, PA - 1996

## VII. CIRCULATION PLAN ELEMENT

### INTRODUCTION

The Borough of Glen Ridge features a variety of transportation modes including pedestrian, bicycle, vehicular, rail, bus and jitney transit. The Borough also includes numerous on and off street parking facilities. The circulation system in Glen Ridge should maintain a balance between these various modes in order to maintain its attractive suburban qualities and its connectivity to larger urban centers. Planned prior to the development of the automobile, the Borough maintains excellent pedestrian mobility. Connections to New York City, Newark and other urban centers via New Jersey Transit's Midtown Direct service and bus lines are widely used. County Route 506S (Bloomfield Avenue) and other county roads offer good connections to the Garden State Parkway and Interstate Route I-280. Air transportation to a variety of national and international destinations is available from Newark International Airport located six miles southeast of Glen Ridge.

This report contains an inventory of existing circulation systems and makes recommendations for improvements.

### INVENTORY OF EXISTING CIRCULATION SYSTEMS

#### **Pedestrian System**

The Borough's pedestrian system consists primarily of sidewalks along its roadway network. Sidewalks, which are used extensively in the Borough, are used by commuters walking to and from available transit services. As the school system does not typically provide bus transportation, school children use sidewalks regularly, with crossing guards stationed at many intersections. Almost all streets in the Borough have sidewalks, with large areas of bluestone slate laid early last century. Some areas of bluestone are in disrepair due to root damage, and the Borough maintains a matching replacement program.

The Borough recently completed phase one of a pedestrian and bike path in the lower Glen. When fully completed, the path will connect the municipal pool at its eastern end with recreational facilities, the New Jersey Transit outbound platform, and Freeman Parkway to the west. The path, which will include multiple bridges across Toney's Creek, is intended to provide routes that avoid busy streets and encourage bicycle mobility throughout the Borough. The outer lanes of Ridgewood Avenue, delineated by solid white traffic lines in 1997, have seen increased use by bicyclists and joggers.

#### **Public Transportation System**

##### *Passenger Rail*

The Borough of Glen Ridge is now served by only one New Jersey Transit rail line, the Montclair Boonton Branch of the Morris and Essex Lines.

The Ridgewood Avenue rail station on the Montclair Boonton Branch is located near the intersection of Bloomfield and Ridgewood Avenues. Ten trains per weekday provide morning rush hour service to New York, Newark, and Hoboken. Similarly, eight trains provide evening rush hour service from New York City, Newark, and Hoboken to Glen Ridge. During off-peak hours, service is approximately hourly until midnight. Currently, there is no weekend service. According to New Jersey Transit, 3,255 passengers per week currently board the train at the

Ridgewood Avenue rail station. This figure represents a 16% increase over pre-Midtown Direct train service ridership.

The main floor of the Ridgewood Avenue rail station was recently renovated as a senior and teenager community center. The lower level still remains unoccupied. The station platforms and stairways were renovated by New Jersey Transit in 2001.

The station for the Boonton Line, located at Chestnut Hill/Benson Street, is now closed. This segment of the Boonton Line, no longer used by New Jersey Transit, became the domain of Norfolk Southern, a freight railroad. Projected freight use remains unknown at this time. The private New York and Greenwood Lake Railroad has taken initiative to commence service from the Benson Street rail station to Hoboken. The railroad faces significant regulatory and institutional obstacles and the status of this endeavor is unknown at this time.

The Benson Street rail station sustained substantial damage as a result of a fire in 1990. The reuse of the station is discussed in the Land Use Element section.

### *Bus*

New Jersey Transit and DeCamp Bus lines provide bus service in Glen Ridge. DeCamp provides bus service to New York City. New Jersey Transit provides service to Newark, Parsippany, and Willowbrook Mall. New Jersey Transit and DeCamp buses operate along Bloomfield Avenue. Service is provided during the weekdays, Saturday, Sunday and holidays. There is a permanent bus shelter on the southwest corner of Bloomfield and Ridgewood Avenues. Signs mark other stops.

### *Jitney Service Program*

The Borough, in conjunction with New Jersey Transit, provides a Jitney Service Program. This program has two shuttle buses, the North End bus and the South End bus, which provide the community with transportation to the Ridgewood Avenue rail station. The shuttle buses, which make stops throughout the Borough at designated locations, do not stop for "flag downs." Currently, no fee is charged to ride the buses, which operate during the morning and afternoon rush hours. No holiday or weekend service is provided.

## **Roadway System**

### *Street Hierarchy*

The streets in Glen Ridge are classified primarily based upon two factors: (1) function of the roadway (type of traffic served) and (2) physical roadway characteristics. The existing pattern of development and street system in the Borough has been in place since the early 1900's although the character and function of many of the roadways have changed. The result is that, in some cases, the desirable roadway geometry, spacing of adjacent streets, degree of driveway access, and/or the type of adjacent land use may not be entirely consistent with the definition of the particular functional classification of the roadways. Roadway classification, however, should recognize existing conditions while concurrently defining function.

According to the County Division of Engineering, Essex County is defined as an urban county and therefore there are three functional roadway systems for urbanized areas. A description of these street classifications is detailed below and is based upon the AASHTO Geometric Design of Roads publication. The roadway classifications are also illustrated on the Street Plan Map.

### *Principal Arterial Street System*

The urban principal arterial system serves the major centers of activity of urbanized areas and the highest traffic volume corridors. The principal arterial system carries most of the trips entering and leaving the urban area as well as most of the through movements bypassing the central city. In addition, significant intra-area travel such as between central business districts and outlying residential areas, between major inner-city communities, and between major suburban centers are served by this class of road. Frequently, the principal arterial system carries intra-urban as well as inter-city bus routes. County Route 506S (Bloomfield Avenue) is the only designated principal arterial road in Glen Ridge.

