

**PUBLIC NOTICE
BOROUGH OF GLEN RIDGE**

PLEASE TAKE NOTICE that on Monday, November 28 at 7:30 P.M., the Glen Ridge Borough Council will hold a public hearing in the Council Chambers of the Glen Ridge Municipal Building, 825 Bloomfield Avenue, Glen Ridge, New Jersey regarding a proposed ordinance (Ordinance No. 1642) amending Sections 17.08.010, 17.08.020, 17.12.020, 17.12.030 and 17.24.030170 the Borough Code (the “Zoning Ordinance”).

The proposed ordinance would amend the zoning ordinance by creating three new one-family zoning districts to replace the current R-1 one-family district which requires that, among other things, that lots have a minimum lot area of 8,500 square feet measured within the first 100 feet from the street lot line, and a minimum lot width of 85 feet. Pursuant to the proposed ordinance, all properties currently located in the R-1 Zone would be reclassified and re-zoned as either R-1-85, R-1-100 or R-1-125. Each of the new zoning districts will be one-family zones, but with different lot area requirements and lot width requirements depending on the zoning classification.

The following is list of properties whose zoning classification would be changed if the proposed ordinance is adopted:

R1-125 Zone

Block	Lot	Qualifier	No.	Street
	16	29	78	RIDGEWOOD AVENUE
	16	30	84	RIDGEWOOD AVENUE
	16	31	90	RIDGEWOOD AVENUE
	16	32	96	RIDGEWOOD AVENUE
	16	34	100	RIDGEWOOD AVENUE
	33	6	118	RIDGEWOOD AVENUE
	33	7	110	RIDGEWOOD AVENUE

R1-100 Zone

Block	Lot	Qualifier	No.	Street
	32	16	14	LINCOLN STREET
	58	15.01	15	LINCOLN STREET
	58	15.02	21	LINCOLN STREET
	32	20	25	OLD OAK ROAD
	35	26	26	OLD OAK ROAD
	13	2	47	RIDGEWOOD AVENUE
	13	3	51	RIDGEWOOD AVENUE
	13	4	55	RIDGEWOOD AVENUE
	13	5	57	RIDGEWOOD AVENUE

13	6	59	RIDGEWOOD AVENUE
13	7	63	RIDGEWOOD AVENUE
13	8	65	RIDGEWOOD AVENUE
13	9	71	RIDGEWOOD AVENUE
13	11	79	RIDGEWOOD AVENUE
13	12	83	RIDGEWOOD AVENUE
12	1	89	RIDGEWOOD AVENUE
12	2	93	RIDGEWOOD AVENUE
12	3	97	RIDGEWOOD AVENUE
12	4	101	RIDGEWOOD AVENUE
45	1	105	RIDGEWOOD AVENUE
45	2	111	RIDGEWOOD AVENUE
45	3	115	RIDGEWOOD AVENUE
45	4.01	119	RIDGEWOOD AVENUE
33	5	120	RIDGEWOOD AVENUE
45	4.02	123	RIDGEWOOD AVENUE
45	5	125	RIDGEWOOD AVENUE
33	4.01	126	RIDGEWOOD AVENUE
33	9	130	RIDGEWOOD AVENUE
33	4	134	RIDGEWOOD AVENUE
35	22	138	RIDGEWOOD AVENUE
40	1	139	RIDGEWOOD AVENUE
35	21	142	RIDGEWOOD AVENUE
40	2	143	RIDGEWOOD AVENUE
40	3	147	RIDGEWOOD AVENUE
35	20	150	RIDGEWOOD AVENUE
40	4	151	RIDGEWOOD AVENUE
40	5	155	RIDGEWOOD AVENUE
32	2	156	RIDGEWOOD AVENUE
32	19	162	RIDGEWOOD AVENUE
69	2	163	RIDGEWOOD AVENUE
32	18	170	RIDGEWOOD AVENUE
69	3	171	RIDGEWOOD AVENUE
69	4	175	RIDGEWOOD AVENUE
32	17.02	176	RIDGEWOOD AVENUE
66	1	181	RIDGEWOOD AVENUE
32	17.01	182	RIDGEWOOD AVENUE
66	2	187	RIDGEWOOD AVENUE
58	14	190	RIDGEWOOD AVENUE
65	1	197	RIDGEWOOD AVENUE
58	11	200	RIDGEWOOD AVENUE
65	2	201	RIDGEWOOD AVENUE
65	3	205	RIDGEWOOD AVENUE
65	4	209	RIDGEWOOD AVENUE
61	9	219	RIDGEWOOD AVENUE

94	16	306	RIDGEWOOD AVENUE
100	1	307	RIDGEWOOD AVENUE
94	15	310	RIDGEWOOD AVENUE
100	2	311	RIDGEWOOD AVENUE
94	14	314	RIDGEWOOD AVENUE
100	7	315	RIDGEWOOD AVENUE
94	13	320	RIDGEWOOD AVENUE
100	8	321	RIDGEWOOD AVENUE
94	12	324	RIDGEWOOD AVENUE
100	9	325	RIDGEWOOD AVENUE
94	11	328	RIDGEWOOD AVENUE
100	10.01	329	RIDGEWOOD AVENUE
94	10	332	RIDGEWOOD AVENUE
100	10.02	335	RIDGEWOOD AVENUE
94	9	336	RIDGEWOOD AVENUE
101	1	339	RIDGEWOOD AVENUE
95	5	340	RIDGEWOOD AVENUE
101	2	345	RIDGEWOOD AVENUE
95	6	346	RIDGEWOOD AVENUE
101	3	349	RIDGEWOOD AVENUE
95	7	350	RIDGEWOOD AVENUE
101	3.01	353	RIDGEWOOD AVENUE
101	4	359	RIDGEWOOD AVENUE
101	5	363	RIDGEWOOD AVENUE
95	29	364	RIDGEWOOD AVENUE
101	6	365	RIDGEWOOD AVENUE
95	9	368	RIDGEWOOD AVENUE
101	7	369	RIDGEWOOD AVENUE
95	10	372	RIDGEWOOD AVENUE
95	11	376	RIDGEWOOD AVENUE
101	8	379	RIDGEWOOD AVENUE
95	12	380	RIDGEWOOD AVENUE
95	13	388	RIDGEWOOD AVENUE
101	9	389	RIDGEWOOD AVENUE
95	14	396	RIDGEWOOD AVENUE
101	10	397	RIDGEWOOD AVENUE
95	15	400	RIDGEWOOD AVENUE
101	11	401	RIDGEWOOD AVENUE
110	6	404	RIDGEWOOD AVENUE
112	1	405	RIDGEWOOD AVENUE
110	5	408	RIDGEWOOD AVENUE
112	5	409	RIDGEWOOD AVENUE
112	13	411	RIDGEWOOD AVENUE
110	4	412	RIDGEWOOD AVENUE
112	7	415	RIDGEWOOD AVENUE

110	3.02	416	RIDGEWOOD AVENUE
110	3.01	418	RIDGEWOOD AVENUE
112	19	419	RIDGEWOOD AVENUE
112	20	421	RIDGEWOOD AVENUE
112	21	425	RIDGEWOOD AVENUE
111	6.02	426	RIDGEWOOD AVENUE
111	6.01	428	RIDGEWOOD AVENUE
112	6	429	RIDGEWOOD AVENUE
111	6.03	430	RIDGEWOOD AVENUE
116	15	431	RIDGEWOOD AVENUE
113	6	434	RIDGEWOOD AVENUE
116	52.02	435	RIDGEWOOD AVENUE
113	7	436	RIDGEWOOD AVENUE
116	52.01	437	RIDGEWOOD AVENUE
113	8	438	RIDGEWOOD AVENUE
114	16	442	RIDGEWOOD AVENUE
116	1	443	RIDGEWOOD AVENUE
114	17	446	RIDGEWOOD AVENUE
114	5	450	RIDGEWOOD AVENUE
116	56	451	RIDGEWOOD AVENUE
124	1	456	RIDGEWOOD AVENUE
116	57	457	RIDGEWOOD AVENUE
124	14	460	RIDGEWOOD AVENUE
116	58	463	RIDGEWOOD AVENUE
124	12	466	RIDGEWOOD AVENUE
116	1.02	469	RIDGEWOOD AVENUE
124	13	472	RIDGEWOOD AVENUE
116	4	473	RIDGEWOOD AVENUE
124	11	476	RIDGEWOOD AVENUE
45	7	304	WASHINGTON STREET
45	6	316	WASHINGTON STREET
35	24	319	WASHINGTON STREET
69	1	97	WINSOR PLACE
58	8	10	WOODLAND AVENUE

A copy of the pending ordinance is appended to this Notice.

All persons interested in the proposed Ordinance will have an opportunity to address the Mayor and Borough Council during the aforementioned public hearing.

Michael J. Rohal, Borough Clerk

ORDINANCE NO. 1642

AN ORDINANCE AMENDING TITLE 17 OF THE GLEN RIDGE CODE BY AMENDING THE EXISTING PROVISIONS OF TITLE 17.8 ZONES AND ZONING MAP

BE IT ENACTED AND ORDAINED, by The Mayor and The Borough Council of The Borough Of Glen Ridge Borough, in The County Of Essex and of The State Of New Jersey, as follows:

SECTION 1:

Section 17.08.010, titled Designation of Zones, shall be amended by the insertion of a new designation as follows:

17.08.010 - Designation of zones.

For the purpose of this title, the borough is divided into zones, designated as follows:

R-1-125, R-1-100, R-1-85, R-2 and R-3	One-family
R-4	Two-family
R-5	Townhouse and professional office
B	Professional and office; nursing homes; public and private schools; municipal buildings and libraries
C-1	Commercial and professional office
OS	Open space
H	Historic
PRD	Planned residential development
B-RO	Business-residential overlay
MR	Matchless Metals Redevelopment

SECTION 2:

Section 17.08.20, titled Designation of zones, shall be amended by insertion of a new zone map as follows:

Section 17.08.020 - Zoning map.

The zones are established and are bounded as shown on a map entitled "Building Zone Map of the Municipality of Glen Ridge Borough" revised to June 2016 and certified by the borough clerk, which accompanies the ordinance codified in this section and which with all explanatory matter thereon is made a part of this title.

SECTION 3:

Section 17.12.020, titled R-1 Zone, shall be amended to read as follows:

17.12.020 - R-1-125 Zone.

- A. Principal Permitted Uses.
 - 1. Single-family detached dwellings;
 - 2. Churches;
 - 3. Private country clubs subject to the special restrictions in Chapter 17.20; or
 - 4. Public and private day schools, not operated for a profit of elementary or high school grade.
- B. Accessory Uses. (Subject to special restrictions in Chapter 17.20)
 - 1. Signs.
 - 2. Private garages and private parking areas.
 - 3. Other uses customarily incidental and subordinate to the principal permitted uses, the term accessory use, however, not including a business or a driveway or a walk for access to a business or commercial use, or any building or use not located on the same lot as the building or use to which it is accessory.
 - 4. Home office use, meaning an office activity carried on for gain by a resident in a dwelling unit, shall be a permitted accessory use in residential zone districts, provided:
 - a. The use is limited solely to office use;
 - b. The use is operated by, or employs in the residence, only a resident or residents who are permanent full-time residents of the dwelling unit, and no other persons;
 - c. Not more than two resident occupants of the dwelling are employed in the operation of any domestic craft;
 - d. No non-resident employees, customers or business invitees or guests shall visit the dwelling unit, for business purposes;
 - e. The use is located in only one room of the dwelling unit, and is not served by an entrance separate from the household;
 - f. Interior storage of materials shall only consist of office supplies;
 - g. There is no change to the exterior of buildings or structures because of the use and there exists no outside appearance of a business use, including, but not limited to, parking, storage, signs or lights;
 - h. There is no display of any commodity or advertising on the premises, nor shall any commodity be sold from the premises;
 - i. Any such occupation does not substantially alter or change the character of the premises from one being used for residential occupancy; and there are no physical features or arrangements not customary in buildings intended for residential use only;
 - j. The address of the home is not to be used for the business;
 - k. The use uses no equipment or process that creates noise, vibration, glare, fumes, odors, or electrical or electronic interference, including interference with telephone, radio or television reception, detectable by neighboring residents;
 - l. The use does not require any increased or enhanced electrical or water supply; and

- m. The quantity and type of solid waste disposal is the same as other residential uses in the zone district;
 - n. The capacity and quality of effluent is typical of normal residential use, and creates no potential or actual detriment to the sanitary sewer system or its components;
 - o. Delivery trucks shall be limited to U.S. Postal Service, United Parcel Service, Federal Express, and other delivery services providing regular service to residential uses in the zone district; and
 - p. All vehicular traffic to and from the home office use is limited in volume, type and frequency to what is associated with other residential uses in the zone district.
- C. Building Height—Except Churches and Schools (Maximum).
 - 1. Principal building: thirty-five feet;
 - 2. Accessory building: fifteen feet.
- D. Lot Area (Minimum). Ten thousand two hundred and fifty square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum). One hundred twenty-five feet.
- F. Lot Depth (Minimum). One hundred twenty-five feet.
- G. Yards (Minimum).
 - 1. Front Yard Depth. Forty feet except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing the street.
 - 2. Side Yard Width. Two side yards shall be required: One, six feet; other, ten feet and more if necessary so that no point in any wall or roof shall be closer to the side lot line than two-thirds of the height of the point above the average finished grade along the nearest side wall of the building.
 - 3. Rear Yard Depth. Twenty-five percent of the depth of the lot, but need not exceed twenty-five feet.
- H. Building Area (Maximum). Twenty percent of lot area.

17.12.021 - R-1-100 Zone.

- A. Principal Permitted Uses. Same as R-1-125
- B. Accessory Uses. Same as R-1-125.
- C. Building Height—Except Churches and Schools (Maximum).
 - 1. Principal building: thirty-five feet;
 - 2. Accessory building: fifteen feet.
- D. Lot Area (Minimum). Ten thousand square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum). One hundred feet.
- F. Lot Depth (Minimum). One hundred twenty-five feet.
- G. Yards (Minimum).

1. Front Yard Depth. Forty feet except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing the street.
 2. Side Yard Width. Two side yards shall be required: One, six feet; other, ten feet and more if necessary so that no point in any wall or roof shall be closer to the side lot line than two-thirds of the height of the point above the average finished grade along the nearest side wall of the building.
 3. Rear Yard Depth. Twenty-five percent of the depth of the lot, but need not exceed twenty-five feet.
- H. Building Area (Maximum). Twenty percent of lot area.
- 17.12.022 - R-1-85 Zone.**
- A. Principal Permitted Uses. Same as R-1-125
- B. Accessory Uses. Same as R-1-125.
- C. Building Height—Except Churches and Schools (Maximum).
1. Principal building: thirty-five feet;
 2. Accessory building: fifteen feet.
- D. Lot Area (Minimum). Eight thousand five hundred square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum). Eighty-five feet.
- F. Lot Depth (Minimum). One hundred twenty-five feet.
- G. Yards (Minimum).
1. Front Yard Depth. Forty feet except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing the street.
 2. Side Yard Width. Two side yards shall be required: One, six feet; other, ten feet and more if necessary so that no point in any wall or roof shall be closer to the side lot line than two-thirds of the height of the point above the average finished grade along the nearest side wall of the building.
 3. Rear Yard Depth. Twenty-five percent of the depth of the lot, but need not exceed twenty-five feet.
- H. Building Area (Maximum). Twenty percent of lot area.

SECTION 4

Section 17.12.030, titled R-2 Zone and R-3 Zone, shall be amended to read as follows:

17.12.030 - R-2 zone and R-3 zone.

- A. Principal Permitted Uses.
1. Same as R-1-125, but excluding private country clubs.
 2. In R-3 zones only, hospitals, subject to the special restrictions in Chapter 17.20, and municipally owned and controlled service yard and buildings.
- B. Accessory Uses. Same as R-1-125.
- C. Building Height (Maximum). Same as R-1-125.

- D. Lot Area (Minimum).
1. For R-2 zone: six thousand two hundred square feet, measured within the first one hundred feet back from the street lot line.
 2. For R-3 zone: four thousand eight hundred square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum).
1. For R-2 zone: sixty-two feet.
 2. For R-3 zone: forty-eight feet.
- F. Lot Depth (Minimum). One hundred feet.
- G. Yards (Minimum).
1. Front Yard Depth. Twenty-five feet, except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing said street.
 2. Side Yard Width. Two side yards are required: One, four feet; and the other eight feet.
 3. Rear Yard Depth. Same as R-1-125.
- H. Building Area (Maximum). Thirty percent of lot area.

Section 17.24.030.B is revised as follows:

B. 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.

Michael J. Rohal,
Borough Administrator/ Municipal Clerk