

**GLEN ROCK PLANNING BOARD**  
**Minutes of the April 7, 2016 Meeting**

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

In attendance were Mayor Packer, Kristine Morieko, Robert Tirserio, Ken Hrasdzira, Scott King and Kristin Bond. Mr. Knapp and Mr. Macdonald were absent. Also in attendance was Borough Attorney, Spencer Rothwell, Borough Planer Ed Snieckus and Borough Engineer Gary Ascolese. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the February 29, 2016 work session and February 4, 2016 and March 3, 2016 regular meetings. A motion to accept the minutes was made by Councilwoman Morieko, seconded by Mayor Packer and passed unanimously.

**Old Business:**

None

**New Business:**

**Review and recommendations after first reading by Borough Council of establishment of AR-1 Age Restricted Housing District Zone (Block 127, Lots 2, 3 and 4)**

Mr. VanLangen emphasized that the Board is looking to vote that this ordinance has nothing that is inconsistent with the Master Plan as it is presently written.

Mr. VanLangen asked if there were any comments on this ordinance.

Mr. Snieckus referred to two items in the 2014 Re-examination of the Master Plan worth identifying. Mr. Snieckus noted that the provisions of the ordinance allow the development of senior housing, which the Master Plan recommends. Secondly, this ordinance permits affordable housing, which would achieve another goal of the Master Plan.

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

Gabe Bullaro, 512 Doremus Avenue - Mr. Bullaro stated he believes this application was submitted by an LLC and asked if we know the owners.

Mr. VanLangen interjected anything relating to the development of this property is a totally separate issue and not one which is being discussed or decided upon tonight.

Mr. Bullaro asked if 30 units/acre is in the Master Plan.

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Mr. VanLangen replied the Master Plan does not get into that level of detail, i.e. the density of a zone; however, the Master Plan does designate a multi-housing unit.

Mr. Bullaro asked if the Master Plan designates age.

Mayor Packer replied yes, the Master Plan specifically states a need for “empty-nesters”, referencing 55+ age would address that need. Additionally, it also states we should have more senior housing.

Mr. Bullaro questioned since the ordinance states only one adult need be 55+, what would happen if that adult passed away and the adult remaining is under 55. This would be in violation. What would happen if we were aware of this situation?

Mr. VanLangen replied he would hope that the Borough would not be that draconian and require that person to move out. Mr. VanLangen commented that the enforcement issue is something that has been brought up.

Mr. Rothwell swore in Charles Heak. Mr. Heak asked how large the property is.

Mr. VanLangen clarified we’re getting into the specifics of a piece of property.

Mrs. Spiller noted that the ordinance states the minimum property size to be two acres.

Mr. Heak asked if the residents would be purchasing or renting these units.

Mayor Packer interjected right now we are simply talking about the creation of a zone. If this ordinance passes, then a developer could submit a site plan for consideration. Right now, there is no plan because there is no zone.

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

Mayor Packer made a motion to recommend this ordinance to the Mayor and Council on the grounds that there is nothing inconsistent with the Master Plan. Mr. King seconded the motion. The voice vote was as follows:

AYES: Mayor Packer, Councilwoman Morieko, Mr. Tirserio, Mr. Hrasdzira, Mr. King,  
Ms. Bond, Mr. VanLangen

NAYS: None

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

Respectfully submitted,

Nancy Spiller  
Board Secretary