



Town of Glen Ridge

1501 Glen Road • Glen Ridge, FL 33406

Phone: (561) 697-8868 • Facsimile: (561) 697-1755

E-mail: glenridgetownof@bellsouth.net

TOWN COUNCIL MEETING AGENDA 1 FEBRUARY 2023, 7:00 P.M.

CALL TO ORDER: Town Council of the Town of Glen Ridge

ROLL CALL:

PBSO/PBC F/R MONTHLY REPORT:

PALM BEACH COUNTY COMMISSION ON ETHICS – Rhonda Giger

PUBLIC COMMENT:

APPROVAL OF MINUTES: 4 January 2023

FINANCE REPORT: December 2022

MAYOR'S REPORT:

COUNCIL'S REPORT:

ATTORNEY'S REPORT:

CORRESPONDENCE:

CLERK'S REPORT: See attached printed report

OLD BUSINESS:

- Security Cameras update
- Playground equipment update
- 1275 Taylor – Special Magistrate Hearing - 2/15/23 Padgett presiding
- Form 1s—Due TODAY

NEW BUSINESS:

- Residents' request for barrier at end of Windham Dr.
- Auxiliary Dwelling Unit Ordinance -- Workshop

ADJOURNMENT:

SHOULD ANY PERSON SEEK TO APPEAL ANY DECISION MADE BY THE TOWN COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, SUCH PERSON WILL NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THAT APPEAL IS TO BE MADE.



TOWN OF GLEN RIDGE
COUNCIL MEETING MINUTES
4 January 2023 --7:00 P.M.

President Ussery called the meeting to order at 7:00 p.m. John Deal called the roll. A quorum was attained. Council Member Minars was excused.

Town Officials:

Matt Hadden	Council Member
Gary Sullivan	Council Member
Gary Eckerson	Council Member
Jim Ussery	Council President
Alice McLane	Mayor

Also present: Town Attorney Doug MacGibbon, Town Manager John Deal.

PBSO/PBCFR MONTHLY REPORT

PBSO; Deputy Schnell sent in the following report:

- 3 False Alarm calls on Churchill Rd.
- 1 Suspicious Person near the intersection of Glen Rd and Churchill Rd. 3rd party complainant advised a black male (unknown clothing) was walking southbound on Glen Rd, "exposing himself". No other information or details were provided. Deputies responded to the scene and were unable to locate the subject. Occurred on 12/26 at approximately 4:30p
- 1 police service call near Gem Lake Dr and Shannondale Rd. Deputies assisted PBC Water Utilities with a complaint.
- Park Rangers and a Deputy were able to make contact with the van playing loud music at Stub Canal Park. The driver's information was obtained and he was officially warned about the excessive music. He was educated on the county ordinance and was advised of the consequences if he continues to violate park rules. The Deputy generated a case number and documented the incident. Director of PBC parks informed me they are designing a noise sign this week to assist with enforcement. The Deputy who made contact with the van will continue to monitor this issue during his shift and will provide any further updates.

PBC F/R – No report

PUBLIC COMMENT:

- Kevin Wellman expressed concern that Supervisor of Elections calls the town "Glenridge" on the official voter roster; Manager will followup to get this corrected.

APPROVAL OF MINUTES 7 December 2022 (Hadden /Sullivan, M/S/C unanimously).

FINANCE REPORT – Filed report for November 2022

MAYOR’S REPORT- None

COUNCIL’S REPORT - None

ATTORNEY’S REPORT – None

CORRESPONDENCE – None

CLERK’S REPORT – See attached printed report

OLD BUSINESS

- Council Member Sullivan has a light and pole on order for the parking lot; it is not solar powered but will tie into the electrical grid that powers the pond fountain.
- Stub Canal Park update—See PBSO report
- Manager reported that there were no challenges to incumbent Council candidates; thus, no municipal election will be held; SOE was informed.
- Manager reported that a Special Magistrate hearing for 1275 Taylor is scheduled for 18 January with Richard Padgett presiding; this is a repeat violation of the use of this residential property for business purposes.

