

GLEN ROCK PLANNING BOARD
Minutes of the August 31, 2015 Work Session
7:30 PM

In attendance: Robert VanLangen, Chairman, Hal Knapp, Joan Orseck, Robert Tirserio and Tim Macdonald. Also in attendance were Gary Ascolese, P.E., Borough Engineer and James Delia, Board Attorney

Mr. VanLangen asked the Board members to review the minutes of July 2, 2015 and be prepared to vote on the at the Thursday meeting.

New Business:

Block 254, Lot 16.02
909 Prospect Street
Applicant: 909 Glen Rock, LLC

Applicant requests preliminary subdivision approval of an existing property into five lots-one commercial lot and four residential lots, and preliminary and final site approval for development of the commercial lot.

Mr. Delia gave an overview of the project. The applicant requests a minor subdivision and preliminary and final site plan approval for construction of a commercial building and four residential lots. The commercial building will front on Prospect Street and the residences will front on Keith Place. This is considered a minor subdivision because 5 or less lots are being proposed. Mr. Delia stated that the applicant is requesting some variances regarding parking stall size, sign square footage and building height.

Mr. Ascolese stated that there are some environmental issues that need to be addressed on Thursday. He also stated that he would like to hear clarification on the impervious coverage calculations.

There was much discussion regarding the position of the driveway entrances and exits. Mr. Ascolese suggested that a more appropriate spot should be considered. The attorney for the applicant was present and stated that the driveway entrances and exits were moved in response to the review from the Bergen County Planning Board. Mr. Ascolese stated he will contact the BCPB and discuss the reasoning behind the driveway locations.

Mr. Ascolese asked if there had been any response from the Glen Rock Police Department concerning the application. The Board Secretary stated there were not but said she would contact the Police Department to see if they have any comment.

There were some questions regarding fencing and buffering from the commercial property to the proposed residential lots. Mr. Ascolese stated that a 6' fence and at least 350 pieces of shrubbery are proposed.

The Board will hear testimony concerning the expected loading schedule, expected trash pickup schedule, and noise emanating from the proposed backup generator.

As there was nothing further before the Board, the meeting was adjourned at 8:20 PM

Respectfully submitted,

Nancy Spiller
Board Secretary