

# Housing Plan Element

Prepared for the Borough of Glen Ridge



**PHILLIPS PREISS GRYGIEL LLC**  
Planning & Real Estate Consultants

Adopted July 21, 2010

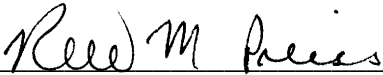
## Housing Plan Element

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The Borough of Glen Ridge

By

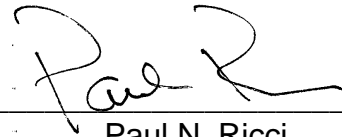
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**Table of Contents**

**Chapter 1. Introduction..... 1**  
 A. Housing Element Requirements..... 1

**Chapter 2. Housing Stock and Demographic Analysis ..... 2**  
 A. Housing Stock Inventory ..... 2  
 B. General Population Characteristics..... 6  
 C. Household Characteristics ..... 7  
 D. Income Characteristics..... 7  
 E. Employment Characteristics..... 9  
 F. Historic Residential Development ..... 11

**Chapter 3. Housing Policies..... 12**  
 A. General Policies ..... 12  
 B. Specific Policies ..... 12

**Chapter 4. Glen Ridge’s Present and Prospective Fair Share for Low and Moderate Income Housing ..... 13**  
 A. Municipal Ability to Accommodate Affordable Housing Obligation..... 13  
 B. Consideration of Lands for Affordable Housing..... 13

**Summary of Recommendations ..... 14**

**List of Tables**

Table 1: Housing Tenure by Number of Units in Structure, 2000 ..... 2  
 Table 2: Housing Units by Age of Structure ..... 3  
 Table 3: Housing by Units in Structure, 2000..... 3  
 Table 4: Housing Units by Number of Rooms..... 4  
 Table 5: Housing Values, Owner-Occupied Units, 1990..... 4  
 Table 6: Housing Values, Owner-Occupied Units, 2000..... 5  
 Table 7: Borough of Glen Ridge/Essex County Monthly Rental Cost, 2000 ..... 5  
 Table 8: Borough of Glen Ridge/Essex County Population Growth, 1970-2000..... 6  
 Table 9: Glen Ridge Age Distribution, 1990-2000..... 7  
 Table 10: Household Income – Borough of Glen Ridge and Essex County, 2000 ..... 8  
 Table 11: Glen Ridge Employment Status of Residents, 2000 ..... 9  
 Table 12: Employment by Industry, Employed Glen Ridge Residents, 2000..... 10  
 Table 13: Employment by Occupation, Glen Ridge Residents, 2000 ..... 10  
 Table 14: Glen Ridge Job Estimates (2004-2008) ..... 11  
 Table 15: Historic Trend of Residential Certificates of Occupancy (CO) Permits ..... 11



## Chapter 1. Introduction

The Borough of Glen Ridge, Essex County, has prepared this Housing Element in accordance with the New Jersey Fair Housing Act. This element updates the Borough's June 1, 1995 Housing Element and Fair Share Plan.

### A. Housing Element Requirements

The Municipal Land Use Law, NJSA 40:55D-1 et seq., requires that a municipal master plan include a Housing Plan Element in order for the municipality to exercise the power to zone and regulate land use. The Fair Housing Act (NJSA 52:27D-310(10)) states that the housing element must contain at least the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

## Chapter 2. HOUSING STOCK AND DEMOGRAPHIC ANALYSIS

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Borough of Glen Ridge with information obtained from the US Census and the New Jersey Department of Labor and Workforce Development.

### A. Housing Stock Inventory

According to the 2000 United States Census, there were 2,490 housing units in the Borough of Glen Ridge, of which 32 or 1.2% were vacant. Of the 2,458 occupied units, 90% were owner occupied and 10% were renter occupied. See Table 1, Housing Tenure by Number of Units in Structure, 2000 for a detailed explanation of the housing units in 2000.

