

GLEN ROCK PLANNING BOARD
Minutes of the September 1, 2016 Meeting

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

Mr. VanLangen welcomed new Board member DPW Director Greg Toro.

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

Old Business:

Discussion regarding FOGRA (Friends of the Glen Rock Arboretum) plans to construct educational center at Arboretum.

Mr. Liebman commented he has completed a legal review as to the role of the Planning Board in this referral to the Mayor and Council. This is simply a review and recommendation that the Planning Board does in connection with the Master Plan, not to determine consistency or inconsistency.

The Burgis memo which was received does indeed do just this. At this point, the Board should simply refer this memorandum to the Governing Body for their review and consideration. This referral is simply for informational purposes and the Governing Body can do with it as they see fit.

New Business:

**Block 112, Lots 1, 2, and 11
250-252 Rock Road**

Applicant: Bank of America

Applicant requests minor site plan approval for upgrades to exterior lighting and any variances and waivers that might be required in connection with this application.

Scott Collins, Esq. noted his appearance on behalf of Bank of America. The scope of the improvements for this application are extremely limited to lighting to comply with State statutes in the vicinity of ATM's.

Mr. Liebman swore in Anthony Albano, Stonefield Engineering & Design, Rutherford, NJ.

Mr. Albano noted his credentials, licensed in good standing in Civil Engineering in the State of New Jersey and has appeared before numerous Boards where he has been accepted as an expert in his field.

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Mr. Albano began by stating this project is to upgrade the on-sight lighting at Bank of America. Bank of America is currently conducting a project to replace their lighting with LED lights as well as address any issues of non-compliance. The LED fixtures provide a better spread of lighting than currently exists.

A variance will be requested for light glare, simply because State statute stipulates 2 foot candles and Borough ordinance stipulates 0.05 foot candles. This project has been designed as closely to these standards as possible. Three new 25' light poles will be added with light fixtures rotated at 90° at the top. The light would be projected directly down the pole. To meet State requirements there will be additional light on the property as it is required the light go right to the property line.

A total of 23 lights currently are on site, which 19 will be removed and replaced with a total of 25 lights.

Mr. Ascolese distributed sections of the Glen Rock zoning code to the Board dealing with lighting glare. State statutes supersede Borough ordinances.

Mr. Ascolese asked if the lighting fixtures would be identical and if the power get delivered to the LED fixtures through one source or multiple controllers. Additionally, if there is too much light in one area are the fixtures "dimmable".

Mr. Albano replied all of the lights will be on one controller with the lighting being a fixed brilliance to meet State standards. The lights will be set to the State requirement, so they will not be "dimmable".

Mr. Ascolese asked if Mr. Albano anticipates any negative light spillage onto the neighboring properties.

Mr. Albano replied there should be no light spillage because the way they are designed to shine the light directly down. Mr. Albano added the brightness is determined by the State.

Mr. Ascolese asked if it would be possible to install some type of shield to eliminate any light spillage, particularly toward the second floor apartments in the area.

Mr. Albano replied shields are available for these lights; however the orientation of the fixtures should eliminate any spillage.

Mr. VanLangen asked if need be could these shields still go onto the proposed light fixtures.

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Mr. Albano replied the shield would go on the back of the fixture, which would not affect the light that is being thrown toward the building.

Mr. Ascolese commented he could only find a small portion in the code regarding flood lights in which it states a height of no more than 18', whether they are attached to the building or not.

Mr. Albano commented if they had to reduce the height to 18' they would have to look at the design of the sight and most likely more poles would be required. Mr. Albano noted they are not proposing any flood lighting as the lights shine directly down the pole, adding the two flood lights that are currently at the top of the building are being removed.

Mr. Ascolese asked the Board if the 25' height is acceptable.

Mrs. Spiller asked how tall the existing poles are.

Mr. Albano replied the existing poles range in height from 14' to 18'.

Mr. VanLangen asked how different is today's lighting than when the 18' height was determined.

Mr. Ascolese replied he is not a lighting expert; however he would be concerned with the apartments and spillage into them.

Mayor Packer noted the existing flood lights on the building are already at 25'.

Mr. Hrasdzira asked if the height of the apartment windows is above or below 25'.

Mr. Ascolese replied the windows are below the 25' height. Again, Mr. Ascolese expressed light dispersion from the poles.

Mr. VanLangen questioned where the three new poles would be placed.

Mr. Albano replied one would be in front of the drive-up ATM kiosk, the second is near the set of steps to the back entrance of the bank and the third, being near the back entrance.

Mr. Ascolese questioned a notation on the plans asking for several trees to be trimmed.

Mr. Albano replied since the plans have been drawn up one tree has been removed and the other they would just like to see trimmed for safer access.

Mr. Ascolese suggested an assessment be done after six months to review any lighting issues.

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Mr. Albano replied that is frequently done and the applicant would have no problem with this stipulation.

Mr. King asked for clarification as to how many lights will exist on the front of the building after the upgrade.

Mr. Albano replied currently there are two lights, which will be removed and five new wall lights will be added.

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

Alan Bronner, 522 Doremus Avenue - Mr. Bronner suggested installing a 25' pole and installing a light to do a test and see if there is any light impact on the neighbors.

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

Councilwoman Morieko made a motion to accept the application of Bank of America, 250-252 Rock Road with the recommendations of Mr. Ascolese. Mayor Packer seconded the motion. The voice vote was as follows:

AYES: Mr. Knapp, Mayor Packer, Councilwoman Morieko, Mr. Toro, Mr. Hrasdzira,
Mr. King, Mr. VanLangen

NAYS: None

The application will be memorialized at the next meeting.

Mr. VanLangen asked if there were any questions or comments on old or new business from the audience or Board.

Gabe Bullaro, 512 Doremus Avenue - Mr. Bullaro clarified that the report from the Borough Planner will be given to the Council for consideration. Mr. Bullaro believes this Board should review the opinion of the Planner, then discuss, review and vote on the Planner's report. Mr. Bullaro took exception to the Board accepting this report as is and sending it to the Governing Body.

Mr. Liebman explained the Board is taking the position that the report be sent to the Governing Body for consideration.

Mr. Bullaro argued that the Burgis report was not subject to any public examination, and should be.

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Mr. VanLangen interjected that the concerns Mr. Bullaro have are not addressed in this forum, but rather during site plan review and approval.

Mr. Bullaro stated he has the right to question the Planner about this report and has not been given that opportunity. Mr. Bullaro asked that the caveat be added that the Planner was not subject to any questioning by the Board or residents.

Alan Bronner, 522 Doremus Avenue - Mr. Bronner asked how long Mr. Liebman has been the Board attorney.

Mr. Liebman replied he has been representing the Board approximately 25 years.

Mr. Bronner argued that the Arboretum building cannot be referred to as an educational building.

Mr. Bronner asked why this report was given to the Planning Board if there wasn't going to be a vote.

At this point there was considerable discussion regarding the report and concerns Mr. Bronner had with the Board's responsibility and lack thereof.

Mr. VanLangen reiterated an earlier comment where he stated many of the issues that residents have expressed concern over are addressed during site plan review and approval, not at this time.

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 8:25 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary