



2010 GLEN RIDGE MASTER PLAN RE-EXAMINATION REPORT

**Borough of Glen Ridge
Essex County, New Jersey**

Prepared by the Glen Ridge Planning Board

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INTRODUCTION

The Borough of Glen Ridge is a small suburban community in the north central part of Essex County. Glen Ridge contains an area of approximately 1.4 square miles and is elongated in shape. It is 3.1 miles long in a north-south direction, following the ridgeline of the Watchung Mountains. The Borough is only 15 miles west of Manhattan and 5 miles northwest of downtown Newark.

Glen Ridge was originally settled as a community containing both homes and industry. The Borough was incorporated in 1895. In 1909, the Borough prepared a guide to the development of Glen Ridge with the assistance of John Nolen, a distinguished pioneer in the field of city planning. The general goals established in that report provided the framework for development of the Borough as a residential community of primarily single-family homes.

Glen Ridge today is almost completely developed, although infill redevelopment has selectively occurred. Over the years, the Borough has developed as primarily a residential community with a very limited business area. The residential land use pattern is unique in that it contains fine examples of post-and pre-Victorian era housing. In order to preserve this historic residential character, the majority of the community has been designated a historic district and is listed on both the State and National Registers of Historic Places.

The 2009 Glen Ridge Master Re-Examination, along with the 2003 Master Plan, provide a guide for the future development and preservation of key areas of the community in order to enhance its quality of life. The Re-examination Report and the Master Plan consider many factors having an impact on community life with the focus on its physical, social, economic, and aesthetic needs.

The challenges facing the Borough remain much the same as they did in 2003. The maintenance and improvement of infrastructure, increasing accessibility and integration of public transit, preservation and expansion of open space and effective resource planning are challenges the Borough continues to address. The control of vehicular traffic in residential neighborhoods, the maintenance of a diverse housing stock, the provision of adequate community facilities and services, and the maintenance and upgrade of the commercial district must also be addressed. The 2009 Master Plan Re-examination and the 2003 Master Plan strive to maintain and build on the positive characteristics of Glen Ridge and provide a framework to meet the challenges of planning into the future.

RE-EXAMINATION REPORT PROCESS

N.J.S.A. C.40:55D-89 now require five elements in the reexamination report. They are as follows:

a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

In 2003 one of the major challenges for the Borough was the redevelopment of vacant properties including Matchless Metals, the Benson Street Station and the former Verizon Building, located at 85 Park Avenue. Improving the safe circulation of vehicles and pedestrians was of concern as well. The Borough also faced the closure of a train station and needed to review the parking practices around the central business area and schools in reaction to this. Acquisition and redevelopment of open space was also a major challenge.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

Since 2003 most vacant and underperforming non-single-family residential properties have been redeveloped. New parking practices and vehicular circulation plans have been implemented. A highly successful commuter jitney program was developed and implemented as well. Many of the parks and public facilities have gone through major renovations.

c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last reviewed with particular regard to density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

Glen Ridge is a fully developed community. Based on United States Census updates and development patterns throughout the Borough, most of the assumptions, policies and objectives that formed the basis for the 2003 Master Plan remain the same. The New Jersey affordable housing regulation has been redrafted since 2003. Improving land use efficiency and operational efficiencies have become a policy objective as well.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

As stated above, most underlying objectives, policies and standards remain the same. However, efforts should be put forward to meet the challenges of the Borough's overall sustainability in its practices and land use patterns. As part of the re-examination process, a new Housing Element and Sustainability Element will be adopted. The objectives of these Elements will be incorporated into sustainability policies and land use patterns.

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, C.79(C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Currently the Benson Street Station remains unoccupied. The property has been designated an Area in Need of Development. The exterior is currently being stabilized and renovated. The Borough should continue to work with the new owner of the property in drafting a final development plan.

Underutilized properties along the Bloomfield Avenue corridor should also be studied.

GOALS AND OBJECTIVES

The New Jersey Municipal Land Use Law requires that all municipal master plans contain a statement of objectives, principles, assumptions, policies, and standards upon which the comprehensive plan is to be based. The requirement recognizes the necessity of having clearly defined municipal goals and objectives. These goals and objectives guide the development of the Borough. The stated Borough planning goals are of a more general and qualitative nature providing an overall framework for development and preservation. The objectives section provides more specific means to realize these Borough goals.

GOALS

The following list of goals forms the basis for the plans, policies, statements and proposals of this Master Plan Re-examination Report:

1. To promote a balanced variety of residential, commercial, recreational, public and conservation land uses.
2. To maintain the existing single-family residential character and quality of the Borough while providing a mix of housing types and uses.
3. To promote the development of nonresidential uses in those areas most appropriate for such uses.
4. To preserve and improve the existing open space and recreation areas of the Borough and seek to strategically expand available land.
5. To continue to improve community facilities and services that maintains the quality of life for existing and future Borough residents.
6. To encourage preservation of the Borough's historic nature within its historic districts.
7. To improve facilities within and through the Borough to satisfy the safe and efficient movement and interaction of people, automobiles and mass transportation.
8. To develop and implement sustainable land use practices.
9. To ensure that the Borough's Land Use Plan is compatible with those of adjacent municipalities, the County and State.

OBJECTIVES

The following planning objectives have been broken down into categories generally related to the Master Plan elements. These objectives provide specific means to ensure that future development will be compatible with the Borough's planning goals.

Land Use Plan Element

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

Housing Plan Element

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.

Community Facilities Plan Element

1. To promote and improve the establishment and maintenance of a variety of community facilities for all residents of the Borough.

Parks, Recreation and Open Space Plan Element

1. To provide, maintain, upgrade and expand recreation facilities, both active and passive, to meet the needs of all Borough age groups.
2. To provide a network of publicly-owned park areas and permanently preserved open space.
 - a. To retain Toney's Brook and the Glen in their natural state.
 - b. To retain Freeman Gardens as a formal garden, nature park, and bird sanctuary.

Circulation Plan Element

1. To encourage the use of mass transportation and reduce the demand for on street parking.
2. To develop techniques for safely managing through traffic on residential streets.
3. To encourage intersection improvements and pedestrian safety.
4. To identify parking needs and address those needs through appropriate parking techniques.

Utility Service Plan Element

1. To monitor potable water supply and encourage programs to provide adequate supply of potable water for future needs in accordance with the principles of Federal and State law.
2. To provide sanitary sewer service to all residences in accordance with principles of Federal and State law.
3. To continue to upgrade and replace sewer and water lines as needed.
4. To foster the maintenance and improvement of all utilities serving the Borough.

Historic Preservation Plan Element

1. To encourage and support the Borough's architectural and planning heritage.

Sustainability Element

1. To improve the environment.
2. To reduce energy use.
3. To promote healthy living habits.
4. To create transportation choices.

Compatibility With Other Planning Efforts

1. To provide for compatibility between the zoning of Glen Ridge and the adjoining municipalities.
2. To be consistent with the Essex County Master Plan.
3. To be consistent with the State Development and Redevelopment Plan.

General Planning Objectives

In addition to the Borough goals and objectives discussed above, the legislative purposes of the Municipal Land Use Law are adopted as general Borough planning objectives. The objectives remain the same as they did in 2003.

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner that will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic, and other natural and manmade disasters;
- c. To provide adequate light, air, and open space;
- d. To ensure that the development of this municipality does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging location of such facilities and routes that result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial, and recreational development of the particular site;

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy sources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

LAND USE PLAN

Objectives

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

Re-examination

The Land Use Plan Element is intended to act as a guide towards the future development of the Borough of Glen Ridge, consistent with the goals and objectives of this Master Plan Re-examination. The following reviews developments since 2003 and makes recommendations for the future.

Matchless Metals Redevelopment

The site of the former Matchless Metals Polishing Company was used as a polish manufacturing facility. The former tenant ceased operations circa 1980. The site was declared an Area in Need of Redevelopment. The Planning Board approved the redevelopment plan and site plan on October 15, 2003. Construction of the 17-residential-unit development was completed in 2006.

Municipal Pool

In tandem with the redevelopment of Matchless Metals, the Borough constructed a community pool immediately adjacent to the site. This former parking lot has been reconfigured to accommodate this additional Borough asset. A new covered pool deck and restroom facilities were put in place in 2008. The site continues to be improved. Landscaping and decorative fencing was installed in 2009.

85 Park Avenue – Former Verizon Building

In 2004, a private developer took title to the former Verizon office building, located at 85 Park Avenue. The property was located in the B-Business Zone. The Planning Board conducted hearings. On July 13, 2004, the Mayor and Council rezoned the property to the B-RO Zone. This zone change allowed for residential developments to occur. In 2006, the site was developed into 37-residential units.

Benson Street Green

Due to the closing of the Benson Street Station, located on the Boonton Rail Line, the 62-car parking lot was reduced in size to accommodate 18 cars. The remaining area was converted to green space.

Benson Street Station

On May 27, 2008 the Mayor and Council designated the site as an Area in Need of Redevelopment. Recently the structure was sold by New Jersey Transit to a private owner. Structural repairs and stabilization of the historic structure are underway. It is recommended that the Planning Board draft a development plan that is sensitive to the surrounding residential properties and recognizes the historic significance of the structure.

Glenmont Square

In 2005 the Montclair Bloomfield Ford auto dealership closed. In an effort to support the redevelopment of the former Montclair Bloomfield Ford dealership site, on March 13th, 2007, the Mayor and Council adopted an ordinance rezoning the property from R-5 Townhouse and Professional Office to C-1 Commercial. In 2007, site plan approval was granted for the property's redevelopment. The entire complex, which straddles the Montclair Glen Ridge municipal boundary, consists of 24,491 square feet of commercial building and 125 parking spaces. A majority of the construction is complete. The construction of a bank and an outfitting of the retail stores are underway and should be completed by 2010.

Ordinances

In 2009 the Planning Board reviewed the existing land use definitions. Following current case law and correcting inconsistency in the ordinance, a set of new definitions was written and forwarded to the Mayor and Council. These definitions were adopted on March 9, 2009. It is recommended that the land-use ordinance section be reviewed. Specifically, it is recommended that the setback requirements in the R-1, R-2, & R-3 be redefined. It is also recommended that the Planning Board review existing land-use patterns and their compatibility with the zoning map.

After review of the R-5 Town House and Professional Office Zone, on August 10, 2009, the Mayor and Council adopted a resolution permitting single-family homes in this zone.

HOUSING ELEMENT

As part of the re-examination process the Planning Board has adopted a Housing Element prepared by Phillips Preiss Grygiel, LLC, dated April 26, 2010. The Housing Element recommends the following 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.

The Housing Element provides the following summary of recommendations to 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 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.

COMMUNITY FACILITIES PLAN ELEMENT

Objectives

1. To promote and improve the establishment and maintenance of a variety of community facilities for all residents of the Borough.

Re-examination

In 2007 the Mayor and Council bonded for major capital improvements to many of the Borough's facilities.

The Glen Ridge Municipal Complex is in the midst of a major renovation. In 2009 the library was completely renovated. A new HVAC system and new finishes were installed throughout. ADA improvements were also made on the ground floor. The Glen Ridge Police Department was renovated. A new communications center along with a new HVAC system and finishes throughout were installed. The Council Chambers received new finishes and energy-efficient lighting. The administrative offices will be renovated in 2010. Through the use of NJ Historic Trust fund money, the exterior of the building will be completely restored in 2010.

In 2008 a new addition was built onto the Public Works Yard located on Carteret Street. A new truck bay that is compliant with NJDEP storm water regulations has been built along with locker rooms and office facilities.

Overall, the Borough's residents are well served by the extensive and well-maintained community facilities. The efficient usage of existing resources to meet the Borough's needs into the next century is recommended as the major focus of future facility planning. The exploration of multi-use facilities, upgrading of existing complexes and improving ADA compliance should be the focus of the Borough.

PARKS, RECREATION AND OPEN SPACE PLAN ELEMENT

Objectives

1. To provide, maintain, and upgrade and expand recreation facilities, both active and passive, to meet the needs of all Borough age groups.
2. To provide a network of publicly owned park areas and permanently preserved open space.
 - a. To retain Toney's Brook and the Glen in their natural state.
 - b. To retain Freeman Gardens as a formal garden, nature park, and bird sanctuary.

Re-examination

It has been recognized that the Borough lacks open space for both passive and active recreational facilities. Efforts have been made to preserve and upgrade these assets.

Passive Recreation

The Glen, a series of linear open spaces running parallel to Bloomfield Avenue, remains an area that may be improved as passive recreational space. The Upper Glen runs along Bloomfield Avenue from the Township of Montclair border to Freeman Avenue, the Middle Glen sits between Freeman and Ridgewood Avenues, and the Lower Glen is between Ridgewood and Hillside Avenues. Since 2001, the Mayor and Council, along with the Glen Committee, have focused their energy on developing this underutilized asset. In 2003 a bikeway was constructed throughout the Glen. In 2007 a bridge connecting the Ridgewood Avenue Train Station out-bound platform was tied into the bikeway. New lighting and a gazebo were also installed. In 2008, Founders' Plaza, a small plaza pronouncing the entrance to the Middle Glen on the corner of Ridgewood Avenue and Bloomfield Avenue, was also constructed. The Upper Glen, west of the Freeman Avenue bridge remains underutilized.

Improvements to the potting shed at Freeman Gardens were made in 2008.

Active Recreation

Due to the overuse of the fields, a new turf management and field maintenance program has been implemented by the Borough. Palmer Field at Forest Avenue School and Hurrell Field have been reconstructed. The Glen Ridge Community Pool constructed a new covered deck area and new bathroom facilities and new landscaping.

Due to the lack of open passive space, the improvement of the Glen should continue and Freeman Gardens should be retained as a formal garden, nature park and bird sanctuary. It is recommended that all the recreation facilities within the Borough continue to be assessed, and that appropriate upgrading be undertaken. Opportunities for acquisition of additional open spaces, which could be used for active recreation purposes, should be explored.

CIRCULATION PLAN ELEMENT

Objectives

1. To encourage the use of mass transportation and reduce the demand for on street parking.
2. To develop techniques for safely managing through traffic on residential streets.
3. To encourage intersection improvements and pedestrian safety.
4. To identify parking needs and address those needs through appropriate parking techniques.

Re-examination

Several projects have been constructed or implemented in order to improve circulation and pedestrian safety. A pedestrian bridge, linking the outbound platform to the Glen bikeway, was constructed in 2007. A second bridge, linking the Lower and Middle Glen under the Ridgewood Avenue bridge, was abandon due to environmental regulations and constraints. The County of Essex has re-signalized all three signalized intersections serving Bloomfield Avenue. In cooperation with the County, the five-way intersection of Highland Avenue and Bloomfield Avenue was reduced to a standard four-way intersection. The unneeded roadbed was removed and made into addition green space.

In regards to roadway improvements, the County of Essex has replaced the Hillside Avenue Bridge. The Borough has installed multi-way stops in the vicinity of Carteret Park, Linden Avenue School and Glenfield Park. The Borough continues to spend an average of \$350,000 per year on roadway improvements. As each road is improved, barrier-free drop curbs are installed at every intersection. Storm grates in compliance with State Stormwater Manage Act are installed as well.

The Borough continues to operate the commuter jitney program serving the Ridgewood Avenue Train Station. Since its inception in 2002 ridership has increased by 50%.

Through the above-mentioned actions, adequate commuter parking has been created to serve both the community pool and commuters.

The following are recommended:

Pedestrian System

- Support pedestrian mobility and safety throughout Borough
- Seek funding for sidewalk improvements
- Pursue pedestrian bridges at Sherman and Bloomfield Avenues
- Expand bicycle path network
- Provide accessible curb cuts as part of roadway improvements

Public Transportation System

- Passenger Rail
 - Continue to coordinate with NJ Transit for:
 - expanded rush hour and weekend service
 - Develop Ridgewood Avenue Train Station Master Plan that includes:
 - handicapped accessibility and elevators

- re-opening Hillside Avenue stairs and walkways to platforms
 - parking strategies
- Bus
 - Maintain and improve DeCamp and NJ Transit service
- Jitney
 - Continue to monitor and develop coordinated dual jitney circuits
 - Anticipate assuming operating costs after subsidies end

Roadway System

- Monitor improvements at intersections
- Develop comprehensive circulation, drop-off and parking strategy for the Borough Center

Parking

- Develop Parking Mitigation Plans for Mountainside Hospitals and Borough Schools
- Monitor parking at the Municipal Complex, the municipal pool and the Matchless Metals Development

UTILITY SERVICE PLAN ELEMENT

Objectives

1. To monitor potable water supply and encourage programs to provide adequate supply of potable water for future needs in accordance with the principles of Federal and State law.
2. To provide sanitary sewer service to all residences in accordance with principles of Federal and State law.
3. To continue to upgrade and replace sewer and water lines as needed.
4. Evaluate and promote the maintenance and improvement of all utilities serving the Borough, including upgrades and refinements to the basic electrical service provided by PSE&G.

Re-examination

Since 2003, the Mayor and Council have continued to improve the utilities serving the Borough of Glen Ridge. Over 80% of the lead-line water services throughout the Borough have been replaced. Application for replacement of the remaining 20% of the lead water services has been made. An additional application has been made for the replacement of the individual water meters serving the Borough's customers. New remote-read meters will replace the current manual-read meters. The new meters will also decrease the Borough's unaccounted water usage. The Borough monitors and samples the water system on a quarterly basis.