NEW BUSINESS

- Council agreed to revisit plans for an ordinance pertaining to Auxiliary Dwelling Units; Manager will send draft prior to next meeting so members have a chance to review in detail; discussion ensued on the issue of the Cabrera construction at 4050 Windham. Current permit will expire 10 February unless further inspections are conducted. At that point a code violation under Section 8-46(6) will ensue.
- Manager discussed plans to condemn structure at 1625 Glen Rd. based upon evidence collected by neighbor and an inspection by the Town Building Official.
- Council expressed concern over increased air traffic over town; as well, concerned about lower than normal flight paths; Manager will contact PBIA to express concern and will attend the next CCAN meeting in February.
- Council approved the purchase and installation of a 5th security camera at the entrance of town to face north toward Southern Blvd. (Hadden/Eckerson, M/S/C unanimously)
- Manager reported that Form 1 information will be emailed to members in the next week; they will be due back to Town Hall by the next meeting.

ADJOURNMENT: 7:39 PM (Hadden /Eckerson, M/S/C unanimously).

Glen Ridge Municipal Account

Balance Sheet

As of December 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
101.1 BBT Checking	149,655.65
101.2 BBT Money Market	23,387.04
200.1 Synovus	561,910.62
Total Bank Accounts	\$734,953.31
Total Current Assets	\$734,953.31
Fixed Assets	
15000 Furniture and Fixtures	3,094.00
15500 Building	298,321.00
15550 New Roof	13,500.00
16000 Land	70,000.00
Total Fixed Assets	\$384,915.00
TOTAL ASSETS	\$1,119,868.31
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
30000 Opening Balance Equity	595,661.92
32000 Retained Earnings	148,751.43
33000 Investment in Fixed Assets	371,415.00
Net Income	4,039.96
Total Equity	\$1,119,868.31
TOTAL LIABILITIES AND EQUITY	\$1,119,868.31

Glen Ridge Municipal Account

Budget vs. Actuals: Budget FY 22-23 - FY23 P&L

October 2022 - September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
312.410 First Local Option Fuel Tax	2,366.72	9,898.00	-7,531.28	23.91 %
312.420 Second Local Opt Fuel Tax (New)	1,078.50	4,529.00	-3,450.50	23.81 %
312.630 Loc Govt Infrastructure Surtax	4,869.16	17,094.00	-12,224.84	28.48 %
314.100 Util Service Tax - Electricity	10,902.25	27,000.00	-16,097.75	40.38 %
315.100 Communication Services Taxes	2,619.54	7,500.00	-4,880.46	34.93 %
316.000 Local Business Tax (GR)	725.00	2,500.00	-1,775.00	29.00 %
316.100 Local Business Tax (PBC)	928.18	2,000.00	-1,071.82	46.41 %
322.000 Building Permits (Permit Fees)	9,573.50	32,000.00	-22,426.50	29.92 %
323.100 Franchise Fee - Electricity	6,982.38	20,100.00	-13,117.62	34.74 %
329.500 Other Permits, Fees, Spec Asses		300.00	-300.00	
335.180 State Rev Share- Local 1/2 Cent	5,197.36	18,827.00	-13,629.64	27.61 %
335.900 State Revenue Share - Proceeds	2,800.18	8,564.00	-5,763.82	32.70 %
343.400 Svc Chg - Garbage/Solid Waste		80.00	-80.00	
361.000 Interest	1,265.37	600.00	665.37	210.90 %
369.900 Other Misc Revenue	249.67	400.00	-150.33	62.42 %
Total Income	\$49,557.81	\$151,392.00	\$-101,834.19	32.73 %
GROSS PROFIT	\$49,557.81	\$151,392.00	\$-101,834.19	32.73 %
Expenses				
512.000 Executive (Town Manager)	9,810.50	30,000.00	-20,189.50	32.70 %
513.150 FinanceAdmin (Payroll Taxes)	4,184.00	8,000.00	-3,816.00	52.30 %
513.300 FinanceAdmin (Unemployment Tax)	17.00	50.00	-33.00	34.00 %
513.350 FinanceAdmi (Accounting/Audit)	320.00	950.00	-630.00	33.68 %
513.400 FinanceAdmin (Travel/Per Diem)		500.00	-500.00	
513.450 FinanceAdmin (Tel/SecCam-Comc)	1,721.00	4,600.00	-2,879.00	37.41 %
513.550 FinanceAdmin (Elec Town Hall)	648.97	1,600.00	-951.03	40.56 %
513.650 FinanceAdmin (Printing)		500.00	-500.00	
513.700 FinanceAdmin (Bank Fees)		75.00	-75.00	
513.750 FinanceAdmin (Office Expense)	1,084.76	19,000.00	-17,915.24	5.71 %
513.850 FinanceAdmin (Dues)	1,559.00	1,600.00	-41.00	97.44 %
514.000 Legal Counsel	3,200.00	12,000.00	-8,800.00	26.67 %
515.000 Comprehensive Planning		100.00	-100.00	
519.100 OtherGovtSvcs (Mayor Discr)		500.00	-500.00	
519.150 OtherGovtSvcs (Advertising)	737.47	1,600.00	-862.53	46.09 %
519.200 OtherGovtSvcs (Insurance)	2,191.75	7,800.00	-5,608.25	28.10 %
519.250 OtherGovtSvcs (Maintenance)	1,177.82	4,500.00	-3,322.18	26.17 %
524.000 Protective Inspections	435.50		435.50	
524.100 Protect Inspec (Bldg Official)	7,472.00	17,000.00	-9,528.00	43.95 %
524.150 Protect Inspec (Code Enforce)	1,040.00	3,000.00	-1,960.00	34.67 %
524.200 Protect Inspec (BDR Surcharge)	19.46	600.00	-580.54	3.24 %
525.000 Emerg Disaster Relief Services		1,000.00	-1,000.00	
534.000 Garbage/Solid Waste Control Svc	49.70	50.00	-0.30	99.40 %

Glen Ridge Municipal Account

Budget vs. Actuals: Budget FY 22-23 - FY23 P&L

October 2022 - September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
536.000 Water/Sewer Combination Svcs	134.41	400.00	-265.59	33.60 %
537.000 ConservResMgt (Aquatic Control)	393.20	1,000.00	-606.80	39.32 %
538.000 Flood/StormwaterMgt (NPDES)	13,607.60	22,000.00	-8,392.40	61.85 %
541.100 RoadStFacil (Street Lighting)	1,285.55	3,700.00	-2,414.45	34.74 %
541.150 RoadStFacil (DrainRepair Maint)		6,400.00	-6,400.00	
541.200 RoadStFacil (Road Street Maint)		2,000.00	-2,000.00	
572.000 Parks and Recreation		433.00	-433.00	
574.000 Special Events		434.00	-434.00	
Total Expenses	\$51,089.69	\$151,392.00	\$-100,302.31	33.75 %
NET OPERATING INCOME	\$-1,531.88	\$0.00	\$-1,531.88	0.00%
NET INCOME	\$-1,531.88	\$0.00	\$-1,531.88	0.00%

