

GLEN ROCK PLANNING BOARD
Minutes of the August 4, 2016 Meeting

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

In attendance were Mr. Knapp, Mayor Packer, Councilwoman Morieko, Ken Hrasdzira, Scott King and Kristen Bond. Tim Macdonald was absent. Also in attendance was Stuart Liebman, Borough Attorney. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the May 31, 2016 work session and June 2, 2016 regular meeting. A motion to accept the minutes was made by Mr. Knapp, seconded by Mr. King and passed unanimously with Mr. Hrasdzira abstaining from the June 2nd meeting.

Old Business:

Discussion regarding compliance with Master Plan of AR-1 Age Restricted Zone after first reading by Mayor and Council.

Mr. VanLangen commented it is generally felt that the Board is not going to change anything on this ordinance and since nothing appreciable has changed in the ordinance as it was previously submitted to the Council when the Board stated it was in compliance with the Master Plan. As a result, Mr. VanLangen asked if anyone had any comments on this.

Councilwoman Morieko made a motion that the Planning Board believes the AR-1 ordinance as presented is consistent with the Master Plan and should be sent back to the Council. The motion was seconded by Mayor Packer. The voice vote was as follows:

AYES: Mr. Knapp, Mayor Packer, Councilwoman Morieko, Mr. Hrasdzira, Mr. King,
Ms. Bond, Mr. VanLangen
NAYS: None

Mr. VanLangen opened the floor for any comments on this subject.

Richard Harrison, owner of 569-575 Prospect Street - Mr. Harrison thanked the Board for all of their time and effort on this subject. Mr. Harrison commented that it seems density is the hurdle we are down to. The density has been brought down from 35 to 30 to 25 units/acre which equates to 54 units for this property. From a building and bulk standpoint 54 apartments is the same as 27 townhouses currently located at Glen Square. As far as traffic impact, State standards show that with townhouses the occupants tend to use peak hours for travel whereas with age-restricted apartments the occupants tend to travel during off-peak hours.

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Jeb Rosiolo, Rosiolo Engineering - Mr. Rosiolo is the traffic engineer for 569-575 Prospect Street. Mr. Rosiolo reiterated that 27 townhouses vs 54 apartments is pretty much a wash regarding traffic. Either use is approximately 20 cars either during peak or non-peak hours and is barely measurable.

Another expert (name inaudible) also reported that the wetlands would not be affected. Sewage would be treated through Passaic Valley Sewage. Drainage patterns would be detailed on the plans. Bergen County and DEP have given previous approvals which would simply need to be renewed upon final Borough approval. Bergen County had no concerns regarding traffic increase in this area. Drainage was reviewed at the County, DEP and Soil Conservation District levels with approval given from all. Permits from all necessary agencies have been granted either in 2014 or 2015 for a duration of five years.

Irene Brown, 675 Lincoln Avenue - Mrs. Brown commented these potentially proposed apartments would be within walking distance to the bus stop into New York, so it could quite possibly reduce traffic.

Ms. Bond asked if DEP approval was given more than a year ago why residents are still concerned about the wetlands being impeded upon.

The aforementioned expert noted that although there are wetlands in the area DEP has given approval and there is a 300' buffer between the proposed site and area considered wetlands.

Ms. Bond questioned if this information has been presented why the public continues to question the same issues.

Mr. VanLangen commented some residents continue to bring forth issues as to why this project should not be done; however, they are issues that, by ordinance, cannot be done anyway.

Mayor Packer added as the subject continues to be discussed, more and more residents come to the party late and often facts that may have been presented earlier are not presented again. The information is out there; however, often times if the information is not what the public wants to hear they can be skeptical and suspicious of the so called facts.

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

New Busienss:

**Block 46, Lot 3
440 Doremus Avenue
Glen Rock Arboretum**

Presentation by FOGRA (Friends of the Glen Rock Arboretum) of proposed educational facility.

Mr. VanLangen and Mr. King recused themselves from this application. Mr. Knapp continued as Chairman.

Mayor Packer commented procedurally this is not required; however, for informational purposes he asked for the presentation.

Tom Vielbig, 21 Hillview Terrace and Tom Scerbo, 376 Rock Road noted their appearance on behalf of FOGRA.

Mr. Vielbig presented a Google Earth view showing the location of the proposed building, which would be right next to the playground.

Mr. Vielbig noted there is an FAQ on the Arboretum and Borough website addressing many of the questions that have been asked. One of the concerns is the environmental impact of building on wetland property. Mr. Vielbig clarified the proposed location is not in a flood plain or wetlands and there are no environmental constraints. Four posts have been put in the ground, and have been there for 4-5 years, showing the proposed location of the building. An official review and change of the Master Plan is not required. FOGRA does believe this proposed building is consistent with the Master Plan.

Mr. Knapp asked if there were any questions from the Board.

Ms. Spiller asked if a new parking lot would be included in the project.

Mr. Vielbig commented the pool parking lot would be used the majority of time. Most of the activity would occur when the pool is not open.

Mr. Hrasdzira asked if the purpose of this meeting is to make a recommendation to the Mayor and Council.

Mayor Packer replied no, it is simply to see if the proposed Arboretum building is consistent with the Master Plan.

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Mr. Knapp noted facilities of this type, according to the Master Plan are supposed to enhance the town and provide an opportunity for all to use facility. Will that be the case with this building?

Mr. Scerbo replied yes, it will be available to whomever wishes to use the building.

Mr. Vielbig added the building will be staffed by volunteers.

Mr. Knapp asked if a wedding is being held at the Arboretum, could the building be reserved for their reception. Could the building be used for “non-educational” uses, since the Master Plan states it is to be available to all?

Mr. Vielbig replied the meeting room will be relatively small and doubts it would be large enough for a purpose such as this; however if restrictions are followed it could be.

Mr. Scerbo noted there would be pre-set hours for when the building is staffed, approximately 30 hours a week.

Mr. Vielbig addressed concerns noted in the Burgis Report. One of those concerns was impervious coverage and how runoff would be handled. Mr. Vielbig commented runoff would be handled by a trench around the building with PVC piping which would drain into a water reclamation system.

Mr. Vielbig also added the building will be ADA compliant with possibly a handicapped parking space needing to be added.

Mr. Knapp asked when this land was granted to the borough, was there any stipulation that the land should remain in its pristine form.

Mr. Scerbo clarified that the borough purchased the land and does not believe there was/is any such stipulation.

Mr. Knapp asked if there were any questions from anyone in the audience.

Gabe Bullaro, 512 Doremus Avenue - Mr. Bullaro commented he believes this presentation is premature. Mr. Bullaro has a different view of how this land should be used. Mr. Bullaro commented the borough purchased this land in 1954 to keep it open land, preventing an interested developer from purchasing the land. In 1963 it was dedicated as an open park. Mr. Bullaro believes with the construction of the educational building it will essentially commercialize the property. Mr. Bullaro believes FOGRA has no legally, enforceable property interest to make an application. The Master Plan is in essence the constitution for the Borough. The Master Plan states the Arboretum should remain as open space. This property comes under

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the jurisdiction of Green Acres and Department of Environmental Protection. The footprint of this building is 2,500 square feet and it will have an environmental impact. Has any impact or traffic study been conducted, particularly since early estimates are around 400 visitors per month?

Mayor Packer responded the purpose of this meeting is simply to see if this plan is consistent with the Master Plan, not change it. It was noted that the opinion of the Planner was that an educational center would help to improve accommodations for all citizens.

Bob Burslem, 426 Rock Road - Mr. Burslem respectfully disagreed that the construction of a building is consistent with the Master Plan. The Master Plan indicates this land to be passive, which does not mean construction of a building. If the Planning Board does find this inconsistent with the Master Plan, then the next step would be to adjust the Master Plan. Mr. Burslem asked how educating non-residents is a benefit to the residents of Glen Rock. What can be taught at the Arboretum that cannot be taught at the new science wing at the High School?

Mr. Scerbo clarified the number of visitors to be 200-400/month. 100-200 people currently use the Arboretum per month. If there were 400 people using the Arboretum a month that is approximately 13 people/day. DEP has stated an environmental impact study is unnecessary.

Mr. Bullaro commented that any building built after 1992 must be ADA compliant. In order to comply this would require the area to be paved; has this been taken into consideration?

Mr. Scerbo replied the ADA requirements at the Arboretum falls under the Forest Service Trail Accessibility Standards which state trails must be firm and stable. Firm and stable would indicate hard packed dirt covered in mulch, it will not be covered in pavement.

Irene Brown, 675 Lincoln Avenue - Mrs. Brown commented she has been to countless nature centers throughout the State and every single one of them has an educational building.

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

Mayor Packer made a motion that the plans being forwarded by FOGRA is consistent with the Master Plan. There was no second so no vote was taken at this time.

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

Respectfully submitted,
Nancy Spiller, Board Secretary