

GLEN ROCK PLANNING BOARD

Minutes of the February 5, 2015 Work Session
7:30 PM

In attendance: Robert VanLangen, Ken Hrasdzira, Mayor John van Keuren, Councilwoman Joan Orseck, Bob Tirserio, R. Scott King and Tim Macdonald. Also in attendance was Al Roughgarden, P.E., Borough Engineer and James Delia, Esq., Board Attorney.

New Business:

Block 127, Lots 2,3,4 569 and 575 Prospect Street Glen Park Village LLC

Informal presentation of proposed Senior Citizen Housing Complex requiring zone change and site plan approval.

David Rutherford, Esq., spoke on behalf of the owners of the property, Glen Park Village, LLC.

Mr. Rutherford stated that his client would like to construct a 69 unit rental apartment complex, exclusively for senior citizens, on three contiguous parcels on Prospect Street. Two of the properties are already owned by the applicant and one they hope to purchase from the Village of Ridgewood. He stated that the apartments will have one or two bedrooms, and most will have fireplaces and balconies.

Mr. Rutherford stated that they are in negotiations with the Village of Ridgewood to obtain the right to access the proposed development through the road that goes to the Ridgewood Sewer treatment plant. He stated that the applicant has already made application to the Bergen County Planning Board and the NJDEP.

He stated that the applicant will be seeking to have the properties rezoned and then assuming the property is rezoned, the applicant will apply for site plan approval from the Planning Board.

Mr. Rutherford stated that the reexamination of the Master Plan reinforced the need for additional senior housing.

Mr. Rutherford indicated the plan calls for 84 parking spaces. Mr. Delia asked if that complies with the state parking requirements. It was stated that the parking requirements for apartments are 1.8 spaces for each one bedroom and 2.0 for each two bedroom. The proposed plan is less than that because there is a consideration that seniors drive less than the general population.

Mr. Rutherford thanked the Board members for their time. The meeting was adjourned at 7:55 PM.

Respectfully submitted,

Nancy Spiller
Board Secretary