

GLEN RIDGE PLANNING BOARD

**RESOLUTION RECOMMENDING THAT PROPERTIES DESIGNATED AS
BLOCK 106 LOT 15 AND BLOCK 91 LOT 1 BE CLASSIFIED AS
AREAS IN NEED OF REDEVELOPMENT**

May 20, 2015

WHEREAS, by Resolutions, dated July 14, 2014 and April 27, 2015, the Borough Council authorized the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated as Block 35 Lot 15 and Block 91 Lot 1 on the Borough Tax Maps meet the criteria for designation as an Area in Need of Redevelopment or An Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

WHEREAS, the Planning Board, in conjunction with the Montclair Planning Board, engaged H2M Associates, Inc. ("H2M") to undertake an investigation of the subject properties (as well as other properties located in the Township of Montclair); and

WHEREAS, H2M prepared a written report entitled "HUMC/Mountainside Hospital Study Area--Area in Need of Redevelopment and Area in Need of Rehabilitation Preliminary Investigation Report," dated April 2015, which report was reviewed by the Glen Ridge and Montclair Planning Boards at a joint public meeting held on May 18, 2015; and

WHEREAS, in the course of the public meeting, the Board reviewed the aforementioned report and the testimony of Jessica L. Giorgianni, AICP, and interested members of the public; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the Board hereby recommends to the Borough Council that the properties designated as Block 106 Lot 15 and Block 91 Lot 1 each be designated as an Area in Need of Redevelopment in accordance with the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED that the Planning Board recommends that any redevelopment plan for these properties seek to preserve the residential character of adjoining properties, that any development at transition points take into consideration the scale, density, open space and character of adjoining neighborhoods, and that the plan maintain and maximize ratables while also maintaining affordable housing.

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

MICHAEL P. ZICHELLI III,
SECRETARY