

**GLEN ROCK PLANNING BOARD**  
**Minutes of the December 3, 2015 Meeting**

The regular meeting was called to order by Chairman Robert VanLangen at 7:30 p.m.

In attendance were Mr. Knapp, Mayor van Keuren, Councilwoman Joan Orseck, Robert Tirserio, Scott King and Tim Macdonald. Ken Hrasdzira and Kenneth Kang were absent. Also in attendance was Board Attorney, Stuart Liebman, Esq. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the November 5, 2015 regular meeting. A motion to accept the minutes was made by Councilwoman Orseck, seconded by Mayor van Keuren and passed unanimously.

**Old Business:**

**Block 38.02, Lot 1**

**464 Broad Street**

**Applicant: Premier Storage Investors, Inc.**

Memorializing resolution for preliminary and final site plan approval for a self-storage facility utilizing the existing structure.

A motion was made to approve the memorializing resolution of Premier Storage Investors, Inc. 464 Broad Street by Mr. King and seconded by Councilwoman Orseck. The voice vote was as follows:

AYES: Mr. Knapp, Mayor van Keuren, Councilwoman Orseck, Mr. Tirserio, Mr. King,  
Mr. Macdonald, Mr. VanLangen

NAYS: None

The resolution is attached to these minutes.

**New Business:**

**Discussion and possible confirmation that proposed Ordinance #1726 is substantially consistent with the land use and housing elements of the Master Plan, as amended and supplemented or designed to effectuate such elements concerning the establishment of an AR-1 Age Restricted Housing District (Block 127, Lots 2, 3, and 4)**

Mr. Liebman explained that the Governing Body as introduced this ordinance and the next step is for it to be referred to the Planning Board for their review and consistency with the Master Plan. If any inconsistencies are discovered this Board would report that to the Governing Body.

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Mr. Liebman commented to understand the process better he noted that the Master Plan is the primary planning document for any municipality in New Jersey. No zoning ordinances can be created or exist unless a municipality has first adopted a Master Plan. The Master Plan is created by the Planning Board with re-examination occurring every ten years. During the past re-examination it was determined that alternate types of housing, including senior citizen/age restricted, was lacking for the Borough and in need of being addressed.

In early 2015 the Planning Board was involved in the development of a zone referred to as an S-2 zone, which was intended to address this different type of housing. This ordinance was presented to the Governing Body where it subsequently was not adopted. As a result, this ordinance came back to the Planning Board, with various issues needing to be addressed. The ordinance came back as AR-1, which was substantially very similar to the S-2 ordinance. As a result, this Board is very familiar with most of the new S-2 ordinance. The Board can now consider and address any inconsistencies between the ordinance and the Master Plan.

Mr. VanLangen clarified that the Board is now in a position to review this ordinance, do not find inconsistencies between it and the Master Plan, it is site specific and should be considered for adoption by the Governing Body.

Mr. VanLangen asked if there were any questions, comments or discussion on this ordinance.

Mr. King commented it is clear to him that there is a need for this type of zone; however, is a bit conflicted as an age-restricted housing zone versus a senior citizen housing zone are quite different. Mr. King is concerned with some of the bulk restrictions noted in this ordinance and does not feel they are in keeping with the balance of zoning in town. For example, a 40' setback versus a 50' setback and a height restriction of 45' versus 35'. These types of conditions, Mr. King believes, are not in keeping with the general nature of our zoning ordinances.

Mr. Macdonald agreed questioning why the height restriction and setbacks could not be complied with.

Mr. Knapp believes there are two parts to this ordinance. First, the AR-1 zone is consistent with the Master Plan and something the town definitely needs. However, the second part which designates a particular area as the first AR-1 zone is inconsistent with the Master Plan. The Master Plan does not designate any specific areas to be an AR-1 zone, additionally there was a general understanding for those who worked on the Master Plan that there would not be any designated area.

Mr. Knapp is conflicted as he believes part of this ordinance is consistent and part is inconsistent; however there is only one vote. Mr. Knapp suggested that perhaps this ordinance be split into two parts.

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Mr. Liebman stated this Board will report back to the Governing Body regarding any consistencies or inconsistencies. There is no resolution being generated from this Board's findings. Mr. Liebman noted very rarely are there specific properties identified for a particular zone. The Master Plan in this instance provides a very broad description of saying in any area where it may be found appropriate that such a zone be considered and created. Mr. Liebman believes the Master Plan specifically says that an ordinance needs to be created and property identified. To create a zone without a property in mind is in itself an inconsistency. It is wise to have a property in mind and identified when a zone is being created.

Mr. VanLangen clarified that Mr. Liebman is saying the ordinance should be property specific and not open-ended.

Mr. Liebman replied that it is recommended and the way it "normally" happens. To create a zone and not have it exist anywhere, except on paper, takes away some of the control where this type of development could occur.

Mr. VanLangen believes this Board is not the professionals to determine the appropriate height for a building in this zone. The professionals that were involved with the design of this ordinance are the ones that determined this height.

Mr. Liebman noted there were quite a few professionals involved in this process. There are certainly different limitations between residential properties and multi-family properties.

Mr. King recalled during the re-examination process the committee was not going to identify specific properties for this zone. That would be addressed when the Master Plan was reviewed. Mr. King agrees that when a new zone is considered there should be specific properties in mind for that zone. Mr. King is not convinced why changes are being made to this zone unless it is a site-specific change.

Mr. VanLangen is comfortable with the consistency of this proposal with the Master Plan, as well as the identification of specific property. Do we want to express concerns about the height and setbacks to the Governing Body?

Mayor van Keuren replied he has no making that recommendation.

Mr. Knapp believes the zone needs to come first, then the development.

Mr. Liebman replied, yes there are zones that are created; however, to his knowledge there is not a single property in the Borough that is not in a zone. Currently, the property singled out for this new zone is for single family homes. A zone is created then a developer comes in asking to build on the property, showing they comply with the bulk and zone requirements.

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Mr. VanLangen asked if there were any comments from anyone in the audience.

Mr. Liebman swore in Joe Connor, 455 Prospect Street. Mr. Connor disagreed that a zone is created first and then the builder. In this particular instance, a developer has approached the town and the town is creating a zone for him. The only people that are affected by this new zone are a small number of residents that live next to the subject property. The builder bought this property two years ago.

Mr. Connor continued stating this lot, Block 127, Lot 22 is in a flood plain. Mrs. Spiller corrected Mr. Connor stating it is lots 2, 3 and 4.

Mr. Connor commented that the Master Plan calls to discourage commercial expansion into residential area. Mr. Connor asked if creating 60+ units is discouraging commercial expansion into residential areas. Clearly, it is conflicting with the Master Plan.

Another item of concern is traffic. This development would create 100+ parking spaces, with potentially 200 people, right next to the Sikh Temple. Currently, on a Saturday you cannot get around this area and this development would only increase the congestion.

Mr. Liebman swore in Greg Morgan, 451 Prospect Street. Mr. Morgan agrees with the Board's concerns with the height and setback conditions. Mr. Morgan is also concerned with traffic and not only when the Sikh Temple is in operation. Prospect Street is quiet during the day; however in the evening it is difficult to make a left hand turn onto Prospect from Rock.

Mr. Morgan feels the zone should be senior citizen (age 62) and not 55. Mr. Morgan also asked how they could guarantee Glen Rock residents would have priority. Mr. Morgan also expressed concern with the density of the projects with 30 units per acre being too intense; perhaps a smaller project would be more suitable.

Mr. Liebman stated, for the record, he has no affiliation with this developer, nor does anyone in his firm. Mr. Liebman's role is to advise the Board, and the public, so that our legal responsibility can be accomplished.

Mayor van Keuren stated that the only time he has had contact with this developer is at any open, public meetings. This subject has not been discussed at any closed sessions of the Mayor and Council.

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Mr. Liebman swore in Gino Reina, 461 Prospect Street. Mr. Reina commented there was a marginal increase in the 65 and over age demographic from 2000 to 2010. The fact that we don't have age restricted has not been a deterrent for determining whether or not residents stay in Glen Rock. One of the major components of Glen Rock is for young families to live here to get their children into the school system.

Mr. Reina reiterated that the traffic congestion on Prospect is high, particularly on Saturday's.

To place a high-density development more than a mile away from the Central Business District does not help the local merchants as it should be within walking distance.

Mr. Reina commented there is the benefit that whatever is built on this property will have premium prices compared to neighboring towns.

Mr. Liebman swore in Bruce Packer, 84 Stonefield Road. Mr. Packer commented we seem to be working very hard to make this fit the Master Plan. Mr. Packer agrees that the traffic, setbacks and height restrictions are inconsistent with the Master Plan. Mr. Packer believes very few Glen Rockers would live in this development as they are luxury apartments. We're taking what a developer brought to us and squeezing it into our Master Plan.

Mr. VanLangen reminded the audience that IF this were approved it still has to have approved site plans, i.e. traffic issues would need to be resolved. There is another portion of this process that would address many of the concerns expressed tonight. This Board did not design this proposal based upon the developer's needs. It was based on our professionals' opinions.

Mr. Liebman swore in Theresa Moore, 35 Pamrapo Court West. Mrs. Moore currently lives in the T-1 zone (townhouses). Mrs. Moore commented there are many residents who have moved from Glen Rock to surrounding towns because Glen Rock does not have enough townhouses. It is not uncommon for people to be concerned or fearful of the unknown. Mrs. Moore noted the recommended setback is consistent with this type of housing and surrounding towns.

Mr. Packer added he believes this type of housing is needed and hopes it can happen; however, that doesn't necessarily mean this is the right thing. He doesn't know that this project will address Glen Rock's need as they are luxury residences and may be price restrictive. This will address a revenue need for the town but that is the only valid argument for this project.

Mrs. Moore noted we do not know if this property is going to be developed into condos or townhouses or whether they will be luxury or not. The term "luxury" is also subjective depending on where someone is moving from.

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Mr. VanLangen believes it is never appropriate to identify a zone ahead of time as it changes the dynamic of the neighborhood.

Mr. VanLangen asked the Board if they would still like to recommend to the Governing Body that they re-discuss the setbacks and height requirements

Mr. Knapp commented he believes there are other inconsistencies with the Master Plan, which have been pointed out by the public, specifically the increase of traffic and the development of downtown.

Mr. VanLangen noted if we increase the setback that creates a density issue.

Mr. VanLangen also noted that since this development is not proposing a senior citizen housing complex, but rather adult residence, the occupants will have vehicles and will not be dependent on close proximity to the Central Business District.

Mr. Liebman reminded the Board they are simply to review this particular ordinance and comment back to the Governing Body. Once the Governing Body receives our comments it is their responsibility to act accordingly. Tonight, is simply one more step along the way of adopting this ordinance. There will be an opportunity for the public to address this ordinance when the Governing Body introduces it. The Planning Board is not required to have a public hearing, or required to hear from the public. This Board has chosen to do this at a public meeting.

A motion was made by Mayor van Keuren to direct the Board Attorney to prepare a report to the Governing Body in response to the Board's concerns, specifically the height requirements, traffic and setbacks. The motion was seconded by Councilwoman Orseck. The voice

AYES: Mayor van Keuren, Councilwoman Orseck, Mr. Tirserio, Mr. King, Mr. Macdonald, Mr. VanLangen

NAYS: None

Mr. Knapp abstained from voting.

As there was no further business before the Board a motion to adjourn the meeting was made by Mayor van Keuren, seconded by Mr. King and passed unanimously. The meeting adjourned at 8:55 p.m.

Respectfully submitted,  
Nancy Spiller  
Board Secretary