**Table 1: Housing Tenure by Number of Units in Structure, 2000**

<i>Type</i>	<i>Owner Occupied</i>	<i>Rental</i>	<i>Vacant</i>	<i>Total</i>
1, detached	2,060	18	23	2,101
1, attached	18	0	0	18
2	37	61	0	98
3 or 4	8	53	9	70
5 to 9	0	0	0	0
10 to 19	0	0	0	0
20 to 49	18	22	0	40
50 or more	97	66	0	163
Mobile home	0	0	0	0
Boat, RV, van, etc.	0	0	0	0
<b>Total</b>	<b>2,238</b>	<b>220</b>	<b>32</b>	<b>2,490</b>

Table 2, Housing Units by Age of Structure, 2000, indicates the age of the Borough's housing stock. With the arrival of the Newark and Bloomfield Railroad in the mid 1800s, and the construction of the Glen Ridge Train Station, and also the New York & Greenwood Lake Railway in the 1870s, Glen Ridge began its transition to a suburban residential community. Stately homes slowly replaced farms and woodlands. From 1900 to 1930 the Borough's population grew from 1,960 to 7,365, representing a 275 percent increase. As a result of the rapid housing growth experienced in Glen Ridge during the wave of suburbanization in the early 1900s, seventy-three (73%) or almost three-quarters of Glen Ridge's housing stock was constructed prior to 1940. From 1940 to 1970 housing growth continued at modest rates ranging from 6 to 9 percent each decade. Since the 1970's housing growth in Glen Ridge has been gradual, with housing growth rates falling between 1 and 2 percent; only 5% of the Borough's housing was constructed between 1970 and 2000.

**Table 2: Housing Units by Age of Structure**

<i>Year Built</i>	<i>Total Units</i>	<i>Percent of Total Units</i>	<i>Owner-Occupied</i>	<i>Percent of Total Units</i>	<i>Renter-Occupied</i>	<i>Percent of Total Units</i>	<i>Vacant</i>
1990 to 2000	53	2%	53	2%	0	0.0%	N/A
1980 to 1989	31	1%	18	1%	13	0.5%	N/A
1970 to 1979	45	2%	29	1%	16	0.6%	N/A
1960 to 1969	151	6%	118	5%	28	1.1%	N/A
1950 to 1959	220	9%	176	7%	44	1.8%	N/A
1940 to 1949	164	7%	144	6%	20	0.8%	N/A
1939 or earlier	1,826	73%	1,700	68%	99	4.0%	N/A
Totals	2,490		2,238		220		32

As seen in Table 3, Housing by Units in Structure, 2000, the Borough of Glen Ridge is a community dominated by single-family residential housing. Approximately 85% of the existing housing stock consists of single-family units, of which 84% are single-family detached units and 1% are single-family attached units. Two-family units comprise 4% of the overall dwelling units within the Borough and structures of three or more units make up approximately 12% of the total housing stock.

**Table 3: Housing by Units in Structure, 2000**

<i>Type</i>	<i>Units in Structure</i>	<i>Percentage of Total</i>
1, detached	2,101	84%
1, attached	18	1%
2	98	4%
3 or 4	70	3%
5 to 9	0	0%
10 to 19	0	0%
20 to 49	40	2%
50 or more	163	7%
Mobile home	0	0%
Boat, RV, van, etc.	0	0%
Total	2,490	

Table 4, Housing Units by Number of Rooms, 2000, shows that the majority (70%) of the Borough's housing stock contains seven or more rooms and that 82% of housing within Glen Ridge has at least six rooms. The data from this table appears to indicate the relative age of Glen Ridge's housing stock as the majority of dwellings in Glen Ridge were completed before current construction trends involving extremely large houses.



**Table 4: Housing Units by Number of Rooms**

<b>Rooms</b>	<b>Number of Units</b>	<b>Percent</b>
1 room	26	1.0%
2 rooms	10	0%
3 rooms	116	5%
4 rooms	123	5%
5 rooms	174	7%
6 rooms	304	12%
7 rooms	402	16%
8 rooms	426	17%
9 or more rooms	909	37%
<b>Total</b>	<b>2,490</b>	

Table 5 Housing Value, Owner Occupied Units, 1990 and Table 6, Housing Value, Owner Occupied Units, 2000 provide a detailed description of housing values within the Borough of Glen Ridge. In 1990, seventy percent (70%) of the occupied housing stock was valued below \$300,000 (34% valued below \$200,000, 36% between \$200,000 and \$300,000). The remaining 30% was valued between \$300,000 and \$500,000 or more. The 1990 median home value of housing units in the Borough was \$237,100 which measured above Essex County (median home value \$196,100) and the State of New Jersey (median home value \$161,200).

Housing data from the 2000 Census provides even greater detail concerning Borough home values. The percentage of owner occupied housing units valued under \$300,000 decreased between 1990 and 2000 from 70% to 62%, and the percentage of homes valued above \$300,000 increased from 30% to 38%. Similarly, the value of occupied housing units valued between \$300,000 and \$400,000 increased from 17% to 19%. Not surprisingly, the median home value within the Borough increased from \$237,100 in 1990 to \$264,700 in 2000. In 2000, the median home value of owner occupied units in Glen Ridge measured well above both Essex County (median home value \$208,400), as well as the State of New Jersey (median home value \$170,800).

**Table 5: Housing Values, Owner-Occupied Units, 1990**

<b>Home Value</b>	<b>Number</b>	<b>Percent</b>
Less than \$200,000	685	34%
\$200,000 to \$300,000	730	36%
\$300,000 to \$400,000	333	17%
\$400,000 to \$500,000	122	6%
\$500,000 or more	142	7%
<b>Total</b>	<b>2,012</b>	

**1990 Median Home Value Owner Occupied Housing Units**

\$ 237,100

**Table 6: Housing Values, Owner-Occupied Units, 2000**

<i>Home Value</i>	<i>Number</i>	<i>Percent</i>
Less than \$200,000	646	29%
\$200,000 to \$300,000	731	33%
\$300,000 to \$400,000	426	19%
\$400,000 to \$500,000	269	12%
\$500,000 to \$750,000	93	4%
\$750,000 to \$1,000,000	46	2%
\$1,000,000 or more	27	1%
<b>Total</b>	<b>2,238</b>	

**2000 Median Home Value Owner Occupied Housing Units**

\$ 264,700

In 2000, Glen Ridge's average monthly contract rent (not including utilities) significantly exceeded that of Essex County (\$1,058/month v. \$675/month). In 2000, a majority (54%) of Glen Ridge renters paid between over \$1,000 per month in rent and 6% of renters paid \$1,500 or more per month in rent. Only 20% of renters in the County paid less than \$500 per month in rent. For detailed figures, see Table 7, Comparison of Borough of Glen Ridge/Essex County Monthly Rental Cost, 2000.

**Table 7: Comparison of Borough of Glen Ridge/Essex County Monthly Rental Cost, 2000**

<i>Contract Rent</i>	<i>Glen Ridge</i>	<i>Percent</i>	<i>Essex County</i>	<i>Percent</i>
Less than \$500	-	0%	37,070	24%
\$500 to \$1000	75	34%	96,796	63%
\$1,000 to \$1,500	106	48%	14,255	9%
\$1,500 to \$2,000	7	3%	2,035	1%
\$2,000 or more	6	3%	933	1%
No Cash Rent	26	12%	3,035	2%
<b>Total</b>	<b>220</b>		<b>154,124</b>	

**2000 Average Rent (Borough of Glen Ridge)**

\$ 1,058

**2000 Average Rent (Essex County)**

\$ 675

Evidence of the quality of housing within the Borough concerns the fact that only 0.6% of all housing units (16 total) lack complete plumbing facilities and 0.9 percent (24 total) of all housing units lack complete kitchen facilities. The high level of habitable dwelling units points to a well maintained housing stock. However, while the Borough maintains a high quality housing stock, almost seventy-five percent of the housing stock is at least seventy years old. Given the relatively high median value of housing in Glen Ridge, most of the housing stock can be expected to be in good condition. However, due to the aged nature of the majority of the housing which exists today, some homes may benefit from some level of updating or rehabilitation, preferably in a manner which is in keeping with the character of the community.

While the Census Bureau has no actual definition for overcrowding (i.e. occupants per room), it is generally accepted that housing units with more than one occupant per room constitutes an overcrowded dwelling unit. It appears that only 0.7% of all owner and

renter occupied housing units in Glen Ridge contain more than one occupant per room, which reinforces the notion that housing within the Borough is of high quality.

**B. General Population Characteristics**

According to census records, the population of Glen Ridge has decreased by approximately 1,247 persons (-17%) since 1970. Although the Borough experienced significant growth during the early 1900s to 1930, the Borough’s population peaked in 1970 at 8,518 persons. Between 1990 and 2000, it appears that the Borough experienced a small increase in population, with a 3% gain. These figures translate to an average decrease of approximately 415 residents per decade between 1970 and 2000. Essex County also experienced population loss during the 1970s and 1980s, but reversed this decline and saw an increase of 7% in the overall population between 1990 and 2000. See Table 8, Comparison of Borough of Glen Ridge/Essex County Population Growth, 1970-2000.

**Table 8: Comparison of Borough of Glen Ridge/Essex County  
Population Growth, 1970-2000**

	<i>1970</i>	<i>Percent Change (1960-1970)</i>	<i>1980</i>	<i>Percent Change (1970-1980)</i>	<i>1990</i>	<i>Percent Change (1980-1990)</i>	<i>2000</i>	<i>Percent Change (1990-2000)</i>
Borough of Glen Ridge	8,518	2%	7,855	-7.8%	7,076	-10%	7,271	3%
Essex County	932,526	1%	851,304	-9%	778,206	-9%	793,633	2%

Glen Ridge’s age distribution, as seen in Table 9, Glen Ridge Age Distribution, 1990-2000, is consistent with many suburban locations throughout New Jersey in which the residential population is dominated by families. In fact, according to the year 2000 census, the combined population of residents under age 25 and from age 35 to 54 comprised 71% of total Borough population. In general, the percent change in age distribution from 1990 to 2000 indicates the Borough’s population is getting younger. During the decade, the percent change of residents between the age of 55 and 64 and 65 and 74 each decreased by 23%, while the percent change of those age 75 and above marginally decreased by 2%.

**Table 9: Glen Ridge Age Distribution, 1990-2000**

<b>Age Group</b>	<b>1990</b>	<b>Percent</b>	<b>2000</b>	<b>Percent</b>	<b>Percent Change (1990-2000)</b>
Under 5	488	7%	679	9%	39%
5 – 14	906	13%	1,269	17%	40%
15 – 24	824	12%	613	8%	-26%
25 – 34	1,004	14%	685	9%	-32%
35 – 44	1,313	19%	1,460	20%	11%
45 – 54	903	13%	1,222	17%	35%
55 – 64	759	11%	586	8%	-23%
65 – 74	506	7%	392	5%	-23%
75+	373	5%	365	5%	-2%
<b>Totals</b>	<b>7,076</b>		<b>7,271</b>		
<b>Median Age</b>	<b>N/A</b>		<b>37.8</b>		

### C. Household Characteristics

As defined by the Census Bureau, a household includes all persons who occupy a single housing unit, regardless of blood relation. Thus, a household may also include a group of unrelated individuals sharing a dwelling unit. A family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 2000 there were 2,458 households in the Borough, with an average of 2.95 persons per household and 1,978 families with an average of 3.33 persons per family. Approximately 90% of the Borough's total population resided within families. Of these family households, 87% were comprised of married couples with or without children.

