

PUBLIC MEETING – Wednesday, November 13, 2013 at 8:00 p.m.

There will be a Public Meeting of the Mayor and Council of the Borough of Glen Rock on Wednesday, November 13, 2013 at 8:00 p.m. in the Council Chambers of the Municipal Building.

Agenda: (May be subject to change)

1. CALL TO ORDER /ROLL CALL

This meeting is called pursuant to the provisions of the Open Public Meeting Law. This Meeting was included in a list of meeting notices sent to the Bergen Record and advertised in said newspaper in January, posted on the bulletin board in the Municipal Building, and has remained continuously posted as the required notices under the Statue. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

In accordance with the New Jersey State Fire & Safety Code I call your attention to the lighted exit signs. In the event the alarm sounds, move in an orderly manner toward the exit nearest you and leave the building.

**Council Member O’Hagan – present
Council Member Orseck – present
Council Member Biggs – present**

**Council Member Pazan – present
Council Member Surrago – present
Council Member Nogara - present**

2. FLAG SALUTE/ANNOUNCEMENTS

Council member Biggs led the Council and audience in the flag salute.

3. CONSENT AGENDA

All items listed are considered to be routine and non-controversial by the Borough Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the agenda. The one motion signifies adoption of all resolutions, received and filed letters, correspondence, reports and approval of applications and minutes.

Resolutions:

1. Resolution for Approval of Minutes (10/30/13)

**Resolution No. 202-13
Offered by Council Member Orseck
Seconded by Council Member Pazan**

BE IT RESOLVED, that the Minutes of:

Council Meeting – October 30, 2013

Be accepted as submitted.

ROLL CALL:

Council Member O'Hagan - yes
Council Member Orseck – yes
Council Member Biggs – yes

Council Member Pazan - yes
Council Member Surrago – yes
Council Member Nogara - yes

2.Resolution Canceling Stale Dated Checks

Resolution No. 203-13

Offered by Council Member Orseck

Seconded by Council Member Pazan

Cancellation of Stale Dated Checks

WHEREAS, the Chief Financial Officer of the Borough of Glen Rock has identified the following checks to be stale, and;

WHEREAS, the Chief Financial Officer has been deemed to cancel of record the following checks which are dated prior to April 1, 2013;

NOW THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Glen Rock, County of Bergen that all balances as per attached list shall be treated as Miscellaneous Revenue Not Anticipated, as to the Tax Collector's bank statement reconciliation.

ROLL CALL:

Council Member O'Hagan – yes
Council Member Orseck – yes
Council Member Biggs – yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara – yes

3.Resolution Canceling Stale Dated Payroll Checks

Resolution No. 204-13

Offered by Council Member Orseck

Seconded by Council Member Pazan

Cancellation of Stale Dated Payroll Checks

WHEREAS, the Chief Financial Officer of the Borough of Glen Rock has identified the following checks to be stale, and;

WHEREAS, the Chief Financial Officer has been deemed to cancel of record the following checks which are dated prior to April 1, 2013;

NOW THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Glen Rock, County of Bergen that all balances as per attached list shall be treated as Miscellaneous Revenue Not Anticipated, as to the Tax Collector's bank statement reconciliation.

ROLL CALL:

Council Member O’Hagan - yes
Council Member Orseck – yes
Council Member Biggs – yes

Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara – yes

4. Resolution Waiving Provisions of Section 23-34 (B254 L16.02)

Resolution No. 205-13

Offered by Council Member Orseck

Seconded by Council Member Pazan

WHEREAS, 909 Prospect Street Associates, LLC (Applicant), is the owner of lot 16.02 in block 254, commonly known as 909 Prospect Street, Borough of Glen Rock, New Jersey (“the Property”);

WHEREAS, the Applicant is currently under contract to sell the property to Arc Properties, DEV, LLC (“Contract Buyer”); and

WHEREAS, the Applicant has petitioned the Planning Board for a recommendation for a zone line shift to remedy the current split-zone condition of the Property; and

WHEREAS, Borough Code §23-34 entitled “Payment of Taxes” requires that “Pursuant to the provisions of N.J.S.A. 40:55D-39 and N.J.S.A. 40:55D-65, every application for development submitted to the Planning Board or to the Zoning Board of Adjustment shall be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the property which is the subject of such application or, if it is shown that taxes or assessments are delinquent on such property, any approvals or other relief granted by either Board shall be conditioned upon either the prompt payment of such taxes or assessments or the making of adequate provision for the payment thereof in such manner that the Borough shall be adequately protected”; and

WHEREAS, the Applicant is in arrears on the payment of a portion of 2012 taxes, as well as the payment of 2013 taxes on the Property; and

WHEREAS, the Applicant and the Contract Buyer have requested a waiver to the provisions of Borough Code §23-34 to allow the Applicant and Contract Buyer to present the request for rezoning to the Board; and

WHEREAS, the Governing Body believes it is in the best interest of the Borough to grant a limited waiver of the provisions of Borough Code §23-34 to allow the Planning Board to give consideration to the proposal of the Applicant.

NOW, THEREFORE, BE IT

RESOLVED, by the Governing Body of the Borough of Glen Rock, that, subject to either the Applicant or Contract Buyer satisfying all open 2012 real estate taxes and interest on the Property, the Borough of Glen Rock, ratifies and affirms the grant a waiver to the condition of Borough Code §23-34, having determined said waiver to be in the best interests of the Borough, and

for the Planning Board to have held a hearing on the request for a recommendation for a zone line shift to remedy the current split-zone condition of the Property and for the Planning Board issue its findings and recommendations to the Governing Body based on the record of said hearing; and be it further

RESOLVED, that any future applications or petitions to either the Planning Board or Zoning Board of Adjustment pertaining to the Property shall require further submissions to the Governing Body for consideration of an additional waiver to the provisions of Borough Code §23-34, if applicable.

**Motion to accept consent agenda by Council Member Orseck
Seconded by Council Member Pazan**

ROLL CALL:

**Council Member O’Hagan - yes
Council Member Orseck – yes
Council Member Biggs – yes**

**Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara – yes**

4. ORDINANCES

**Ordinance Procedure # 1691 (Adjustment to Residential/Commercial Zone)
Date of Introduction: November 13, 2013**

**Council Resolution 206-13
Introduced by Council Member Nogara
Seconded by Council Member Surrago**

Be It Resolved by the Borough Council of the Borough of Glen Rock that AN ORDINANCE OF THE BOROUGH OF GLEN ROCK IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY TO AMEND CHAPTER 230 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF GLEN ROCK, 1971, AS AMENDED, ENTITLED “ZONING”, BEING AN ORDINANCE ESTABLISHING UNIFORM RULES AND REGULATIONS FOR ZONING WITHIN THE BOROUGH OF GLEN ROCK; TO PROVIDE FOR ADJUSTMENT TO ZONING DISTRICTS FOR BLOCK 254, LOT 16.02 TO C-1 NEIGHBORHOOD DISTRICT.

Heretofore introduced and does now pass on first reading, and that the said Ordinance be further considered for final passage at a meeting to be held on December 18, 2013 at 8:00 p.m., or as soon thereafter as the matter can be reached, at the Municipal Building in the Borough of Glen Rock, and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk is hereby authorized and directed to publish said ordinance in the Bergen Record according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

ROLL CALL:

**Council Member O’Hagan - abstain
Council Member Orseck – yes
Council Member Biggs - abstain**

**Council Member Pazan - yes
Council Member Surrago - yes
Council Member Nogara - yes**

**BOROUGH OF GLEN ROCK
ORDINANCE NO. 1691**

AN ORDINANCE OF THE BOROUGH OF GLEN ROCK IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY TO AMEND CHAPTER 230 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF GLEN ROCK, 1971, AS AMENDED, ENTITLED "ZONING"; BEING AN ORDINANCE ESTABLISHING UNIFORM RULES AND REGULATIONS FOR ZONING WITHIN THE BOROUGH OF GLEN ROCK; TO PROVIDE FOR ADJUSTMENT TO ZONING DISTRICTS FOR BLOCK 254, LOT 16.02 TO C-1 NEIGHBORHOOD DISTRICT.

WHEREAS, the Planning Board and Borough Planner of the Borough of Glen Rock, recommended that the Governing Body adopt an amendment to the zoning ordinance whereby the Block 254, Lot 16.02¹, currently split zoned in the C-1 Neighborhood Commercial (front portion) and A-1 Residence District (Rear Portion), be incorporated exclusively into the C-1 Neighborhood Commercial District, which is consistent with the Master Plan.