Glen Ridge Municipal Account

Transaction List by Date

December 2022

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT
12/01/2022	Check	1866	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-768.50
12/02/2022	Deposit		Yes	Florida Power and Light		101.1 BBT Checking	323.100 Franchise Fee - Electricity	2,475.72
12/05/2022	Expense	976335	Yes	Greenworks		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-250.00
12/05/2022	Expense	976336	Yes	FMIT		101.1 BBT Checking	519.200 OtherGovtSvcs (Insurance)	-2,191.75
12/05/2022	Expense	976337	Yes	Sascha Maldonado		101.1 BBT Checking	513.350 FinanceAdmi (Accounting/Audit)	-80.00
12/05/2022	Expense	976388	Yes	Jack Horniman		101.1 BBT Checking	538.000 Flood/StormwaterMgt (NPDES)	-4,562.50
12/07/2022	Check	1867	Yes	Malinda Carter		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-60.00
12/08/2022	Deposit		Yes	JSS Industries		101.1 BBT Checking	322.000 Building Permits (Permit Fees)	7,687.50
12/09/2022	Deposit		Yes	Florida Power and Light		101.1 BBT Checking	314.100 Utili Service Tax - Electricity	2,626.53
12/14/2022	Deposit		Yes	Palm Beach County Tax Collector		101.1 BBT Checking	316.100 Local Business Tax (PBC)	26.57
12/14/2022	Expense	ref1891	Yes	Comcast		101.1 BBT Checking	513.450 FinanceAdmin (Tel/SecCam-Come)	-123.30
12/14/2022	Expense	ref1896	Yes	Florida Power and Light		101.1 BBT Checking	541.100 RoadStFacil (Street Lighting)	-289.37
12/14/2022	Expense	ref1892	Yes	Palm Beach County Water Utilities		101.1 BBT Checking	536.000 Water/Sewer Combination Svcs	-34.93
12/14/2022	Expense	cc8695	Yes	BB & T Credit Card		101.1 BBT Checking	513.750 FinanceAdmin (Office Expense)	-20.85
12/14/2022	Expense		Yes	Intuit		101.1 BBT Checking	513.750 FinanceAdmin (Office Expense)	-85.00
12/15/2022	Check	1868	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-768.50
12/15/2022	Check	1869	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-2,894.00
12/15/2022	Expense	irs9435	Yes	Internal Revenue Service		101.1 BBT Checking	513.150 FinanceAdmin (Payroll Taxes)	-924.00
12/21/2022	Deposit		Yes	State of Florida		101.1 BBT Checking	315.100 Communication Services Taxes	681.27
12/21/2022	Deposit		Yes	State of Florida		101.1 BBT Checking	335.900 State Revenue Share - Proceeds	571.47
12/21/2022	Expense	ref1894	Yes	Florida Power and Light		101.1 BBT Checking	513.550 FinanceAdmin (Elec Town Hall)	-130.93
12/21/2022	Expense	ref1895	Yes	Florida Power and Light		101.1 BBT Checking	513.550 FinanceAdmin (Elec Town Hall)	-30.29
12/21/2022	Expense	ref1896	Yes	Florida Power and Light		101.1 BBT Checking	541.100 RoadStFacil (Street Lighting)	-26.10
12/21/2022	Expense	976349	Yes	Richard Padgett		101.1 BBT Checking	524.150 Protect Inspec (Code Enforce)	-260.00
12/21/2022	Expense	976347	Yes	Richard Padgett		101.1 BBT Checking	524.150 Protect Inspec (Code Enforce)	-260.00
12/21/2022	Expense	ref1899	Yes	Comcast		101.1 BBT Checking	513.450 FinanceAdmin (Tel/SecCam-Come)	-305.70
12/21/2022	Expense	976342	Yes	Ertle Exterminating		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-25.00
12/21/2022	Deposit		Yes	State of Florida		101.1 BBT Checking	312.410 First Local Option Fuel Tax	810.28
12/21/2022	Deposit		Yes	State of Florida		101.1 BBT Checking	312.420 Second Local Opt Fuel Tax (New)	365.92
12/22/2022	Deposit		Yes	State of Florida		101.1 BBT Checking	335.900 State Revenue Share - Proceeds	128.58
12/23/2022	Deposit		Yes	State of Florida		101.1 BBT Checking	312.630 Loc Govt Infrastructure Surtax	1,414.55
12/23/2022	Deposit		Yes	State of Florida		101.1 BBT Checking	335.180 State Rev Share- Local 1/2 Cent	1,810.61
12/29/2022	Expense	976348	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-768.50
12/30/2022	Expense	976353	Yes	Sascha Maldonado		101.1 BBT Checking	513.350 FinanceAdmi (Accounting/Audit)	-240.00
12/30/2022	Expense	976333	Yes	B. Douglas MacGibbon, P.A.		101.1 BBT Checking	514.000 Legal Counsel	-800.00
12/30/2022	Expense	ref1904	Yes	Jack Lucas		101.1 BBT Checking	537.000 ConservResMgt (Aquatic Control)	-50.00
12/30/2022	Expense	976352	Yes	William Denison		101.1 BBT Checking	524.100 Protect Inspec (Bldg Official)	-6,000.00
12/30/2022	Deposit		Yes	Florida Power and Light		101.1 BBT Checking	323.100 Franchise Fee - Electricity	2,020.95
12/30/2022	Deposit	INTEREST	Yes		Interest Earned	101.2 BBT Money Market	361.000 Interest	0.20
12/31/2022	Deposit	INTEREST	Yes		Interest Earned	200.1 Synovus	361.000 Interest	496.26

Glen Ridge Municipal Account

101.1 BBT Checking, Period Ending 12/30/2022

RECONCILIATION REPORT

Reconciled on: 01/10/2023

Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	151,859.92
Checks and payments cleared (20)	-13,620.72
Deposits and other credits cleared (12)	20,619.95
Statement ending balance	158,859.15
Uncleared transactions as of 12/30/2022	-7,182.55
Register balance as of 12/30/2022	151,676.60
Cleared transactions after 12/30/2022	0.00
Uncleared transactions after 12/30/2022	-2,822.79
Register balance as of 01/10/2023	148,853.81

Details

Checks and payments cleared (20)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/17/2022	Expense	976327	Ertle Exterminating	-25.00
11/30/2022	Expense	976334	Jack Lucas	-50.00
12/01/2022	Check	1866	John J. Deal	-768.50
12/05/2022	Expense	976388	Jack Horniman	-4,562.50
12/05/2022	Expense	976335	Greenworks	-250.00
12/05/2022	Expense	976336	FMIT	-2,191.75
12/05/2022	Expense	976337	Sascha Maldonado	-80.00
12/07/2022	Check	1867	Malinda Carter	-60.00
12/14/2022	Expense	ref1892	Palm Beach County Water Util...	-34.93
12/14/2022	Expense		Intuit	-85.00
12/14/2022	Expense	cc8695	BB & T Credit Card	-20.85
12/14/2022	Expense	ref1893	Florida Power and Light	-289.37
12/14/2022	Expense	ref1893	Comcast	-123.30
12/15/2022	Check	1868	John J. Deal	-768.50
12/15/2022	Check	1869	John J. Deal	-2,894.00
12/15/2022	Expense	irs9435	Internal Revenue Service	-924.00
12/21/2022	Expense	ref1894	Florida Power and Light	-130.93
12/21/2022	Expense	ref1896	Florida Power and Light	-26.10
12/21/2022	Expense	ref1895	Florida Power and Light	-30.29
12/21/2022	Expense	ref1899	Comcast	-305.70

Total -13,620.72

Deposits and other credits cleared (12)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/02/2022	Deposit		Florida Power and Light	2,475.72
12/08/2022	Deposit		JSS Industries	7,687.50
12/09/2022	Deposit		Florida Power and Light	2,626.53
12/14/2022	Deposit		Palm Beach County Tax Colle...	26.57
12/21/2022	Deposit		State of Florida	571.47
12/21/2022	Deposit		State of Florida	681.27
12/21/2022	Deposit		State of Florida	810.28
12/21/2022	Deposit		State of Florida	365.92
12/22/2022	Deposit		State of Florida	128.58
12/23/2022	Deposit		State of Florida	1,414.55
12/23/2022	Deposit		State of Florida	1,810.61
12/30/2022	Deposit		Florida Power and Light	2,020.95

Total

20,619.95

Glen Ridge Municipal Account
101.2 BBT Money Market, Period Ending 12/30/2022
RECONCILIATION REPORT
Reconciled on: 01/10/2023
Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	23,386.84
Interest earned	0.20
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	23,387.04
Register balance as of 12/30/2022	23,387.04

Glen Ridge Municipal Account
200.1 Synovus, Period Ending 12/31/2022
RECONCILIATION REPORT
Reconciled on: 01/10/2023
Reconciled by: glenridgetownof@bellsouth.net

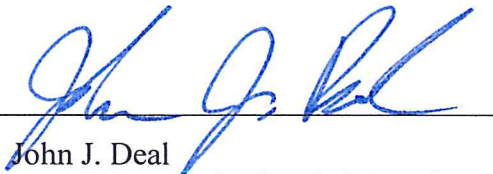
Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	561,414.36
Interest earned	496.26
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	561,910.62
Register balance as of 12/31/2022	561,910.62

Clerk Report

1 February 2023

- Prepared draft of ADU ordinance for Council based on Haverhill document. Sent to Council for review.
- Communicated with Council re: Form 1s.
- Registered noise complaint with PBIA re: low flying planes over town.
- Sent variance document to Jack Dietz re: State Farm sign.
- Rescheduled Magistrate Hearing to Feb. 15 with Max Lohman.
- Attended LOC luncheon at PBSC at Loxahatchee.
- Reports filed for 4Q 2022.
- Received resident petition for barrier at the end of Windham Rd.
- Worked with Diversified Security to install 5th camera at town entrance (facing Southern Blvd.).
- NOV/NOH sent to Jayye Capital in advance of Feb. 15th Magistrate Hearing.



John J. Deal

1 February 2023

Glen Ridge Residents
Windham Rd.

RECEIVED
JAN 23 2023

BY:

January 8, 2023

Town of Glen Ridge
1501 Glen Rd.
Glen Ridge, FL 33406

Dear Mayor McLane, Town Council, and Government Officers of Glen Ridge:

Until roughly thirty years ago, Windham Rd. was open to public traffic entering from Southern Blvd., with an element of privacy provided by tree cover on the property adjacent to Southern Blvd. In the interest of pedestrian safety and the safety of resident properties, the entrance from Windham Rd. was closed off with a chain-link fence, but in the process, the tree cover that provided privacy to this section of the town was removed.

Since the removal of the tree cover from the empty lot adjacent to Southern Blvd, residents of Windham Rd. have lost the privacy once enjoyed in decades past. The stretch of Southern Blvd. running past Windham Rd. toward I-95 has reduced the aesthetic value of living in that portion of the town due to the persistent traffic on such a busy thoroughfare. The residents of the town in this section have lost one element, among many still extant, of the charm that made Glen Ridge a desirable place to live. It should be also noted that at the time of Windham Rd.'s closing off to Southern Blvd., the portion of Glen Rd. next to the playground was also closed off to incoming traffic, but has since received coverage and privacy from added plant coverage.

We, the undersigned residents of Windham Rd., propose to the Town of Glen Ridge that an addition be made to the end of Windham Rd. to occlude the view towards Southern Blvd. and the ability of

motorists and pedestrians to look in. The preferred remedy would be extensive coverage provided by something like a hedge or wall. We understand many factors will go into any remedy made by the Town and want this letter to initiate the discussion between residents and the Town's governing body.

Residents of Windham Rd. would like to receive an update on this proposal at the next Town Hall, scheduled for February 1, 2023 at 7:00 PM, or the following meeting on March 1, 2023 at 7:00 PM.

Attached to this letter you will find contact information for the undersigned residents of Windham Rd.

We look forward to this project moving forward in concert with the rest of the Town.


Sincerely,

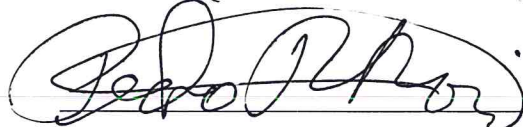
Residents of Windham Rd.

(signatures attached)

Residents of Windham Rd.