### D. Income Characteristics

According to the 2000 Census, the Borough of Glen Ridge mirrored Essex County in a variety of income trends. However, median household income in Glen Ridge measured significantly higher (\$105,638) than that of Essex County (\$44,944). Similarly, median family income in Glen Ridge exceeded Essex County (\$120,650 in Glen Ridge v. \$54,818 in Essex County).

Not surprisingly, a greater percentage of households in Glen Ridge had incomes over \$100,000 than in Essex County (53% in Glen Ridge v. 19% in Essex County). Additionally, 80% of households in Glen Ridge earned \$50,000 or above in annual income, as opposed to only 46% of households in Essex County. Only 6% of households in Glen Ridge earned \$20,000 or less in annual income, while 25% earned that amount in Essex County as a whole. Glen Ridge's per capita income places it in the upper quarter of the State's municipalities and ranks 46 out of 566 municipalities (Source: New Jersey Department of Labor and Workforce Development).

Table 10, Household Income – Borough of Glen Ridge and Essex County, 2000 illustrates additional income categories.

**Table 10: Household Income – Borough of Glen Ridge and Essex County, 2000**

	<i>Glen Ridge Households</i>	<i>Percent</i>	<i>Essex County Households</i>	<i>Percent</i>
Less than \$15,000	93	4%	54,016	19%
\$15,000 to \$20,000	37	2%	16,015	6%
\$20,000 to \$25,000	66	3%	14,872	5%
\$25,000 to \$30,000	82	3%	15,319	5%
\$30,000 to \$35,000	34	1%	14,697	5%
\$35,000 to \$40,000	50	2%	13,896	5%
\$40,000 to \$45,000	95	4%	13,154	5%
\$45,000 to \$50,000	42	2%	12,022	4%
\$50,000 to \$75,000	336	14%	47,511	17%
\$75,000 to \$100,000	317	13%	29,615	10%
\$100,000 to \$150,000	488	20%	28,309	10%
\$150,000 to \$200,000	346	14%	10,184	4%
\$200,000 or more	479	19%	14,082	5%
Totals	2,465		283,692	

The poverty threshold, as defined by the 2000 U.S. Census, is \$8,959 for a one person household under age 65 and \$17,463 for a household that includes a family of four. Census data does not provide a breakdown of household income by household size. However, it does provide information concerning individuals under the poverty threshold. According to the Census, of the total population in the Borough, approximately 3% (219 persons) live below the poverty level. This percentage is lower than Essex County, in which approximately 15% of Essex County residents fall below the Census poverty level. Of these 219 persons, the Census indicates that 166 families obtained incomes below the Census poverty threshold in the Borough.

A criterion for housing affordability is that no more than 30% of one's gross income should be allocated to housing costs. In gauging the affordability of Borough housing units to low- and moderate-income households, it should be noted that 70% of the owner-occupied housing units displayed in Table 6, Housing Values, Owner-Occupied Units, 2000, have monthly owner costs that are less than 30% of their household income. Additionally, approximately 48% of all renters spend less than 30% of their household income on housing.

In order to provide a more detailed determination of the income threshold for low- and moderate-income households within each of the COAH regions, COAH calculated Regional Income Limits for the year 2000. The year 2000 median household income for a three-person household within the Essex/Morris/Union/Warren region was \$63,540. For the three-person household category, the moderate-income threshold was \$50,832 (80% of \$63,540), and the low-income threshold was \$31,770 (50% of \$63,540). When estimating the number of low and moderate-income households in the Borough, the three-person household category provides an average threshold. Thus, utilizing \$63,540 as the high end of the three-person household income range, it seems that anywhere from 21% to 23% of the Borough's households may fall within COAH's definition

of low<sup>1</sup> and moderate-income households. It should be further noted that in the Third Round COAH excluded low- and moderate-income households that owned a primary residence with no mortgage valued at or above COAH’s annual regional asset limit.<sup>2</sup> In 2009, the regional asset limit was \$167,895 for Glen Ridge’s region.

