

GLEN ROCK PLANNING BOARD
Minutes of the Joint Meeting with Mayor and Council
May 11, 2016
7:30 PM

In attendance: Robert VanLangen, Ken Hrasdzira, Mayor Bruce Packer, Kristen Bond, Councilwoman Kristine Morieko, R. Scott King and Hal Knapp. Also in attendance were members of the Glen Rock Council, Stuart Liebman, Esq., Board Attorney, Gary Ascolese, P.E., Borough Engineer and Ed Snieckus, PP, Borough Planner

The purpose of the Joint Meeting is to have a discussion regarding the proposed AR-1 zone which has been sent back to the Planning Board for their recommendations after the vote for the second reading was defeated.

Mayor Packer stated that the Planning Board requested feedback from the Council after the ordinance was defeated.

Mr. Pazan stated he was in favor of the AR-1 zone, but had questions regarding the proposed density. He would like to see the land developed.

Mrs. Morieko agreed with Mr. Pazan in that she is also concerned about the density and wants to see the density reduced.

Mr. Huisiking stated the location is good for this type of development, but he has concerns of the density and possibly the front yard setback.

Mr. O'Hagan stated he is concerned about how the residential housing in the area will be affected and traffic flow. Density and the size of the buildings are also a concern.

Mayor Packer stated that it is apparent that the Council would like the zone to have a revised density and possibly front yard setback.

Mrs. Martin stated that she is not in favor of high density housing at the proposed location. She stated that it would be more appropriate in a downtown location which is walkable to shops, the train and the bus.

Mr. VanLangen stated that one of the prime purposes of this ordinance is to provide an affordable alternative to their single family dwelling for the target age group. Once you lower the density, the resulting apartments might be larger with higher, unaffordable rents.

Mr. Snieckus stated that density is an important aspect but should be considered along with parking, building coverage, etc. He stated that the average setback for residences on the block are slightly more than 40'. He is comfortable with the current coverage amounts. He stated the Planning Board might want to look at the permitted building height and consideration should be given if recreational elements are included. He stated that the proposed site is approximately 1 mile from downtown.

Mr. VanLangen stated the Planning Board is empathetic to every neighborhood in the Borough.

Mayor Packer stated that the discussion tonight does not involve site plan approval. That will be done at a later date if the AR-1 zone is passed and a developer submits an application for site plan approval. He did request that the Council members be more specific as to what they are looking for.

Mr. O'Hagan stated there should be time left for public comment to which Mayor Packer stated there will be after the Council members have a chance to voice their opinions.

Mayor Packer reminded all that the ordinance is site specific.

Mr. Snieckus stated that Glen Courts is 40 units/acre and Glen Park Village is 11/acre.

Mr. Pazan stated he would like to see a density of 20/acre and a front yard setback of 48'. Mrs. Morieko 15-20 /acre with 48' setback. Mr. Huisling 20-22.5/acre and 43-48' setback, Mr. O'Hagan 15-18/acre with no specific setback number. Mrs. Martin stated she doesn't have numbers she is comfortable with- she would have to give it more thought.

Mr. Hrasdzira stated that there are 3 perspectives that have to be examined- that of the Borough, its residents and the developer. He stated that the Borough's perspective can be found in the Master Plan, which calls for more housing for seniors, empty nesters and young adults. Lowering the density will raise the rents. He also noted that the Borough does not have a lot of open land available for development of this kind.

Mr. Snieckus reminded everyone that there has to be an affordable housing element to consider. He stated that amount should be approximately 15% of the units.

Mayor Packer asked for comments or questions from the audience.

Mike Miller voiced his displeasure at the proposed ordinance stating it was fueled by a particular developer. He stated that this location is not good for the proposed use and the Council should reject or severely modify it.

Gino Reina stated that this proposal does not allow for housing for young people. Also, he stated that the Master Plan calls for housing located near the Central Business District, while this property is a mile away.

Gabe Bullaro stated that we shouldn't worry about what the developer wants- market forces will take care of themselves. He stated the project should be for Glen Rock residents exclusively and that the developer has no allegiance to Glen Rock and therefore will rent to anyone.

Mayor Packer stated the ordinance is in a transitional state and this meeting was a conversation to assist the Planning Board in their future discussions.

As there was no further business, a motion to adjourn the meeting was made by Mrs. Morieko, seconded by Mr. O'Hagan and passed unanimously. The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Nancy Spiller, Board Secretary