Homeowner: CHARL + DAVID LEWIS
Address: 4015 WINDHAM RD
Phone #: 561 - 389-8793
Email: claren21@gmail.com
Signature: Char Lewis David Lewis

Homeowner: Robert Rothe
Address: 4020 Windham Road
Phone #: 561 727-7636
Email: Rothe07@yahoo.com
Signature: 

Homeowner: Pedro Rodriguez
Address: 4025 Windham Rd
Phone #: (561) 662-0789
Email: VioletaRealtorFL@gmail.com
Signature: 

Homeowner:

Kim Raich

Address:

4035 Windham Rd.

Phone #:

561-718-1216

Email:

kim.raich@sothebys.realty

Signature:

Kim Raich

Homeowner:

Julio A. CABRERA

Address:

4050 WINDHAM RD

Phone #:

(561) 801-6879

Email:

cuenfam@bellsouth.net

Signature:

Julio A. Cabrera

Homeowner:

Carmen Imbert

Address:

4050 Windham Rd.

Phone #:

~~603~~ (561) 603 1041

Email:

pcarmenimberty@gmail.com

Signature:

Carmen Imbert

Homeowner: OSCAR ARDOGUEIN

Address: 4005 WINDHAM RD

Phone #: 561 6877908

Email: OSCAR.C.ARDUGUEIN@GMAIL.COM

Signature: 

Homeowner: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

SECTION 6.7 – ACCESSORY DWELLING UNITS, BUILDINGS, SHEDS

Sec. 6.7.1 – Accessory Dwelling Units.

Accessory dwelling units in residential zoning districts are permitted because they can contribute needed housing to the community's housing stock. Accordingly, it is found that ADU's are a residential use which is consistent with the Town of Glen Ridge's Comprehensive Plan goals and objectives, which enhance housing opportunities that are compatible with single-family development.

Sec. 6.7.2 – Locations permitted and minimum lot size.

Accessory dwelling units are permitted in the R-1 and R-2 zoning districts. They must be located behind the main residence.

Sec. 6.7.3 – Number of units.

A maximum of one accessory dwelling unit may be permitted as an accessory use to a principal single-family, detached dwelling unit that is existing and owner occupied. The ADU may be attached to the principal dwelling or freestanding.

Sec. 6.7.4 – Maximum floor area.

An accessory dwelling unit may not exceed 1000 square feet of living area under a solid roof. Floor area under a solid roof that is utilized as a porch, patio, porte cochere, carport, or garage shall not exceed 500 square feet.

Sec. 6.7.5 – Maximum number of bedrooms/bathrooms.

Only one bedroom and one bathroom shall be permitted in an ADU.

Sec. 6.7.6 – Property development regulations.

The ADU shall comply with all building requirements and other property development regulations. The footprint of the ADU and principal residence shall be combined for purposes of determining lot coverage.

Sec. 6.7.7 – Parking

A minimum of one parking space shall be provided for each ADU. Parking for ADU's is in addition to the parking required for the principal residence.

Sec. 6.7.8 – Maximum height

A detached building or structure containing an ADU may not exceed 25 feet in height.

Sec. 6.7.9 – Ownership and occupancy

ADU's shall remain accessory to and under the same ownership as the principal dwelling and shall not be subdivided, rented, sold as a condominium or otherwise. The property owner must occupy either the principal residence or the ADU. Only individuals that are related by blood or marriage to the owners of the property as shown on the title to the property shall be eligible to reside in an ADU (or principal residence if the owner resides in the ADU).

Sec. 6.7.10 – Electrical service

Both the principal residence and the ADU shall be connected to the same electrical meter. Separate electric service is specifically prohibited.

Sec. 6.7.11 – Compatibility

The ADU shall be compatible with the principal dwelling unit and surrounding properties as follows:

- 1) Exterior design of the ADU shall be compatible with the existing principal residence through architectural use of building forms, height, construction materials, colors, landscaping, roof style, and other methods that conform to acceptable construction practices.
- 2) The exterior design shall be in harmony with and maintain the scale of the neighborhood.
- 3) The ADU shall not result in excessive noise, traffic or parking congestion.
- 4) Adequate water and wastewater systems shall be available to service the ADU.
- 5) The site plan shall provide for adequate open space and landscaping that is useful for both the ADU and principal residence and for privacy and screening of adjacent properties.
- 6) The location and design of the ADU shall maintain a compatible relationship to adjacent properties and shall not materially impact the privacy, light, air, or parking of adjacent properties.
- 7) ADU's shall generally limit the major access stairs decks, patios, entry doors and major windows to the street or principal residence. Efforts should be made to minimize the impact of privacy of the neighboring rear or side yards from windows.
- 8) The orientation and location of the ADU shall be such to best maintain the natural resources, including heritage or significant trees and shrubs, to the extent feasible and minimize alteration of natural land forms.

Sec. 6.7.12 – Accessory buildings and sheds.

- a) *Location and other requirements of accessory buildings.* In residential districts all accessory buildings and structures, except ADU's, that are intended to serve an accessory use, shall be erected in accordance with the requirements of this section. In all zoning districts no garage, tent, trailer or other accessory structure shall be erected or used for residential purposes prior to, concurrently with, or subsequent to the construction of the principal building. Accessory buildings permanently affixed to the ground including, but not limited to, detached garages, utility buildings and storage sheds shall be limited to one building for each lot; and
- 1) Shall be located to the rear of the principal building on interior lots and, in the case of corner lots, located in the quarter section of the lot farthest removed from abutting frontages;
 - 2) Shall be located a minimum of ten (10) feet from the principal building;
 - 3) Shall not exceed the height of the house or 15 feet, whichever is less, except that in the case of a principal building having a flat roof, the height of the accessory building may be six feet above the height of the house provided it is no higher than 15 feet.
 - 4) Shall not be located within any required yard setbacks nor shall any accessory use be permitted in the front yard.
 - 5) Shall not exceed more than five (5) percent of the total square feet of the lot, provided that the building shall not exceed 40 percent of the footprint of the principal building, or have a footprint exceeding 1000 square feet, whichever is less;

6) Shall not have a kitchen or toilet, and the eaves of any structure or building shall not overhang any easement or right-of-way or exceed the setback lines by more than two feet;

7) Shall incorporate design and color schemes compatible to the principal building, and the town may require enhanced landscaping to accompany the accessory building;

8) Any utilities serving the accessory building shall be underground and common to the main building, and

9) Shall meet all other applicable site development and zoning regulations including maximum lot coverage requirements.

b) *Utility buildings and sheds in setbacks.* In all residential zoning districts with lots not exceeding 10,000 square feet, one accessory building used for storage (utility building or storage shed) may be permitted within the setbacks of the rear yard area of each lot, which, for purposes of this section, is defined as that area between the primary building and the rear lot line, subject to the following restrictions:

1) Minimum setback from the side and rear lot line shall be the existing setbacks.

2) The maximum height shall be eight feet; and

3) The size shall not exceed 144 square feet.

All other accessory building used as utility buildings or storage sheds that do not meet the foregoing requirements in this sub-section shall comply with the requirements of subsection (a) above.

- 117 c) *Corner lots.* On corner lots bounded on two opposite sides by streets,
118 accessory buildings shall not be located in either front yard, regardless of
119 which side is actually considered the front yard.
- 120 d) *Construction trailer.* A well-built trailer to be used for storage, tool shed and
121 job office is permitted as part of a contractor's equipment during the
122 construction of a building or structure. Such trailer, together with all
123 construction materials and equipment, shall be located on the plot upon
124 which the construction is taking place. At the completion of the work, or
125 upon its discontinuance or abandonment, the trailer shall be removed from
126 the premises. In the use of trailers during hurricane season, it is required
127 that they be anchored by guy-wires in such a fashion as to withstand
128 hurricane force winds, and a permit certifying to such proper anchorage be
129 issue by the building official prior to placement of the trailer.
- 130 Notwithstanding the foregoing, a construction trailer shall not be permitted
131 to remain on any lot for more than six months unless the lot is part of an
132 approved subdivision plan.