**E. Employment Characteristics**

At the time of the 2000 US Census, 5,258 (72.3 percent) of Glen Ridge’s population—aged 16 years old and over—was engaged in the labor force. Almost 68 percent of the labor force categorized within “working years between 16 and 64 years of age” was a part of the labor force. Table 11 describes the varied activities of this segment of the population.

In 2000, the Borough’s unemployment rate was just under two percent (2%), (See Table 11). The national, state and local economies have changed much since 2000. According to the New Jersey Department of Labor and Workforce Development, as of September 2009, New Jersey and the nation as a whole had an unemployment rate of 9.8 percent. While data was not reported at the municipal level, i.e., for Glen Ridge, Essex County’s unemployment rate during this same period was 11.1 percent.

**Table 11: Glen Ridge Employment Status of Residents, 2000**

Number of Persons 16 and over	5,258
Labor Force Participation Rate	67.5%
Not in Labor Force	1,707
In Civilian Labor Force:	3,551
- employed	3,453
- unemployed	98
Unemployment Rate	1.9%

Table 12, Distribution of Employment by Industry, Employed Glen Ridge Residents, 2000 indicates the distribution of employment by industry for employed Borough of Glen Ridge residents. The four industries that captured the largest portion of the employed population in Glen Ridge were education, health, and social services at 25%; professional, scientific, management, administrative, and waste management services at 16%; finance, insurance, real estate and rental and leasing at 16%; and information at 9%.

<sup>1</sup> Low income is defined as households earning 50 percent or less than median income.

<sup>2</sup> The exception to this exclusion is if the household’s existing monthly housing costs exceed 38 percent of the household’s eligible monthly income.

**Table 12: Distribution of Employment by Industry,  
Employed Glen Ridge Residents, 2000**

<i>Industry</i>	<i>Number</i>	<i>Percent</i>
Agriculture, Forestry, Fishing and Hunting, and Mining	-	0%
Construction	88	3%
Manufacturing	250	7%
Wholesale Trade	126	4%
Retail Trade	274	8%
Transportation and Warehousing, and Utilities	107	3%
Information	316	9%
Finance, Insurance, Real Estate, and Renting and Leasing	538	16%
Professional, Scientific, Management, Administrative, and Waste Management Services	541	16%
Education, Health and Social Services	862	25%
Arts, Entertainment, Recreation, Accommodation and Food Services	188	5%
Public Administration	76	2%
Other	87	3%
<b>Total</b>	<b>3,453</b>	

Table 13, Employment by Occupation, Glen Ridge Residents, 2000 more specifically identifies the occupations of employed persons. The numbers indicate a large number of Glen Ridge residents are employed in management, professional and related occupations (62%), and sales and office occupations (27%). Approximately 17% of the remaining employed residents were employed in service occupations (6%), construction operations (4%), and production, transportation, and material moving operations (2%).

**Table 13: Employment by Occupation, Glen Ridge Residents, 2000**

<i>Sector Jobs</i>	<i>Number</i>	<i>Percent</i>
Management, Professional, and Related Occupations	2,125	62%
Service Occupations	205	6%
Sales and Office Occupations	924	27%
Farming, Fishing, and Forestry Occupations	0	0%
Construction, Extraction, and Maintenance Occupations	117	4%
Production, Transportation, and Material Moving Occupations	82	2%
<b>Total</b>	<b>3,453</b>	

This document provides information on Glen Ridge's employment figures (i.e., the number of jobs within the community). Table 14 provides information on the average number of jobs present in the Borough on an annual basis from 2004 through 2008. Review of historic private sector employment from the Borough's 1995 Housing Plan indicates that the number of private sector jobs in the Borough between the years 1980 to 1992 ranged from 716 to 926. For the years 2004 to 2008, the total number of private sector jobs ranged from 600 to 645 with a five-year average of 615 private sector jobs. The private sector jobs average from 2004 to 2008 (615 jobs) represents a 24% reduction in private sector jobs from the 1980 to 1992 period (811 jobs). Government sector employment in Glen Ridge ranged from 388 to 407 jobs from 2004 to 2008. A net loss of one government sector job occurred during this time-frame. It should be noted that gov-

ernment sector jobs were not reported in the Borough’s 1995 Housing Plan for the 1980 to 1992 time-frame.

**Table 14: Glen Ridge Job Growth Estimates (2004-2008)**

	Private Sector Employment	Government Sector Employment	Total Jobs Covered by Unemployment Insurance <sup>3</sup>	Change (Percent)
<b>2004</b>	615	407	1,022	N/A
<b>2005</b>	611	388	998	-2.3%
<b>2006</b>	600	393	993	-0.5%
<b>2007</b>	606	399	1,004	+1.1%
<b>2008</b>	645	406	1,051	+4.7%
<b>Change (2004-2008)</b>	+30	-1	+29	+2.8%
<b>Annual Average</b>	615	399	1,018	N/A

Source: New Jersey Department of Labor and Workforce Development

### F. Historic Residential Development

A review of historic municipal construction records provides a baseline analysis of residential growth within Glen Ridge. The New Jersey Division of Codes and Standards, which collects monthly construction records, offers information regarding residential certificates of occupancy (CO) and demolition permits from 1998 through July 2009. A review of trends in residential construction reveals that 60 new housing units were built in the Borough between 1998 and July 2009. Fifty-five of the 60 units received CO’s in 2006 and 2007. Fifty-four of the CO’s resulted from the redevelopment of the former Matchless Metals Polishing Company (17 units) and the former Verizon office building located at 85 Park Avenue (37 units). See Table 15, Historic Trend of Residential Certificates of Occupancy (CO) Permits.

**Table 15. Historic Trend of Residential Certificates of Occupancy (CO) Permits**

	98	99	00	01	02	03	04	05	06	07	08	09 <sup>4</sup>	Total
CO’s Issued	1	0	0	0	1	0	0	1	5	50	2	0	60

Average – 5

Source: The New Jersey Division of Codes and Standards, NJ Department of Community Affairs and updated and verified by the Glen Ridge Building Department

In the short-term, Glen Ridge anticipates little to no new residential development, which is consistent with past historic trends. Development in 2006 and 2007 represents an anomaly to past trends considering the developed nature of the Borough.

<sup>3</sup> Includes private and government sector employment.

<sup>4</sup> Through July 2009.



### **Chapter 3. Housing Policies**

This Housing Plan is consistent with the Master Plan's Goals and Objectives. It is the intention of the Housing Plan to create policies that encourage the maintenance and upgrading of the Borough's existing housing stock and to accommodate housing opportunities in accordance with the Borough's Land Use and Historic Preservation Plans. The Borough's housing policies can be summarized as follows:

#### **A. General Policies**

1. Discourage housing development and/or redevelopment that because of density of development or intensity of use, will negatively impact the quality of life in the residential neighborhoods of Glen Ridge and/or will add to the congestion and overburdening of the Borough's infrastructure.
2. Encourage the preservation, maintenance, and restoration of all residential properties.
3. Provide additional opportunities for the creation of affordable housing in the Borough.

#### **B. Specific Policies**

1. Require all in-fill development to be undertaken in a manner that is consistent and compatible with the surrounding neighborhood and environment.
2. In existing residential zones, provide appropriate density controls for new development.
3. Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development consistent with the zone plan and the existing character of the area.
4. Continue to provide a balance of housing options to meet the needs of all residents including low and moderate-income housing, middle-income housing and market rate or luxury housing.
5. Retain a non-residential component as part of the redevelopment of any existing non-residential properties that provide new housing opportunities.
6. Glen Ridge contains sound large single-family residences, having a major influence on the character of Glen Ridge. The long-term viability of these large homes should be encouraged and protected.

## **Chapter 4. Glen Ridge's Present and Prospective Fair Share for Low and Moderate Income Housing**

Prior to the concept of growth share, which was introduced as part of the original Council on Affordable Housing (COAH) Third Round Rules, a municipality's low and moderate-income housing obligation was determined by a complex formula divided into two (2) components: the rehabilitation of existing substandard units occupied by low and moderate-income households, and new affordable housing dwelling units. This obligation covered the period from 1987 to 1999, or COAH's First and Second Rounds. This is referred to collectively as the "prior round obligation".

For its Third Round (1999 through 2018), COAH has adopted a new approach. The new build component is now determined through "growth share," which COAH indicates "is generated by Statewide residential and non-residential growth during the period from 1999 to 2018, and delivered from January 1, 2004 to December 31, 2018." The formula for determining growth share at the municipal level is that one new affordable housing unit is required for every four new market-rate housing units. In terms of non-residential development, one affordable housing unit is required for every 16 new jobs that are created. Newly-created jobs are measured by new or expanded non-residential construction within the municipality, based upon employment multipliers for different land uses. For every 16 newly-created jobs, one additional new affordable housing unit is required.

### **A. Municipal Ability to Accommodate Affordable Housing Obligation**

Glen Ridge is a fully developed community containing a handful of unimproved properties on lots that are less than 0.5-acres in area. New development will likely consist of limited redevelopment of existing residential and non-residential properties. As previously indicated, fifty four out of the 58 CO's granted since 2004 were associated with the redevelopment of the former Matchless Metals Polishing Company and the former Verizon office building located at 85 Park Avenue. These redevelopment projects represent deviations from the norm when compared to historical trends.

The Borough proposes to retain the inclusionary zoned Glen Ridge Country Club site for planned residential development (PRD), which requires a twenty percent set-aside of affordable housing. The current zoning permits a density of nine (9) units per acre for a total of 124 units and a 20 percent low and moderate-income set-aside which would yield 25 low and moderate-income units.

The Borough is investigating opportunities to rehabilitate housing through the Essex County Home Improvement Program. Elvin Pereira, administers the program, which provides resources to rehabilitate existing one and two-family housing.

### **B. Consideration of Lands for Affordable Housing**

Along Bloomfield Avenue adjacent to the Montclair border, the R-5 Zone permits townhouses at densities ranging from 8 to 10 units per acre. Given this areas close proximity to the NJ Transit Bay Street Station in Montclair, the Borough should evaluate the po-

tential for a mixed-use transit-oriented development. The construction of low and moderate-income and market rate housing units on the upper floors of mixed-use buildings may be appropriate at this location.

Other opportunities include the creation of an accessory apartment program to allow the creation of an accessory apartment within or on the property of an existing single-family home. The Borough's existing housing stock, of which approximately 70% was built prior to 1939, may be suitable for the creation of accessory apartments. Accessory apartments<sup>5</sup> would also provide an opportunity for elderly individuals to age-in-place within Glen Ridge.

### **Summary of Recommendations**

The following recommendations require further consideration and evaluation by the Borough and should be incorporated into the Borough's Land Use Plan where appropriate.

1. Investigate the inclusion mixed-use transit-oriented development in close proximity to Bay Street Station in Montclair. Such a development should require that a certain percentage of the new residential units in the project be set-aside for low and moderate-income households.
2. Evaluate the development of senior citizen housing that enables older residents to "age in place" including independent living, assisted living and congregate care housing. Again, an affordable housing component should be considered as part of the project.
3. Utilize monies available through the Essex County Home Improvement Program to rehabilitate eligible housing.
4. Evaluate the creation of a local program to provide housing affordability assistance to residents.
5. Maintain adequate guidelines for the redevelopment of historically significant housing consistent with the Land Use and Historic Preservation Plans.
6. Evaluate the creation of an accessory apartment program to provide an opportunity for elderly family members to age-in-place within Glen Ridge.

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<sup>5</sup> COAH defines accessory apartments as a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site.