

# **BOROUGH OF GLEN ROCK**

## **Work Session Meeting Minutes**

**Monday, August 10, 2015 7:30 pm**

This meeting is called pursuant to the provisions of the Open Public Meeting Law. This meeting notice was sent to the Bergen Record and advertised in said newspaper, posted on the bulletin board in the Municipal Building, and has remained continuously posted as the required notices under the Statue. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

### **ROLL CALL:**

**Council Member O'Hagan - present**  
**Council Member Orseck – present**  
**Council Member Nogara - absent**

**Council Member Pazan - present**  
**Council Member Surrago - present**  
**Council Member Martin – present**

**Mayor van Keuren – present**  
**Robert Garibaldi, Borough Attorney – present**  
**Lenora Benjamin, Borough Administrator – present**  
**Jacqueline Scalia, Borough Clerk – absent**

### **Developmentally Delayed Housing**

Tom Toronto: The appraisal received from McNerney indicated no impact on neighborhood assessments; the United Way walked through the house, it is in rough shape, not at grade. Possibly taking the house down to the studs to save part of the existing structure, will know more after the sale is finalized. Looking to close on September 15, 2015. Estimation of 6 to 8 residents on the ½ acre lot. No design concepts yet – bungalow row type style, in compliment of neighborhood. Occupied by developmentally delayed adults; disabilities include multiple sclerosis, down syndrome, autism, cerebral palsy – no mental illness. Project is inherently beneficial to the Borough; not seeking any variances for the project. Good location for travel, employment, downtown. Property will have a deed restriction – change in condition the house reverts back to Borough.

Terry McBride – not to exceed 10 residents

Michele Silver – commented on affordable housing plan, other projects

David Holtzbar – will additional property of Veteran's Park be used? JvK – No

Doris Ciaramella – the houses evaluated by McNerney were not in Glen Rock; questioned taxes and parking

Paula Royak – explain PILOT – payment in lieu of taxes – 95% of tax dollars come to Borough, 5% to County

Stephanie Onegian – August 13, 2013 redevelopment plan

Emily Hills – partner with United Way

Kay Tuite – no dramatic property devalue on Lincoln Avenue or Valley Road; there is a balance needed – take a deep breath

## **Drones**

There have been observations of drone use in town – we will research regulations

## **Trees on Harristown Road**

Borough aware of tree pruning and removal under PSEG; interfered with wires and new service; PSEG to fund new tree purchases for the Borough

**S2 Zone** – meeting on Thursday with professionals and Fire Department chief

Ron D'Argenio – density – 30 units per acre; height factor; ordinance should be site specific; no need for S2 zone, modify S1 to allow for seniors and age restricted housing and seek a variance

## **Dog Park**

JvK – where does council want to put it? Definitely not at Veterans Park – already ruled by council

Scott Goodyear – emailed council regarding Wilde Park as consideration-do not agree with that spot

Judge Carver's report – out by end of the month

Meeting adjourned 9:42 pm