

GLEN ROCK PLANNING BOARD
Minutes of the May 4, 2015 Work Session
7:30 PM

In attendance: Robert VanLangen, Chairman, Hal Knapp, Vice-Chairman, R. Scott King, Ken Hrasdzira, Mayor John van Keuren and Bob Tirserio. Also in attendance were Spencer Rothwell, Esq., Board Attorney and Al Roughgarden, P.E., Borough Engineer.

Mr. VanLangen asked the Board members to review the minutes of the January 8 regular meeting and the February 5 work session and contact the Board Secretary with any additions or corrections.

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

Mr. VanLangen stated that the Mayor and Council are considering establishing a new housing zone in the Borough, The S-2 Age Restricted Housing District. The ordinance would set the criteria for the rezoning of any property (or combination of properties) to construct much needed senior housing.

The need for additional senior housing was outlined in the 2014 Reexamination of the Master Plan.

As a catalyst for this zone, a developer approached the Borough of his desire for a parcel of property he owns to zoned S-2. Although he was the catalyst, this new zone can be located anywhere in the Borough and the Board reviewed the ordinance with that in mind.

Although there seemed to be unanimous agreement that more Senior Housing is necessary, upon reviewing the ordinance, the Board members had numerous concerns.

Setbacks: There was agreement that the proposed setbacks are not sufficient. While the Board members did not agree on what they should be, they stated that the setbacks should be in keeping in line with other structures in the immediate area.

Height: There was overwhelming agreement that the building height is too tall, especially given the possible expansiveness of the buildings.

Density: The density is too high, which is necessitating the height and setbacks. Possibly reducing the density by 1/3 would allow the height to come down and the setbacks to be increased.

Mr. King, who sits on the Environmental Commission, stated that he has concerns over how much impervious coverage is permitted. Mr. Roughgarden stated that drainage will be discussed when an applicant comes before the Board for site plan approval and appropriate measures would be taken depending on the particular site.

The Board members also had some reservations about the parking ratio. Mr. Roughgarden stated that the Borough Professionals worked quite a while to achieve a ratio that would be adequate for the number of units, but still not result in a lot of empty parking spaces. While this is a senior development, the Borough has seen from Glen Courts that seniors retain their automobiles. In addition, since the minimum age is 55 for this zone, it can be assumed many people will still be working.

Mr. VanLangen suggested that the meeting on Thursday be cancelled to allow time to have the ordinance revisited by the Borough Professionals in light of the Board's concerns. Mr. Rothwell stated he will get back to us to see if the Thursday meeting should be cancelled.

As there was nothing further before the Board, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Nancy Spiller
Board Secretary