WHEREAS, the Governing Body, having reviewed the report of the Borough Planner, concur with the proposed amendment to the Zoning District and Map to effectuate the changes proposed therein.

NOW, THEREFOR, BE IT ORDAINED By the Mayor and Council of the Borough of Glen Rock, County of Bergen, State of New Jersey, as follows:

Section 1. Chapter 230 of the Revised General Ordinances of the Borough of Glen Rock, 1971, as amended, being an Ordinance entitled "Zoning", is hereby amended as follows:

1. Article III. entitled "Zone District; Section Zone Map", Section 230-6, Zone Map is hereby amended as follows:

A. The zone map of the Borough of Glen Rock, Bergen County New Jersey, which is marked Schedule A and attached to Chapter §230 is hereby amended as to the following properties:

Lot 16.02, Block 254, which is currently split zoned in the A-1 Residence District and C-1 Neighborhood Commercial District is hereby rezoned to be entirely in the C-1 Neighborhood Commercial District.

Section II. VALIDITY-SEVERABILITY If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be held invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Ordinance but such judgment shall be confined in its operation to the section, paragraph, subdivision or clause directly involved in the controversy in which said judgment shall have been rendered.

Section III All Ordinances or parts of Ordinances inconsistent with the provisions hereof are hereby repealed.

¹ 909 Prospect Street.

Section IV This Ordinance shall take effect upon passage as required by law.

5. MEETING OPEN TO THE PUBLIC: (Before speaking at the meeting, each person must state their name and address. 5 minute limit)

Doris Ciaramella, 15 Austin Place – Mrs. Ciaramella asked where Block 254, Lot 16.02 is located. Mayor van Keuren replied it is commonly known as Herold’s Farm. Secondly, Mrs. Ciaramella asked if the GRFD will be going around town with Santa on the fire truck. Council member Nogara replied that will occur on December 21st. Mrs. Ciaramella asked if there will be a Santa at the Winter Wonderland. Council member Biggs replied the Central Business District approached the Borough with a Winter Wonderland event. There will be a Frosty, hot chocolate, cookies, a petting zoo and events in the afternoon at the merchants. There will not be a Santa. Mrs. Ciaramella asked if there is a phone number for PSE&G as the “800” number listed does not get a response.

Roann Rubin, 78 Kenmore Place – Mrs. Rubin is an appointed member of the Community Relations Advisory Board. Mrs. Rubin presented the Council with the Board’s new campaign, “Respect ... Give it to Get it”. There are currently 20 appointed members on this Board; unfortunately only four from Glen Rock. Mrs. Rubin asked if there were any way, or if they know of anyone, who could join this Board. They need help. The Board meets every third Wednesday of the month at the Village Hall in Ridgewood.

Mayor van Keuren commented that the objective of CRAB is outstanding and applauds their diligence. Mayor van Keuren stated he will do his best to find new members.

Jim Seaton, Ferndale Avenue – Mr. Seaton expressed concern with the possibility of moving the DPW offices to Prospect Street. What would happen with the existing facility? Mayor van Keuren replied there are a number of possibilities from using it for development or even selling it. Mr. Seaton believes it would be more of a problem than it is worth. Mayor van Keuren stated he and Lenora have met with Ridgewood to discuss an environmental study of the area. Local municipalities are being urged by the State to consolidate services or face a hefty fine; consequently for the Borough to ignore this would not be far to our residents.

Sally Killeen, Doremus Avenue – Mrs. Killeen asked if someone could speak to the Recycling Director about the odor emanating from the Recycling Center.

Diane Herrlett, Franklin Place – Mrs. Herrlett asked for an explanation of Ordinance #1691. Mayor van Keuren replied this is a piece of property that is a split zone, residential and commercial, to which there is a proposal to make the entire piece commercial property.

Mayor van Keuren commented that Glen Rock resident Dana Descalzi has written a mystery entitled, A Sense of Evil, about the mythical towns of Glen Rock and Ridgewood.

6. ADJOURNMENT

Motion to adjourn the public meeting made by Council member Surrago

Seconded by Council member Orseck

Meeting adjourned at 8:27 p.m.