

GLEN ROCK PLANNING BOARD
Minutes of the July 2, 2015 Meeting

The regular meeting was called to order by Co-Chairman Harold Knapp at 7:30 p.m.

In attendance were Mayor van Keuren, Joan Orseck, Robert Tirserio, Ken Hrasdzira and Scott King. Kenneth Kang, Tim Macdonald and Robert VanLangen were absent. Also in attendance were Board Attorney, Spencer Rothwell and Borough Planner, Christine Cofone. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the January 8, 2015 regular meeting, February 5, 2015 work session, May 4, 2015 work session and June 9, 2015 special meeting. A motion to accept the minutes was made by Mr. Hrasdzira, seconded by Councilwoman Orseck and passed unanimously.

New Business:

Discussion and possible recommendation to the Mayor and Council for an ordinance to amend 230 of the Revised General Ordinances of the Borough of Glen Rock, 1971 entitled "Zoning" being an ordinance establishing a uniform set of zoning requirements; to add an S-2 Age Restricted Housing District

Mayor van Keuren asked Ms. Cofone to reiterate the appropriateness of the stated setback and building height noted in this ordinance.

Ms. Cofone began by stating how the borough arrived at this point. It began with a year-long process to reexamine the Master Plan which was adopted in November 2014. Ms. Cofone believes this ordinance is in conjunction with the Reexamination Report. The ordinance before the Board this evening requires a 40' setback from any public street, which helps to preserve the streetscape. Side yard setbacks are at 15', building coverage is at 35%, which includes lot coverage and the building height is to be no more than three stories or 45'. These are very reasonable standards for a senior citizen housing development with 1.5 parking spaces per unit. A landscape buffer would be required between any neighboring properties. This ordinance protects the Zoning Board in that when and if a developer approaches the Borough with property that is zoned S-2 there are architectural standards that are written in the zoning code. This ordinance will also help the Borough achieve one of the goals that was articulated in the Master Plan.

Mayor van Keuren asked if constructing the ordinance in this manner preferable to more conservative numbers and then require the applicant to apply for a variance.

Ms. Cofone replied she does not believe this is an aggressive ordinance so more conservative numbers would not necessary. The best interest for the Borough is to create standards that we feel will generate a reasonable project that would be good development. The Borough may have to rezone some properties into the S-2 zone.

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Mr. Liebman commented that the basic concept in the Land Use Law is to zone by ordinance rather than by variance. The idea is to create a set of standards that are realistic and appropriate rather than what may be more conservative and wait for an applicant to ask for a variance.

Mr. Liebman surmised that at this point it is the Board's responsibility to make the determination as to whether or not what is proposed is consistent, or inconsistent, with the Master Plan.

At this time, Mr. Knapp asked if there were any questions or comments from the audience.

Ron D'Argenio, 12 Keith Place - Mr. D'Argenio commented there are parts of this ordinance that are deeply troubling. Mr. D'Argenio believes, with this ordinance, the character of the community could potentially change. This ordinance allows for the construction of 45' tall buildings. The current senior housing building is 35'. Mr. D'Argenio commented an age restricted housing is not necessarily senior housing and that is what is being proposed. Secondly, a new zone is being proposed yet the location is not being revealed. It is a gross error in judgment and yet not tell the public where this new district will be. Mr. D'Argenio vehemently noted that this ordinance is not pertaining to affordable rental senior housing. This is age-restricted, high-end market rate units that based on newspaper articles could be located on Prospect Street. The community should be told where this zone will be located.

Mr. Knapp noted that at this time no particular parcel of land is being determined for the S-2 zone. It would be up to a developer to approach the Borough and make a request for a particular parcel of land to be declared an S-2 zone.

Mr. Liebman replied that is one way that the zone could be determined or the governing body, on its own, can identify a piece of property and initiate a zoning change.

Mr. D'Argenio replied that is his concern that the governing body should reveal what property they have in mind for this zone.

There were no further questions or comments from the audience.

A motion was made by Mr. Hrasdzira, and seconded by Councilwoman Orseck, to accept the S-2 Zoning Ordinance as written and send it back to the Borough Council with. Additionally, the Planner's report will be attached showing the ordinance to be consistent with the Master Plan. The voice vote was as follows:

AYES: Mayor van Keuren, Councilwoman Orseck, Mr. Tirserio, Mr. Hrasdzira, Mr. King
NAYS: Mr. Knapp

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Mayor van Keuren clarified that the primary role of the Planning Board is to consider and act on proposals that flow from the Master Plan. The role of the Council is to consider what the Planning Board sends to them and decide whether those proposals are good for the town.

As there was no further business before the Board a motion to adjourn the meeting was made by Councilwoman Orseck, seconded by Mr. Hrasdzira and passed unanimously. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary