

MEMO TO: MEMBERS OF THE GLEN AVENUE ASSOCIATION

RE: MEETING OF 4/28/10

The 4/28/10 Township Meeting at the Library was very important.

There was strong and overwhelming opposition to a parking garage in Lot 7.

The Parking Garage expert said a garage could be built either in Lot 2 or Lot 7. Aerial photographs of both locations with an overlay of possible sites for a garage were handed out. The photos of Lot 7 underscored the devastating impact a garage in Lot 7 would have on the Glen Avenue residential area.

Residents then had an opportunity to speak. Resident after resident got up to oppose a garage in Lot 7. The following was discussed:

1. The demand for commuter parking permits has dropped significantly. They sold approximately 1400 permits in 2001. This year they have sold only 1150 permits. The Valet Parking System is working quite well and meeting the need at no cost to the Township.
2. Ridership on the trains has dropped over 5% in the past year. It is expected to drop further with the imposition of much higher fares and reduced service.

3. There is no need to increase commuter parking in Millburn. Rather the demand for commuter parking comes from Short Hills. More than 76% of the commuter permits are held by Short Hills residents. Parking should be added near the Short Hills station which is where the demand is. Adding it in Millburn requires those near the Short Hills station to travel across town unnecessarily increasing their commute, and clogging our overcrowded roads with additional unnecessary traffic.

4. In 2008, the Township Committee was presented with nearly 600 low cost and no-cost surface parking options which could meet any future parking demand. Although the Township Committee said they would first fully explore each of these options before looking at construction of parking garages, they haven't done so.

5. Residents were troubled by the fact that although a report reviewing each of the surface parking options was supposed to be presented at the meeting, nothing was furnished. At the meeting, Mr. Tillotson said he had the report but he couldn't locate it just then, but would get it to us. We have not received this report.

6. Residents asked that an independent expert be hired to evaluate all of the surface parking options to make sure that each was fully explored before the Township considered spending millions of dollars on parking garages. Mr. Tillotson said he would "think about it".

7. A parking garage in Lot 7 would seriously harm the quality of life and pose a threat to our families and children in the Glen Avenue residential area.

8. Traffic conditions on Glen Avenue are already intolerable with over 10,000 cars per day using Glen Avenue in the vicinity of Lot 7 at the Library. Building a parking garage would make a very bad traffic situation even worse. A garage would increase traffic, noise blaring horns in the Glen Avenue area. The cars filling the garage would be clogging the entire length of Glen Avenue and beyond and harming everyone in the Glen Avenue area.

9. By overloading existing traffic, a garage in Lot 7 could pose a threat to any child who has to walk on Glen Avenue to school at the very time commuters are rushing to catch a train.

10 Glen Avenue residents are tired of being dumped on and being forced to deal with things that no one else wants in their area.

11. A garage in Lot 7 would hurt the property values throughout the Glen Avenue residential area.

12. Residents said they were troubled by persons who have ideas for other people's neighborhood; (namely non-Glen Avenue residents pushing for a garage in the Glen Avenue residential area). If a person is not willing to have a parking garage in front of his house, he should not try to push it in front of someone else's house. Its simply the golden rule; "do unto others as you would want them to do to you".

11. Parking garages should not be built in residential areas.

12. A garage in Lot 7 would harm the beautiful bucolic Glen Avenue area.

13. Residents said that if a garage had to be built, it should be in Lot 2 since it could provide parking for the Downtown and would not harm any residential area. Also since it would be built next to a railroad siding its appearance would not be as harmful as if it were built in the open on Lot 7.

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Messrs Tillotson and Suell said there would be another public meeting to further explore a parking garage in Lot 7 and Lot 2.

Despite the overwhelming opposition to a Parking Garage in Lot 7, this has not "been taken off the table".

Accordingly, it is critical that we be present at the next public meeting to again express our views about this very bad idea of a Parking Garage in the midst of our Glen Avenue residential area.