

GLEN ROCK PLANNING BOARD
Minutes of the February 4, 2013 Work Session
7:30 PM

In attendance: Ken Hrasdzira, Chairman, Hal Knapp, Mayor John van Keuren, Councilwoman Joan Orseck, Bob Tirserio, Cindy Mehallow, Kenny Kang, Bob VanLangen and Bruce Vanden Assem. Also in attendance were David Bole, Esq., Board Attorney and Al Roughgarden, P.E., Borough Engineer.

Reorganization Meeting:

Election of Chairman and Vice-Chairman
Appointment of Board Attorney
Appointment of Board Secretary
Ratification of Borough Engineer
Ratification of By-Laws
Ratification of Borough Planner

Hal Knapp is chairing the nomination committee and will offer candidates at the Thursday meeting.

Old Business:

Discussion and possible recommendation to the Mayor and Council to amend the EGFAR (Effective Gross Floor Area) ordinance

Mayor van Keuren stated that the Board should revisit their recommendation to the Council regarding revisions to the EGFAR. He requested that they consider the maximum floor area for the entire lot be capped at 5,500 square feet for the A-1 zone and 4,400 square feet for the A-2 zone. In addition, because of a quirk in the EGFAR formula, he suggests that any lot in the A-2 zone that is 19,000 square feet or more be permitted to have a 4,400 square feet floor area.

After some discussions, the Board stated that this would be an acceptable recommendation.

New Business:

Block 115, Lot 22

192-98 Rock Road

Applicant: Auhanes and Levonik Demirdjian

Applicant requests minor site plan approval for fence, and for paving and striping of a pre-existing gravel parking lot.

Mr. Roughgarden stated that he met with Mr. & Mrs. Demirdjian and worked out the concerns Mr. Roughgarden had with the previous design. There will be a total of 12

spaces, where 25 are required. Mr. Roughgarden stated that the applicant should provide testimony as to what type of materials will be used for the fencing.

Some of the items that were addressed were reorganizing the parking spaces so that all of the parking spaces are easily accessible and adding landscaping.

Several Board members were concerned how the adjacent business owners will dispose of their garbage, as construction of this parking lot and fencing will limit the access to other businesses.

Block 104, Lots 2 and 3.01

288 Rock Road

Applicant: Kilroy's Wonder Market, Inc.

Applicant requests preliminary and final site plan approval and variances for construction of a two story addition to an existing commercial building.

Mr. Roughgarden stated that the applicant wishes to construct a two story addition joining two existing buildings- one currently used as a supermarket and the other, a warehouse.

Mr. Roughgarden went over his review letter, copies of which were distributed to the Board members and the applicant. He stated that he is concerned about the parking spaces, width of the sidewalk and width of the driving aisle. He further stated that drainage won't be an issue because the impervious surface has not increased from the existing conditions.

Mr. Roughgarden stated that a traffic study and parking analysis was submitted. Mr. Roughgarden does not know if traffic will be affected as he does not know if there will be an increase in retail space. He suggests that the applicant should offer testimony in that regard.

As the property fronts Rock Road and Maple Avenue, approval from the Bergen County Planning Board will be needed. Mr. Roughgarden stated that BCPB approval could be a condition of approval from this Board.

As there was no further business before the Board, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Nancy Spiller
Board Secretary