

**A SUMMARY OF THE MINUTES OF THE
GLEN RIDGE PLANNING BOARD
HELD IN THE MUNICIPAL BUILDING**

November 9, 2016

OPMA & Roll Call

The meeting was called to order at 8:00 p.m. and Mr. Zichelli read the Sunshine Act Notice.

The roll was called.

PRESENT: Mason, Chair
 Borgers
 Mehrotra
 Councilperson Morrow
 R. Morrow
 Murphy
 Rohal
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Hegarty
 Fields

Adoption of the August 17, 2016 Minutes

On motion by Councilwoman Morrow, seconded by Mr. Morrow, the Minutes of the August 17, 2016 meeting were adopted, members Borgers, Rohal and Turiano abstaining.

Review of Proposed Ordinance 1642 for Consistency with the Master Plan

Mr. Zichelli stated that the Mayor and Council have introduced Ordinance 1642, an ordinance that would amend the lot size requirements in the R1 Zone. He stated that this ordinance reflects the proposed ordinance submitted by the Planning Board. He stated that currently the R1 Single Family Residential Zone requires that each newly created lot be 85 feet wide. In order to create new lots consistent with the surrounding properties, the ordinance proposes to break the R-1 Zone into three different areas: R-1-125, R-1- 00 and R-1-85.

- R-1-125 would require each new lot to be 125 feet wide.
- R-1-100 would require each new lot to be 100 feet wide.
- R-1-85 would require each new lot to be 85 feet wide.

Mr. Zichelli additionally stated that the permitted uses and bulk requirements will remain the same.

Based upon the Mayor and Council's prior feedback, the ordinance states:

Enlargement and Alteration. Where there is a dwelling devoted to a conforming use on a nonconforming lot in a residential zone, said dwelling and its accessory buildings may be altered, added to or rebuilt and permitted accessory buildings may be constructed provided that such alteration, addition or new construction conforms to the building height and the yard requirements and provided that the allowable building area is not exceeded.

Mr. Zichelli stated that, in his opinion, the proposed ordinance is consistent with the following components of the 2010 Master Plan:

Goals, the 2010 Master Plan Re-Examination report lists the following:

- To maintain the existing single-family residential character and residential quality of the Borough while providing a mix of housing types and uses.
- To encourage preservation of the Borough's historic nature within its historic districts.

In the Land Use Plan Element section of Objectives, the report lists the following:

- To preserve the integrity of existing residential areas by maintaining development intensity and density patterns consistent with existing residential neighborhood patterns
- To permit multi-family residential use at appropriate densities in locations accessible to major transportation facilities and services, commercial services, and public facilities.
- To enhance existing commercial areas through the implementation of streetscape standards regarding landscaping, facade, parking, lighting, signage, and buffering.
- To review existing land use patterns and their compatibility with the zoning map.

The Board members further discussed the proposed ordinance. On motion by Mr. Morrow, seconded by Mr. Rohal, the Board members found the proposed ordinance consistent with the Glen Ridge Master Plan.

Public Comment

Chair Mason called for general public comments. None were made.

Adjournment

On motion by Mr. Morrow, seconded by Mr. Rohal, the Planning Board unanimously agreed to adjourn the regular meeting.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary