

GLEN ROCK PLANNING BOARD  
Minutes of the September 28, 2015 Work Session  
7:30 PM

In attendance: Robert VanLangen, Hal Knapp and Robert Tirserio. Also in attendance were James Delia, Esq., Board Attorney and Gary Ascolese, PE, Borough Engineer.

**Approval of minutes for August 31, 2015 work session and September 3, 2015 regular meeting**

Mr. VanLangen asked the Board members to review the minutes of the August 31, 2015 work session. The minutes for the September 3 meeting are not complete, but will be forwarded to the Board members when they are.

**Old Business:**

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

Memorializing resolution for site plan approval for a commercial building.

The Board Secretary distributed a draft of the resolution to be memorialized on Thursday. After a review of the draft with the applicant's counsel, Mr. Delia suggested several small revisions. The Board agreed and Mr. Delia will forward a revised draft to the Board Secretary for distribution.

**New Business:**

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

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

The subdivision is the second half of the applicant's application for site plan and subdivision approval. The applicant is requesting preliminary subdivision approval for the creation of 5 lots- one commercial and four residential. A portion of two of the lots will be located in Fair Lawn, but the applicant has stated that they have already received approval from the Fair Lawn Zoning Board.

**Block 116, Lot 4  
201 Rock Road  
Applicant: 201 Rock Road LLC**

Applicant seeks modification or elimination of a condition of approval- specifically, the condition that no more than 20 people are permitted to occupy the finished area of the basement level at any one time.

The applicant wishes to construct a lunch room and other ancillary spaces for existing employees in the building. In addition, they wish to construct a call center to be used if their call center in New York is shut down in cases of emergency. If this was to occur, the number of employees in the basement would temporarily exceed the permitted 20.

**Discussion and possible recommendation to the Mayor and Council to include a Sustainable Building Practices Checklist with minor and major subdivisions or preliminary or final site plan approval.**

Mr. King distributed a proposed Sustainable Building Practices Checklist, which he wishes to be a non-binding inclusion to any site plan or subdivision application.

Mr. Delia stated that applications have requirements to deem them complete as outlined in the Borough Ordinance. Mr. King stated the Environmental Commission wanted the get applicants thinking about what could be done during development which could make the project more “green friendly.”

There was much discussion concerning the way this could be implemented. Mr. King gave Mr. Delia and Mr. Ascolese a number of towns that have implemented such a program and they said that they will try to do some research before the Thursday meeting to give the Board more information.

As there was no further business before the Board, the meeting was adjourned at 8:35 pm.

Respectfully submitted,

Nancy Spiller  
Board Secretary

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