In an effort to improve the sanitary collection system, application has been made to replace structurally defective sanitary collector sewers. The Mayor and Council have also entered into shared service agreement with the Township of Montclair to improve the Borough's water and sewer operations.

Telecommunications improvements are also being made throughout the Borough. Utilizing existing utility poles and conduits, Verizon has begun the installation of a fiber optic communication network. Construction should be completed by 2010. Once in place, this network will service residential and commercial clients in Glen Ridge.

HISTORIC PRESERVATION PLAN ELEMENT

Objectives

1. To encourage and support the Borough's architectural and planning heritage.

Re-examination

In 1988, the Glen Ridge Historic District, encompassing over 80 percent of the community, was placed on the State and National Historic Register of Historic Places. Due to the passage of time, properties outside the district may now qualify for designation. A survey of the properties outside the district has been authorized by the Mayor and Council. Once completed, the survey should be reviewed and the inclusion of these properties into the Historic District should be considered.

It is recommended that the Glen Ridge Historic Preservation Commission work to maintain its Certified Local Status. It is further recommended that the Commission work with the Planning Board in reviewing the current historic preservation ordinance and specifically clarify the standards for demolitions in the Historic District.

RECYCLING & SUSTAINABILITY

As part of the re-examination process the Planning Board has adopted a Sustainability Element prepared by Phillips Preiss Grygiel, LLC, dated April 26, 2010. The Sustainability Element states the following objectives:

Water Quality/Stormwater Management

1. Minimize change to natural systems.
2. Preserve and enhance water quality.
3. Preserve wetlands.
4. Implement responsible stormwater management practices.
5. Control excess runoff.
6. Promote innovation to eliminate runoff.

Water Consumption

1. Reduce potable water use for landscape maintenance.
2. Reduce potable water use for building occupants.

Borough Green Purchasing

1. To increase the use of recycled content products as a percentage of all products purchased.

To encourage the purchase of energy-star compliant equipment.

2. To increase awareness of environmental issues associated with procurement through training.

Recycling

1. To exceed New Jersey State municipal recycling rate goals.
2. To increase the recycling rate of bulk household goods.
3. To expand the types of materials that may be recycled as part of municipal and county recycling programs.

Energy

1. Reduce the Borough's overall energy use and increase renewable energy usage.
2. Significantly decrease emissions of greenhouse gases from buildings by reducing consumption of fossil fuel-based energy by maximizing energy conservation and using renewable energy where possible.
3. Minimize greenhouse gas producing energy use in municipal government buildings, facilities and maintenance operations.
4. Optimize energy performance in all buildings and facilities.
5. Utilize emerging renewable energy technologies where feasible.
6. Minimize embodied energy in all construction and municipal purchases.

Air Quality

1. Adopt clean air standards for indoor air quality, as provided in the National Ambient Air Quality Standards (NAAQS), 40 CFR part 50, and outdoor air quality as provided in Title 42, Chapter 85 of the U.S. Code.
2. Reduce greenhouse gas emissions.
3. Reduce dependency on fossil-fuel automobiles.

Pervious materials and site design

1. To encourage groundwater recharge on sites having a high percentage of impervious coverage by minimizing the need for structural stormwater management systems.

Transportation

1. Develop a full range of community transportation options.
2. Develop of comprehensive and interconnected transportation system, locally and regionally, that includes all forms of mobility – walking, biking, automobile, public transportation, etc.
3. Reduce employee and product transport vehicle trips.
4. Facilitate infill development near existing transport systems; avoid all new road construction.
5. Maintain a safe and efficient transportation network.

Shade Tree Management

1. To maintain and manage the Borough's street trees on an intergenerational lifecycle basis.
2. To ensure that each street tree planting space in the Borough is planted, unless conditions prohibit doing so.

COMPATIBILITY WITH OTHER PLANNING EFFORTS

Objectives

1. To provide for compatibility between the zoning of Glen Ridge and the adjoining municipalities.
2. To be consistent with the Essex County Master Plan.
3. To be consistent with the State Development and Redevelopment Plan.

Re-examination

Adjoining municipalities' plans, the Essex County Master Plan and the State Development and Redevelopment Plan were reviewed with respect to consistency with the Borough's land-use policy. In summary, the Borough's development policies are consistent with the adjacent municipalities, the Essex County Master Plan and the State Development and Redevelopment Plan.