### *Minor Arterial Street System*

The minor arterial street system interconnects with and augments the urban principal arterial system. It accommodates trips of moderate length at a somewhat lower level of travel mobility than principal arterials. This system distributes travel to geographic areas smaller than those identified with the higher system. There are four County roads in Glen Ridge that are classified as minor arterial roads. These are County Route 665 (Watchung Avenue), County Route 645 (Bay Avenue), County Route 506 (Belleville Avenue) and County Route 653 (Ridgewood Avenue). In addition, the Borough has classified two Borough streets, Washington Street and Glen Ridge Avenue, as minor arterial streets.

### *Local Street System*

The local street system comprises all facilities not in one of the higher systems. It primarily permits direct access to abutting lands and connections to the higher order systems. It offers the lowest level of mobility and usually contains no bus routes. Through traffic movement usually is deliberately discouraged. There are a number of techniques available to reduce through traffic. Streets with significant through traffic can be designated one way, or speed limits may be lowered. While there exist a number of strategies to discourage through traffic, these must be balanced with the inconvenience imposed on local residents.

### *Traffic Volumes*

In the 1996 Master Plan, traffic volumes for Borough roads were obtained from the Essex County Division of Engineering; however, Essex County Division of Engineering discontinued performing traffic counts in 1990 and therefore no updated data is available.

## **Status of Roadway Improvements**

### *Programmed Borough Roadway Improvements*

The Borough continues to reconstruct many of its local roadways. Improved pedestrian safety and drainage should be considered when reconstructing each of these streets.

### *Programmed County Roadway Improvements*

The County of Essex is planning to reconstruct the Hillside Avenue Bridge. This vehicular bridge spanning Toney's Brook is scheduled for reconstruction in 2004. The Borough should monitor the construction of the bridge to ensure the integrity of the surrounding Borough infrastructure and compliance with historic preservation regulations.

The County also anticipates the reconfiguration of the three major intersections along Bloomfield Avenue. It is contemplated that the intersections will be realigned and new signal poles installed at Hillside Avenue, Ridgewood Avenue and Freeman Avenue. The Borough should require consistency with historic preservation regulations and ensure that pedestrian safety is also considered in the reconstruction of these intersections.



### *Parking*

In an effort to minimize the adverse impact upon on-street parking from increased demand by (a) commuters utilizing the Ridgewood Avenue rail station, (b) Board of Education employees, (c) High School students, (d) shoppers and (e) business employees, the Mayor and Borough Council have enacted a series of parking regulations in and around the Borough center. On-street permit parking has been established along a portion of Ridgewood Avenue and several of the surrounding streets in proximity to the High School and Ridgewood Avenue rail station. A three-hour limit for on-street parking has been placed on the remainder of the streets in this area.

Currently, there are four off-street parking facilities in the Borough. These include Herman Street Parking Lot, Hillside Avenue Parking Lot, Clark Street Parking Lot and Benson Street Parking Lot. In 2002, the Mayor and Borough Council instituted a tiered-fee parking permit system. Under this system, the fees charged for parking permits in municipal parking lots decrease as the distance from the Ridgewood Avenue rail station increases. The Borough's Jitney picks up commuters parked at both the Hillside Avenue Parking Lot and Benson Street Parking Lot.

In proximity to Mountainside Hospital, the Borough still maintains the requirement of residential parking permits for on-street parking.

## **CIRCULATION SYSTEM RECOMMENDATIONS**

### *Pedestrian System*

- Support pedestrian mobility throughout Borough
- Seek funding for sidewalk improvements
- Pursue pedestrian bridges at Sherman and Bloomfield Avenues
- Expand bicycle path network
- Provide accessible curb cuts as part of roadway improvements
- Improve pedestrian safety along major through fares

### *Public Transportation System*

- Passenger Rail
  - Continue to coordinate with NJ Transit for:
    - better rush hour service
    - weekend service
    - electrification and dual tracking of entire Boonton Line
  - Develop Ridgewood Avenue Train Station Master Plan that includes:
    - platform lengthening
    - handicapped accessibility and elevators
    - connection with Glen pedestrian paths
    - re-opening Hillside Avenue stairs and walkways to platforms
    - parking strategies
  - Monitor New York & Greenwood Lake Line Initiative
- Bus
  - Maintain and improve DeCamp and NJTransit service
- Jitney
  - Continue to monitor and develop coordinated dual jitney circuits

- Anticipate assuming operating costs after subsidies end

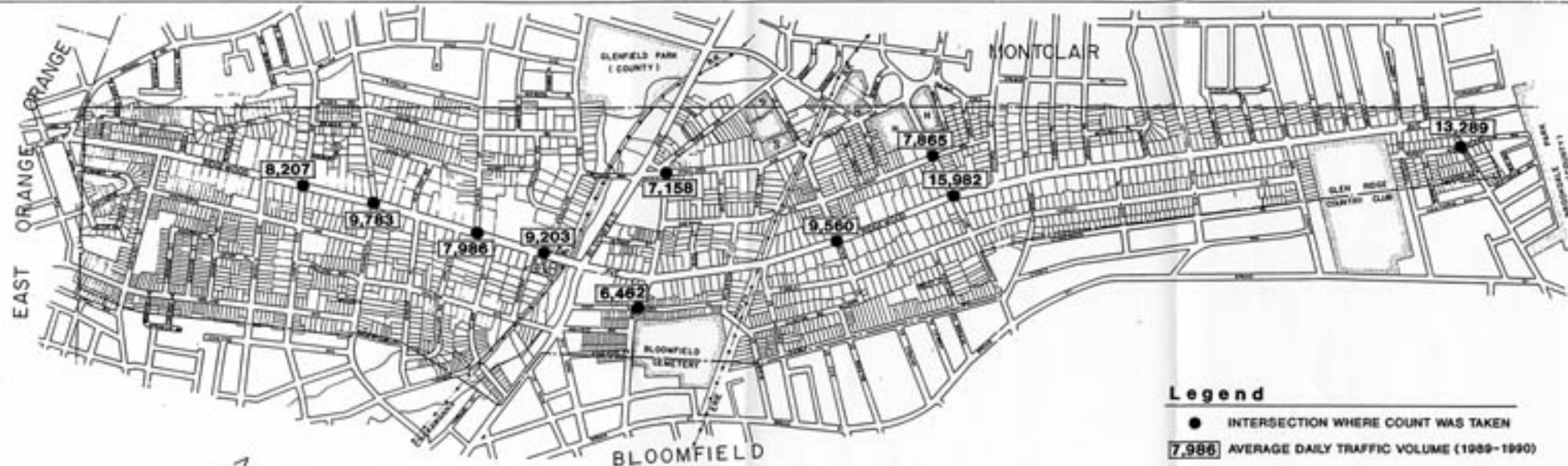
*Roadway System*

- Monitor improvements at intersections
- Develop comprehensive circulation, drop-off and parking strategy for the Borough Center

*Parking*

- Develop Parking Mitigation Plans for Mountainside Hospitals and Borough Schools
- Monitor parking at municipal pool and the Matchless Metals Development

# BOROUGH OF GLEN RIDGE • ESSEX COUNTY • NEW JERSEY



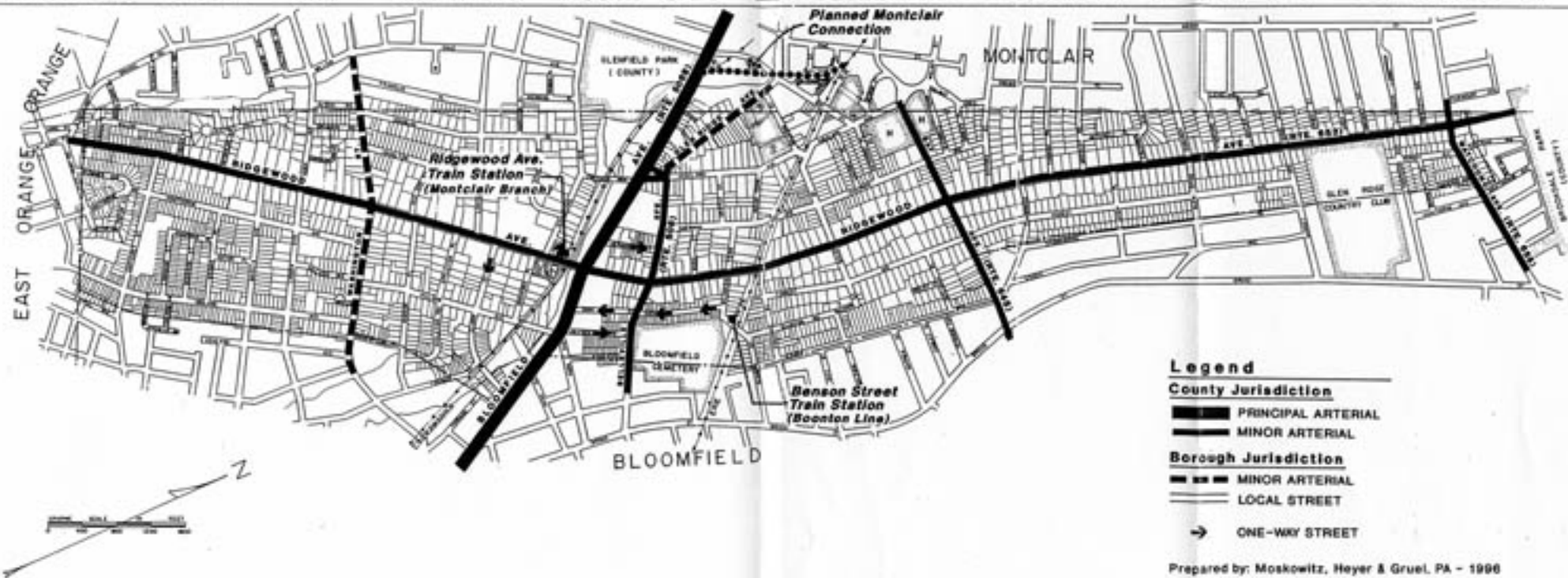
## Legend

- INTERSECTION WHERE COUNT WAS TAKEN
- 7,986** AVERAGE DAILY TRAFFIC VOLUME (1989-1990)

Source: Essex County Public Works Department, Division of Engineering.

Prepared by: Moskowitz, Heyer & Gruel, PA - 1996

# BOROUGH OF GLEN RIDGE · ESSEX COUNTY · NEW JERSEY



## VIII. UTILITY SERVICE PLAN ELEMENT

### INTRODUCTION

The Utility Service Plan Element analyzes the water supply, sewage and waste treatment, and solid waste facilities serving the Borough of Glen Ridge.

### INVENTORY OF UTILITY FACILITIES

#### Wastewater Treatment

The entire Borough is served by an existing sewer utility system that is of sufficient capacity to serve the current level of development. The effluent is transported via collector and trunk lines to the Passaic Valley Sewerage Commission Treatment Facility. There is sufficient capacity at the plant to handle the Borough's present and future sewage demand.

Glen Ridge is a member of both the Second River and Third River Joint Meetings and directly shares in the cost of maintaining and operating the system along with other participating municipalities. Although there are infiltration issues associated with the existing system, there is no direct benefit, which would be accrued to Glen Ridge by individually resolving these issues. Currently there is no method of metering and allocating sewage flows by municipality. For example, a major portion of Montclair's sewage flows through Glen Ridge. The cost sharing formula for participating municipalities is based upon the metered water consumption per municipality rather than actual sewage flows. It should be noted that there is no sewage assessment in the Borough; instead, sewage allocation costs are paid through general taxation.

The issues of metering sewer flow and infiltration are regional in nature and can only be addressed in a comprehensive manner through the Passaic Valley Sewerage Commission.

#### Water Service

The entire Borough of Glen Ridge is presently served by a municipal water system. The Borough Engineering Department is in the process of cleaning and cement-lining portions of the system. The Borough has cleaned and relined the water distribution system north of Bloomfield Avenue. The system south of Bloomfield Avenue is scheduled for relining in 2005. Additionally, in order to improve fire protection, 55 new fire hydrants have been installed.

Water is supplied from the Wanaque Reservoir, which is under the jurisdiction of the North Jersey District Water Supply Commission. The Commission, which is a State agency, has seven partner municipalities, including the Borough of Glen Ridge.

The Borough is currently exceeding its allocation of 705,000 gallons per day and is paying additional monies based upon the overdraft. This overdraft appears to be a combination of increased demand and decreased safe yields of the Wanaque Reservoir.

#### Solid Waste

Currently solid waste collection in Glen Ridge is contracted by the Borough and businesses to private haulers. The rates are set by competitive bid in accordance with the rules and regulations promulgated by the Department of Environmental Protection. The Borough has

entered into a contract with the Essex County Utilities Authority for the disposal of both household (Type 10) and bulk waste (Type 13), which expires in 2009.

## **RECOMMENDATIONS**

### **Wastewater Treatment**

Mountainside Hospital installed a pump station in 1998, which connects directly into the existing trunk line on Bay Avenue. This connection eliminated the potential for sewer malfunctions on Hathaway Place. The decision to allow Mountainside Hospital to connect to the existing trunk line rather than constructing a parallel sewer was predicated on removal of the laundry. If this facility is reopened, an analysis should be performed to determine if an additional sewer line is required in Bay Avenue.

The possibility of metering sewer flow for the municipalities comprising Passaic Valley Sewerage System is remote. In Glen Ridge alone, almost forty meter installations would be required to separate the Borough's system from Montclair and Bloomfield. An alternative approach is to provide an economic incentive for municipalities to reduce inflow and infiltration. The Borough, through the Second and Third River Joint Meetings should encourage the Passaic Valley Sewerage Commission to adopt a rate structure, which incorporates a rate reduction commensurate with the municipality's financial outlay to reduce sewer line infiltration.

### **Water Service**

It has been determined that the well at Mountainside Hospital exceeds the safe drinking water limits with respect to VOC's (volatile organic chemicals). Space limitations preclude the construction of a treatment facility such as an air stripper, which is required to meet EPA Safe Drinking Water Standards. It is recommended that the private well located at Mountainside Hospital be sealed in accordance with NJ Department of Environmental Protection procedures.

With the elimination of the Mountainside well and the substantial increase in the overdraft charges by North Jersey District Water Supply Commission, the Borough should consider supplementing the Wanaque Reservoir supply. Potential water supply sources are the construction of a well in the Glen or partnering with the Township of Montclair in developing a fourth well in Nishuane Park, Montclair.

## **IX. ECONOMIC PLAN ELEMENT**

The Economic Plan Element, as outlined in the Municipal Land Use Law, should consider all aspects of economic development and sustained economic vitality. This element contains an analysis of present and future economic development trends for both Glen Ridge and Essex County.

Based upon current land use issues and concerns, it is recommended that economic development be targeted in the Bloomfield Avenue Corridor. This development should consider parking needs and should stimulate activities to support existing commercial properties and address vacant commercial properties.

### **JOBS IN THE BOROUGH OF GLEN RIDGE**

Covered employment in the Borough of Glen Ridge increased by a net of 240 jobs, during the period 1993 to 2000. As indicated in Table IX-1, there were 678 jobs in 1993, and by 2000 this number had increased to 918 jobs. This is the highest the covered employment level has been since its peak at 926 in 1989. During the same time frame, the County gained almost 14,000 jobs. The Borough of Glen Ridge contributes less than 0.4 percent to the County covered employment.

### **POPULATION TO JOBS RATIO**

The population to jobs ratio for the Northwest Housing Region is depicted in Table IX-2. A population to job ratio describes the population number matched to each job. For example, the 7.92 to 1 job ratio for Glen Ridge in 2000 means that for each job in the Borough, there are almost eight people. This ratio indicates that the Borough is a residential community with a minimal employment base.

### **COMPARATIVE EMPLOYMENT DATA**

Table IX-3 indicates how residents in the Borough of Glen Ridge and Essex County earn their living and their place of employment. The largest categories in the Borough are Social Services, Administrative, and Financial, representing approximately 25 percent, 15 percent and 15 percent, respectively.

Essex County's largest occupational category is the same as the Borough's: Social Services. The County, in contrast to the Borough, has high levels in manufacturing and retail trade, with 11 percent and 10 percent, respectively.

### **CLASS OF WORKER**

Table IX-3 also details the class of workers found in the Borough of Glen Ridge and Essex County. As expected, the largest sector of workers for both the Borough and the County are private wage and salary, both representing about 80 percent of the total workforce. Government contains the second largest class of workers in the Borough and County at 13 percent and 15 percent, respectively.

### **COMMUTING TO WORK**

Almost two-thirds (65%) of the workers from the Borough drove to work alone in 2000, which is also indicated in Table IX-3. A significantly high percentage, nearly 25 percent of the work force residing in the Borough, utilize public transportation. This compares with the County, which indicates 18.6 percent of its work force as utilizing this mode of commuter travel. Of the remaining workers in the Borough, about five percent carpool, a little over 6 percent walk or work at home, and only 0.3 use some other means to travel to and from work. The mean travel

time to work for Borough workers was 37.1 minutes. This travel time is greater than the mean travel time of 31.2 minutes for workers in Essex County.

### **PROJECTED EMPLOYMENT**

A breakdown of occupational employment in 1998 and employment projections for ten years later, 2008, were developed by the N.J. Department of Labor for Essex County. The projections are detailed in Table IX-4.

Employment in Essex County is expected to increase by 7.3 percent or 29,300 jobs in the ten-year period of 1998 to 2008. The most significant job gains are projected to occur in professional and service occupations. There are no declines projected for Essex County in any categories in this ten-year period.



Table IX-1

COVERED PRIVATE SECTOR EMPLOYMENT  
1980-2000  
Borough of Glen Ridge and Essex County

<u>Year</u>	<u>Borough of Glen Ridge</u>			<u>Essex County</u>		
	<u>Number of Jobs</u>	<u>Annual Change</u>		<u>Number of Jobs</u>	<u>Annual Change</u>	
		<u>Number</u>	<u>Percent</u>		<u>Number</u>	<u>Percent</u>
1980	729	--	--	308,195	--	--
1981	740	11	1.5	303,754	-4,441	-1.4
1982	737	-3	-0.5	301,476	-2,278	-0.8
1983	743	6	0.8	305,879	4,403	1.5
1984	735	-8	1.1	318,749	12,870	4.2
1985	896	161	18	313,036	-5,713	-1.8
1986	859	-37	-4.1	316,313	3,277	1.1
1987	881	22	2.5	316,145	-168	-0.1
1988	873	-8	-0.9	318,429	2,284	0.7
1989	926	53	5.7	316,819	-1,610	-0.5
1990	892	-34	-3.7	312,331	-4,488	-1.4
1991	817	-75	-8.4	295,645	-16,686	-5.3
1992	716	-101	-12.4	288,221	-7,424	-2.5
1993	678	-38	-5.3	282,739	-5,482	-1.9
1994	721	43	6.3	281,449	-1,290	-0.5
1995	754	33	4.6	290,550	9,101	3.2
1996	743	-11	-1.5	286,849	-3,701	-1.3
1997	869	126	17	290,337	3,488	1.2
1998	894	25	2.9	289,888	-449	-0.2
1999	903	9	1	292,191	2,303	0.8
2000	918	15	1.7	296,553	4,362	1.5

Table IX-2

POPULATION TO JOBS RATIO  
Northwest Housing Region

<u>Area</u>	2000 <u>Population</u>	2000 <u>Employment</u>	<u>Population to Jobs Ratio</u>
Borough of Glen Ridge	7,271	918	7.92 to 1
Essex County	793,633	296,553	2.68 to 1
Union County	522,541	209,558	2.49 to 1
Morris County	470,212	249,538	1.88 to 1
Warren County	102,437	28,595	3.58 to 1

Source: NJ Department of Labor, Covered Employment Trends, selected years

Table IX-3

OCCUPATION CHARACTERISTICS 2000  
Borough of Glen Ridge and Essex County

<u>Occupation Group:</u>	<u>Borough</u>		<u>County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Agriculture, forestry, fishing and hunting, and mining	0	0	227	0.1
Construction	88	2.5	15,656	4.7
Manufacturing	250	7.2	36,119	10.7
Wholesale trade	126	3.6	12,909	3.8
Retail trade	274	7.9	32,666	9.7
Transportation and warehousing, and utilities	107	3.1	25,159	7.5
Information	316	9.3	15,062	4.5
Finance, insurance, real estate, and rental and leasing	538	15.6	32,778	9.7
Professional, scientific, management, administrative, and waste management services	541	15.7	38,992	11.6
Educational, health, and social services	862	25.1	76,696	22.8
Arts, entertainment, recreation, accommodation and food services	188	5.4	19,265	5.7
Other services (except public administration)	87	2.6	16,358	4.9
Public administration	76	2	14,503	4.3
<b>Totals:</b>	<b>3,453</b>	<b>100</b>	<b>336,390</b>	<b>100</b>

<u>Class of Worker:</u>	<u>Borough</u>		<u>County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Private wage or salary	2,777	80.4	268,634	79.8
Government worker	438	12.7	51,304	15.3
Self-employed	224	6.5	15,783	4.7
Unpaid family	14	0.4	669	0.2
<b>Totals:</b>	<b>3,453</b>	<b>100</b>	<b>336,390</b>	<b>100</b>

<u>Commuting to Work:</u>	<u>Borough</u>		<u>County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Drove alone	2,214	65	201,772	61.5
Carpool	167	4.9	39,295	12
Public transportation	806	23.7	61,185	18.6
Other means	9	0.3	2,934	0.9
Walked or work at home	212	6.2	23,024	7
Mean travel time (minutes)	37.1	---	31.2	---

