

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

December 21, 2016

Open Public Meetings Act & 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
	Fields
	Hegarty
	Councilperson Morrow
	R. Morrow
	Murphy
	Turiano
	 Trembulak, Esq.
	Zichelli, Secretary
ABSENT:	Borgers
	Mehrotra
	Rohal

Adoption of the November 9, 2016 Minutes

On motion by Councilwoman Morrow, seconded by Mr. Turiano, the Minutes of the November 9, 2016 meeting were adopted, members Fields and Hegarty abstaining.

Board of Education

5 High Street Project

Review of Proposed Capital Project

Mr. Zichelli stated that the Glen Ridge Board of Education has submitted plans for the land acquisition, alteration and renovation of the building located at 5 High Street, commonly known as the Glen Ridge Central School. He further stated that under the Municipal Land Use Law, all Board of Education building projects involving the expenditure of public funds must be submitted to the Planning Board for its review and recommendations.

Mr. Patrick Seiwell, Principal Architect, at the Design Resource Group appeared before the Board. He reviewed the existing site at 5 High Street in Glen Ridge. He stated that the site contains a former school building that is currently being used as a bank and private offices. The architect further stated that the Glen Ridge Board of Education is seeking to acquire the site for educational purposes. Mr. Seiwell then described the existing conditions on the site, the building location and parking lot configuration.

The project architect then reviewed the proposed use of the site as a school. He stated that as part of the renovation the bank's existing drive up canopy would be demolished and the windows would be changed. He stated that no other major changes would be made to the exterior of the building. Mr. Seiwell stated that the proposed changes would have to be reviewed and approved by the Glen Ridge Historic Preservation Commission.

Mr. Seiwell described the proposed use as a school. He stated that there will be approximately 160 students and ten teachers in the building. The proposed site layout was then described. The playground location, traffic flow and lighting were reviewed.

The floor plans and interior uses of the building were presented by Mr. Seiwell. He also described the use of the building within the overall plans for the Glen Ridge Board of Education.

Planning Board members asked the architect to review the traffic flow, loading, playground location and use of the property. Mr. Seiwell noted that the design is only a concept and that the overall design and development process is reviewed and approved by the NJ Department of Education.

On motion by Mr. Hegarty, seconded by Ms. Murphy, as the plans develop the Planning Board unanimously offered the following recommendations:

1. In the development of the site, consider how traffic interfaces with pedestrians on the site and attempt eliminate vehicular and pedestrian conflicts.
2. Review the offsite traffic patterns and how they will interface with the drop off of children.
3. Review how the ingress and egress of vehicles on the site will interface with the offsite traffic patterns.
4. Further study the layout of the interior design and how it interfaces with the exterior uses such as the playground and main building entrances.
5. Examine the entire site for potential locations of the playground away from high traffic volume areas.

Public Comment

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

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary