

GLEN ROCK PLANNING BOARD
Minutes of the February 29, 2016 Work Session
7:30 PM

In attendance: Hal Knapp, Kristen Bond, Ken Hrasdzira, R. Scott King, Councilwoman Kristine Morieko, Mayor Bruce Packer, Bob Tirserio and Tim Macdonald. Also in attendance were Stuart Liebman, Esq., Board Attorney, Gary Ascolese, P.E., Borough Engineer and Ed Snieckus, P.P., Borough Planner. Mr. VanLangen arrived a approximately 8:15 P.M.

Approval of Minutes: Thursday, February 4, 2016

The minutes are not completed as of today. The Board Secretary will forward them to the Board members when she receives them.

Old Business:

Discussion of bulk requirements included in proposed AR-1 Age Restricted Housing District Zone for Block 127, Lots 2, 3 and 4.

Mr. Ascolese stated that with the revised concept plan from the developer, a variance would be required for the impervious coverage- the current ordinance draft calls for a maximum 60% impervious coverage, where the concept plan calls for 65%. The new plans also calls for tandem parking spots which are not addressed in the Borough code. Mr. Ascolese stated he would like to clarify the definition of building height to be measured from the average of the four corners of the foundation from the existing grade of the property.

Mr. Snieckus agreed with Mr. Ascolese concerning the impervious coverage. He stated that the parking provided is less than the ASIS standard of 1.8 spaces (one bedroom) and 2.0 spaces (2 bedroom.)

Mr. Snieckus went on to state that the new plan has reoriented the buildings so that the two building containing apartments will have their narrow side facing Prospect Street. He also recommends that the height be measured from a pre-disturbed grade.

Mr. Liebman reminded the Board and members of the public that this discussion is for the AR-1 zone- it is not for site plan review of the proposed project. Detailed review of the project will come with a site plan application if the AR-1 zone is created.

Mr. Tirserio asked if the base for the height would be measured from the roadway to which Mr. Ascolese said it is preferred to be measured from the existing grade of the property.

Mayor Packer agreed that the discussion tonight should focus on the proposed ordinance and not the site plan.

Mr. Hrasdzira asked the planner if the proposed ordinance is typical of age restricted housing to which Mr. Snieckus replied that it is.

Mayor Packer asked if the ordinance should call for a lower maximum height, which is now 45' to more closely mirror the A-2 zone (32' maximum to peak of roof.) Mr. Snieckus stated that a height of 38' should be sufficient and could be 40' to allow for creativity in the roof design. Mr. Ascolese agreed.

Mr. Hrasdzira stated that impervious coverage deals with runoff. Mr. Ascolese agreed and stated that runoff would be addressed with a site plan application. Mr. Hrasdzira also asked if spaces designated for compact cars was possible.

Mr. Knapp asked Mr. Harrison, the proposed developer if he had anything to add. Mr. Harrison stated that the tandem parking spaces are for the two bedroom apartments only and will have signage to indicate same. He stated that he intends the apartments to be rentals and that older people tend to have less cars than younger people so he respectfully disagrees with Mr. Snieckus that he is not meeting the parking requirements.

Mr. Tibor Latinosics, the engineer for the prospective developer stated that the current elevation on the property changes approximately 10'. He stated that the developer's new plan rotates the buildings. There are only two buildings that contain apartments, and there is a small home sized club house. The parking has been moved to from below the building which has caused the impervious coverage to be 65% where 60% is under the proposed ordinance.

Mr. Ascolese stated that the 65% is a little high for this type of development- he normally sees 55-60%. Mr. Snieckus agreed, but noted that the developer has provided an enhancing feature in the clubhouse. If the clubhouse were not there, the building/structure and impervious would be lower.

Mayor Packer repeated that this is a general ordinance and not site plan approval for a specific project.

New Business:

Block 105, Lots 8-10

295-305 Rock Road

Applicants: Messrs. Joseph and Anthony Dello Buono

Conceptual hearing for development of properties for multi-family residential purposes –
Only for the February 29, 2016 work session.

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Mr. Joseph Dello Buono introduced himself to the Board. He is considering a multi-tenant housing project on 2 or 3 properties next to the Library on Rock Road. He has done several similar projects in Hawthorne where many of his tenants are former Glen Rock residents. He is proposing a two story building with parking underneath for either 24 or 28 apartment, depending on if he can obtain a third piece of property on the corner of Rock and Iona.

He stated that he would construct something that is similar to the Library in style and materials used. They would be rental units and be 2 or 3 bedroom apartments. Even though his apartments in Hawthorne are not age-restricted, there is only one baby living on the properties and no other children. The apartments are high end and his apartments in Hawthorne rent from \$2200-\$3000/month.

Mr. Snieckus stated that any plan like this would have to include COAH units.

Mr. Dello Buon stated the garbage for the property is kept inside the building until pickup.

Mayor Packer stated he appreciates the rush job that Mr. Dello Buono made to get a sketch and a concept plan to the Board in time for this meeting.

Michael Pasquale, Esq., attorney for the applicant, stated that they would prefer a zone change (as the properties are in the A-2 zone) over a use variance as it would give more say to the municipality over design, etc.

There were several residents in the audience who spoke in favor of this proposal.

As there was nothing further before the Board, the meeting was adjourned at 9:00 pm.

Respectfully submitted,

Nancy Spiller
Board Secretary