Source: U.S. Bureau of the Census, 2000

# EMPLOYMENT BY OCCUPATION - 2000

## Borough of Glen Ridge and Essex County

### Occupation Group

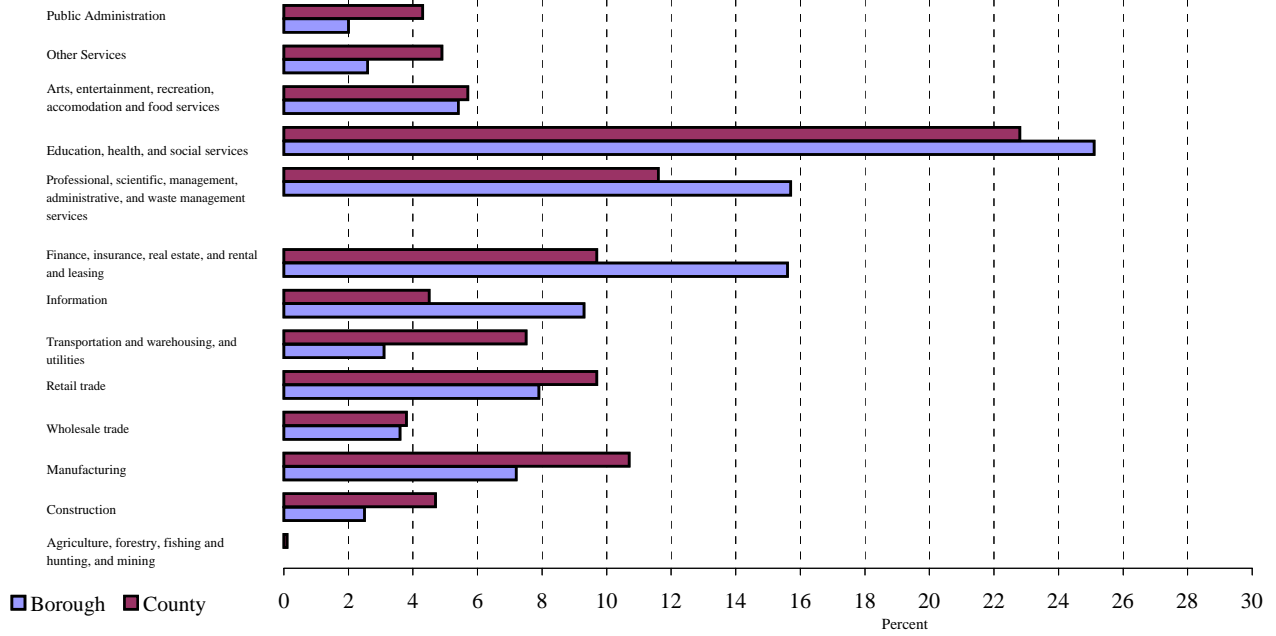


Table IX-4

**ESSEX COUNTY EMPLOYMENT PROJECTIONS**  
By Major Occupational Category, 1998-2008

<u>Occupational Category:</u>	<u>1998</u>		<u>2008</u>		<u>Change: 1998-2008</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Executive, administrative, managerial	24,850	6.2	26,300	6.1	1,450	5.8
Professional, specialty	106,900	26.6	122,900	28.6	16,000	15
Marketing and sales	39,100	9.8	41,000	9.5	1,900	4.8
Administrative support and clerical	78,600	19.6	78,700	18.3	100	0.1
Service occupations	65,950	16.5	73,750	17.2	7,800	11.9
Agriculture, forestry, fishing	2,650	0.7	2,700	0.6	50	1.7
Precision production; craft and repair	31,650	7.9	32,450	7.6	800	2.5
Operators, fabricators, laborers	50,650	12.7	51,850	12.1	1,200	2.4
<b>Total (All Occupations):</b>	<b>400,350</b>	<b>100</b>	<b>429,650</b>	<b>100</b>	<b>29,300</b>	<b>7.3</b>

<u>Occupational Category:</u>	<u>Annual Average Job Openings</u>		
	<u>Growth</u>	<u>Replacements</u>	<u>Total</u>
Executive, administrative, managerial	160	440	600
Professional, specialty	1,670	2,080	3,750
Marketing and sales	230	1,050	1,280
Administrative support and clerical	440	1,600	2,030
Service occupations	840	1,860	2,700
Agriculture, forestry, fishing	10	80	90
Precision production; craft and repair	190	750	940
Operators, fabricators, laborers	370	1,160	1,530
<b>Total (All Occupations):</b>	<b>3,910</b>	<b>9,020</b>	<b>12,920</b>

Source: New Jersey Department of Labor, Projections 2008 Series

## **X. HISTORIC PLAN ELEMENT**

### **HISTORICAL BACKGROUND**

The Borough of Glen Ridge was incorporated in 1895, with a population of 1,644 persons. During the next 30 years Glen Ridge experienced its greatest period of growth, reaching 7,365 residents by 1930, a figure which has grown only slightly since then.

Situated close to New York and Newark with excellent rail connections to both cities, Glen Ridge was particularly suitable for suburban development and today is an excellent example of a "railroad suburb." The Borough today contains dwellings and institutional buildings of rich and varied architectural style all located in a garden like suburban setting. In his report of 1909, the noted landscape architect and town planner, John Nolen, affirmed the qualities of the borough, qualities that are still extant throughout the community today. The Glen Ridge Centennial publication of 1995 describes how: "Nolen commended the 'natural loveliness' of Glen Ridge and focused on the parklike residential setting that evolved naturally in the 1880s – the bluestone sidewalks and stone gutters, the gas lights, the rear yard placement of utilities" (p. 34).

In 1988, the Glen Ridge Historic District, encompassing over 80 percent of the community, was placed on the State and National Historic Register of Historic Places. Its nomination to the Register stated:

"Glen Ridge is an important example of the evolution of a suburban community in the late 19th and early 20th century."

"The attitudes of its founding fathers towards community design and growth, which were physically realized, are a clear expression of progressive planning ideas of the time."

"The building of the District encompass a representative cross-section of the many architectural styles popular during the period. Lined for the most part by well-preserved and relatively unaltered single-family dwellings, the tree-shaded and gas lit streets of the Historic District retain much of their turn-of-the-century appearance."

The Historic District has reached its maximum size for the immediate future; no expansion of the District is immediately anticipated. However, as houses in areas outside the District become eligible and identifiable, these areas may be added to the District.

### **THE HISTORIC DISTRICT AND THE HISTORIC PRESERVATION COMMISSION**

In 1987 the Borough, in order to retain control and provide additional protection for the Historic District created, by ordinance, the Glen Ridge Historic Preservation Commission, and established the Glen Ridge Historic District. The Commission is charged with conserving, protecting, enhancing, and perpetuating the landmarks, properties and improvements within the District.

The main purpose of the ordinance is to:

1. Conserve, protect, enhance, and perpetuate such landmarks and improvements within historic districts which represent or reflect elements of the Borough's cultural, social, economic, political, or architectural history.
2. Stabilize and improve property values in the identified historic districts.
3. Foster civic pride in the beauty and noble accomplishments of the past.
4. Promote the use of historic districts and landmarks for the education, pleasure, and welfare of the people of the Borough.
5. Assist owners of historic landmarks and owners of property within historic districts in their efforts to preserve the historic character of such properties.

### **THE HISTORIC DISTRICT AND LANDMARKS**

As set forth in the ordinance, the Historic District is designated by an area defined in the Historic District Map together with any other definable group of tax map lots, the structures on which when viewed collectively: (a) represent a significant period or period in the architecture and social history of the municipality; (b) because of their unique character can readily be viewed as an area or neighborhood district from the surrounding portions of the municipality; and (c) have a unique character resulting from that architectural style.

A Historic Landmark, as defined by the ordinance, shall mean any real property and/or structures which: (a) is of particular historic, cultural, scenic, or architectural significance to the Borough, and in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; (b) is identified with historic personages or with important events in the main current of national, state, or local history; (c) embodies a distinguishing characteristic or an architectural type valuable as representative of a period, style or method of construction; or (d) represents a work of a builder, designer, artist, or architect whose individual style significantly influenced the architectural history of the nation, state, or municipality.

### **THE HISTORIC PRESERVATION COMMISSION**

The Historic Preservation Commission, as set forth in the ordinance, has the main responsibility to:

1. Maintain the listing of Historic Districts and Landmarks.
2. Recommend, as circumstances warrant, additions to or deletions from the listing of Historic Districts and Landmarks.
3. Make recommendations to the Planning Board on the historic preservation implications of any element or any master plan which has been or may be adopted.
4. Advise the Planning Board on the inclusion of Historic Sites in any recommended Capital Improvement Program.

5. Approve or disapprove applications submitted to the Commission concerning an addition to or alteration, construction, or demolition of a Historic Landmark or structure in a Historic District.
6. Advise and assist applicants in advance of a formal application on ways to comply with the preservation objectives of the ordinance.
7. Carry out such other advisory, educational and information/functions as will promote historic preservation in the Borough.

#### **RECOMMENDATIONS**

1. To define historic standards and guidelines to be used in determining appropriateness of applications for changes to structures and landscape features, including sidewalks, curbs and gutters, and do further work in codifying these standards, possibly hiring a consultant to assist the Commission.
2. Consider the designation of individual structures within the Historic District as Historic Landmarks, to apply additional historically appropriate restrictions on certain structures which meet the landmark criteria of the ordinance.

With the Historic District Ordinance in place, and the listing of the Historic District on the State and National Register of Historic Places, Glen Ridge gives an excellent example of historic preservation. It is equally important to balance the practical use of available building materials with the goals of the Historic District.



## **XI. RECYCLING PLAN ELEMENT**

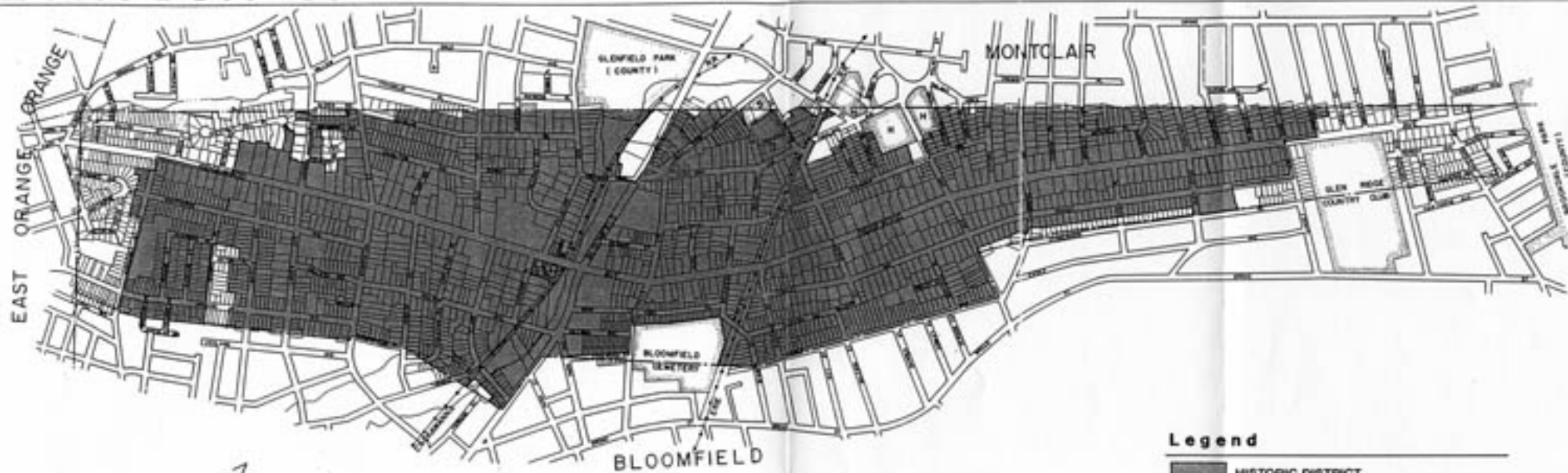
The mandatory statewide Source Separation and Recycling Act of 1987 requires the establishment of a recycling component to municipal master plans. Glen Ridge adopted a recycling ordinance in April 1988 which established a mandatory program for the separation of designated materials for collection, disposal, and recycling. The ordinance establishes the type of material to be recycled and the method of removal. All recyclable materials are picked up through the Essex County Occupational Center. The County collects newspapers, magazines, junk mail, glass, cardboard, and tin and bi-metal cans. The Borough collects leaves and takes them to the Public Works Yard on Carteret Street. Additionally, the Borough temporarily stores leaves at the DPW Yard, which are ultimately taken to a State-licensed compost site. Appliances are taken directly to the recycling center. Individual private businesses address recycling of office paper. An informational brochure which details the Borough's recycling services is available at the Municipal Building. The Borough also has a designated recycling coordinator.

### **RECOMMENDATIONS**


In addition to municipal recycling ordinances, municipalities are also required to adopt regulations which require future development to accommodate the disposal of recyclables. As required by the Municipal Land Use Law, the Borough site plan and subdivision ordinances should be amended to require development applications of 50 or more single family units, or 25 or more multi-family units to provide for the collection, disposition, and recycling of recyclable materials. Similarly, commercial and industrial developments using 1,000 square feet or more of land shall provide for the collection, disposition and recycling of recyclable materials.

It is recommended that the Borough coordinate its recycling efforts with other governmental entities.

# BOROUGH OF GLEN RIDGE • ESSEX COUNTY • NEW JERSEY



## Legend

 HISTORIC DISTRICT

Prepared by: Moskowitz, Hoyer & Gruel, PA - 1995

## **XII. COMPATIBILITY WITH OTHER PLANNING EFFORTS**

The master plans and zoning ordinances of all municipalities bordering Glen Ridge were examined to determine compatibility with Glen Ridge's planning policies. In addition, the Essex County Master Plan and the State Development and Redevelopment Plan were reviewed with respect to consistency with the Borough's land use policy. In summary, the Borough's development policies are consistent with the adjacent municipalities, the Essex County Master Plan and the State Development and Redevelopment Plan.

### **TOWNSHIP OF BLOOMFIELD**

Glen Ridge shares a 3.4 mile eastern border with the Township of Bloomfield. The northern boundary of Glen Ridge also abuts Bloomfield. The land from Bloomfield Cemetery extending to the northern border is zoned R-1A Single Family Residential, with the exception of the portion of Glen Ridge Country Club in Bloomfield, which is zoned R-1 Recreational and Institutional. The Bloomfield Cemetery is zoned P Public Uses. The remaining area south of the cemetery is zoned R-1B Single Family Residential and R-2A Two Family Residential. Overall, the Glen Ridge Master Plan and the Borough's existing pattern of development are compatible with Bloomfield zoning and land use policies.

The Township of Bloomfield is undertaking a major redevelopment of their Bloomfield Avenue corridor. The Borough of Glen Ridge should work closely with Bloomfield as they redevelop their township center to ensure compatible with Borough land uses and traffic patterns.

### **TOWNSHIP OF MONTCLAIR**

Montclair is located along the Glen Ridge western border. The majority of the land in Montclair bordering Glen Ridge is zoned R-1 Moderate Density Single Family Residential. Both parks in Montclair along the boundaries are zoned P Public Use, consistent with their park designation. The area fronting on both sides of Bloomfield Avenue is zoned C-1 commercial. Furthermore, the R-4 Three Story Apartment zone is located along Glen Ridge Avenue and Baldwin Street. Generally, the Glen Ridge Master Plan is compatible with the Montclair Master Plan and zoning.

The Township of Montclair is redeveloping the Pine Street Area. This area is currently under redevelopment due to the completion of the Montclair Connection. A new train station, firehouse, senior citizen housing and apartments are planned for this area in close proximity to Glen Ridge. As the Pine Street area redevelops, the Borough should work closely with the Township of Montclair to create linkages between existing mass transit infrastructure and ensure compatible with Borough land uses and traffic patterns.

### **CITY OF EAST ORANGE**

The southern boundary of Glen Ridge is shared with the City of East Orange. The majority of the area in East Orange abutting Glen Ridge is zoned R-1 Single Family Residences. There is a small strip of land in East Orange from North Park Street to the City of Orange boundary which is zoned R-2 Two and Three Family Residence. This area is adjacent to a single-family zone in Glen Ridge. With the exception of this area, the Glen Ridge Master Plan is compatible with the East Orange zoning.

## **ESSEX COUNTY MASTER PLAN**

The Land Use Plan of the Essex County Master Plan was last revised in 1970. The plan reflects the existing development pattern in Glen Ridge. The majority of the land area in the Borough is designated one and two family residential. The Glen Ridge Country Club and Mountainside Hospital are in the public/semi public golf course/water category, while the existing Bloomfield Cemetery and the Glen are identified as parks/recreation and cemetery. Finally, there is a small area along Glen Ridge Avenue which is in the commercial category.

## **NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The Glen Ridge Master Plan is consistent with the plans and policies of the State Development and Redevelopment Plan (SDRP). The SDRP was adopted on June 12, 1992. The Borough is designated as part of the Metropolitan Planning Area (PA-I). Communities in this planning area have mature settlement patterns with little vacant land for new development and recognize that redevelopment will be the predominant form of growth in the future.

The communities within the Metropolitan Planning Area are guided by the following policy objectives:

1. Land Use: Guide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of the concentrated development patterns.
2. Housing: Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.
3. Economic Development: Promote economic development by encouraging redevelopment efforts such as fill and land assembly, public/private partnerships and infrastructure improvements.
4. Transportation: Capitalize on the high-density settlement patterns that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.
5. Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts particularly to waterfronts, scenic vistas, any remaining wildlife habitats and to Critical Environmental/Historic Sites generally. Give special emphasis to addressing air quality concerns; provide open space and recreational amenities.
6. Recreation: Provide maximum recreational opportunities by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding the system through redevelopment and reclamation projects.
7. Historic Preservation: Integrate historic preservation with redevelopment efforts in a way that will not compromise either the historic resource or the area's need to redevelop.
8. Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and enable future development and redevelopment efforts.

9. Intergovernmental Coordination: Provide for the regionalization of as many public services as feasible and economical, and coordinate the efforts of State, county and municipal governments to ensure sound redevelopment, by encouraging private sector investment and providing supportive government regulations, innovative tax policies, and other governmental policies and programs.

The Glen Ridge Master Plan complies with the definition and objectives of the Metropolitan Planning Area.