

GLEN ROCK PLANNING BOARD
Minutes of the December 4, 2014 Meeting

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

In attendance were Harold Knapp, Mayor van Keuren, Bob Tirserio, Ken Hrasdzira, Scott King and Tim Macdonald. Also in attendance was Stuart Liebman, Board Attorney and Justin Auciello, Professional Planner. Councilwoman Orseck and Ken Kang were absent. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

Public hearing on the 2014 Master Plan Reexamination Report

Mr. VanLangen thanked the Reexamination Committee, which was chaired by Ken Hrasdzira and included Bill Mitchell, Zoning Board; Harold Knapp, Scott King, Joan Orseck, Stuart Liebman, Christine Cofone, Justin Auciello and Nancy Spiller.

Justin Auciello presented the findings of the Reexamination Report.

Mr. Auciello began by stating this process started in the spring, with a sub-committee holding multiple meetings.

This document is the culmination of the examination of the current state of the Borough. We began by looking at the 2002 and 2008 documents to determine where the Borough came from. The purpose of this document is to look at the past, present and formulate a vision for the future. This is a policy document to be used in guiding Zoning. Once this document is adopted it will be ten years before it is reevaluated again.

The committee determined there were two major issues with the community. This is a stable, residential community with an older housing stock. It was made very clear that there was a need to protect the residential character of Glen Rock, however at the same time we're grappling with commercial issues, stagnation and trying to spur economic development.

Another issue is the senior citizen housing particularly with a community that is aging. The population between 60-64 years of age grew approximately 30% since 2010. Additionally, the population between 25-34 years of age declined. Consequently, not only do we need to provide senior housing but we need to spur housing for young people. People who are aging tend to age in place, it is more and more difficult to sell a house and younger residents tend to stay in more urban areas where the jobs tend to be.

One change proposed in this document regarding commercial areas is to create a level of higher density which will allow the Borough to create more of a critical mass. Trying to generate economic development it is critical to have housing in that area so the businesses are patronized day and night. Additionally, it is critical to plan for housing for special needs groups.

Mrs. Spiller noted for the record that she received an e-mail from Al Roughgarden, Borough Engineer and he did not have any comment.

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Mr. Auciello commented how critical it was to obtain a true picture of the demographics; we have an aging community which is losing young people; which is in keeping with the national average. This fact is what guided this process ... finding a balance of retaining the character of the town yet trying to spur the development in the commercial areas.

Services, ratables and green space are all critical issues which need to be planned for in the future. Contained in this document is a fine vision that will guide the Borough for the next ten years.

Mr. VanLangen commented there was an enormous amount of work that went into this document. Mr. VanLangen is confident that the recommendations made are very doable and good for the town.

Mr. Auciello noted this document is simply policy, not legislation and the Planning Board can certainly make changes at any time based on this document.

There were no further questions or comments from the Board or anyone in the audience.

Mr. King made a motion to adopt the reexamination report with the intention that this action shall deemed to be an amendment to the Master Plan. Mr. Knapp seconded the motion. The voice vote was as follows:

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

NAYS: None

The resolution will be memorialized at the next meeting.

The Board reviewed the minutes of the June 30, 2014 work session. A motion to accept the minutes was made by Mr. Knapp and seconded by Mr. Hrasdzira and passed unanimously. The voice vote was as follows:

AYES: Mr. Knapp, Mayor van Keuren, Mr. Tirserio, Mr. Hrasdzira, Mr. VanLangen

NAYS: None

As there was no further business before the Board a motion to adjourn the meeting was made by Mr. Hrasdzira, seconded by Mr. VanLangen and passed unanimously. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary