

RESOLUTION

GLEN RIDGE PLANNING BOARD

HUMC/Mountainside Hospital
Redevelopment Plan

June 9, 2016

WHEREAS, on May 26, 2015, the Glen Ridge Borough Council adopted a Resolution (Resolution No. 82-15) designating properties known and described as Block 106, Lot 15 and Block 91 Lot 1 on the Glen Ridge Tax Maps as an "Area in Need of Redevelopment" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

WHEREAS, the aforementioned Council Resolution also authorized and directed the Planning Board to prepare a proposed Redevelopment Plan for the two designated properties in accordance with the requirements of N.J.S.A. 40A:12A-7; and

WHEREAS, pursuant to the aforementioned Resolution, the Planning Board, acting in conjunction with the Montclair Planning Board, engaged H2M Associates, Inc. and Vanasse Hangen Brustlin, Inc. ("H2M-VHB") to prepare a proposed Redevelopment Plan for the designated properties as well as several other adjacent properties located in the Township of Montclair; and

WHEREAS, the Planning Board conducted joint meetings with the Montclair Planning Board on February 29, 2016 and May 11, 2016, to review and consider various drafts of a Redevelopment Plan prepared by H2M Associates, Inc., and to elicit comments from interested members of the public; and

WHEREAS, the Glen Ridge Planning Board conducted an additional public meeting on May 25, 2016 at which time the Board made final comments and changes to the draft Redevelopment Plan; and

WHEREAS, H2M Associates, Inc., has prepared a revised, final Redevelopment Plan entitled "HUMC/Mountainside Hospital Redevelopment Plan, dated June 2016, incorporating all of the Planning Board's comments and requested changes, a copy of which plan is incorporated herein by reference and is hereinafter referred to as the "Redevelopment Plan".

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that, pursuant to N.J.S.A. 40A:12A-7, the Board recommends that the Borough Council adopt the aforementioned Redevelopment Plan prepared by H2M Associates, Inc., dated June 2016.

BE IT FURTHER RESOLVED that, although Section 11.0 of the Redevelopment Plan includes a requirement that development on the designated properties provide "green building" techniques which result in an accumulation of at least 50 points which would be required for LEED Silver certification, the Board believes that 40 points may be sufficient and that the Council should decide whether the Plan should require 40 points or a maximum of 50 points.

BE IT FURTHER RESOLVED that the Borough Council's approval of the Redevelopment Plan should include replacement of the last sentence of Section 7.4.b. of the Redevelopment Plan with the following sentence: "Any tree removal and/or tree planting plan proposed as part of any site plan application shall be subject to the review and approval of the Glen Ridge Borough Arborist."

MICHAEL P. ZICHELLI, Secretary