

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

In attendance: Hal Knapp, Mayor van Keuren, Bob Tirserio, Tim Macdonald, Councilwoman Joan Orseck, Ken Hrasdzira and R. Scott King. Also in attendance was Stuart Liebman, Esq., Board Attorney. Bob VanLangen arrived late.

Approval of minutes for November 5, 2015 regular meeting- The minutes for this meeting are not yet available. We are anticipating that they will be ready by Thursday's meeting. The Board Secretary will forward the minutes to the Board members as soon as they are available.

Old Business:

**Block 38.02, Lot 1
464 Broad Street
Applicant: Premier Storage Investors, Inc.**

Memorializing resolution for preliminary and final site plan approval for a self-storage facility utilizing the existing structure.

The Board Secretary distributed the draft of the resolution prepared by Mr. Leibman's office. Mr. Knapp asked the Board members to read over the minutes and contact either the Board Secretary or attorney with any corrections.

New Business:

Discussion and possible confirmation that proposed ordinance No. 1726 is substantially consistent with the land use and housing elements of the Master Plan, as amended and supplemented or designed to effectuate such elements concerning the establishment of an AR-1 Age Restricted Housing District (Block 127, Lots 2,3 and 4)

On November 9, the Borough Council had a first reading of Ordinance #1726 regarding establishment of the AR-1 zone on Block 127, lots 2,3,and 4. They then requested that the Planning Board look for any inconsistencies with the ordinance and the Master Plan.

Mr. Liebman explained that this action is keeping with the requirements of the Municipal Land Use Law. I the Planning Board finds no inconsistencies, it will forward its finding to the Council and the Council at that point will proceed with the final reading or take other action, as it sees fit.

Mr. Knapp questioned what would happen should a resident have a live in caregiver that is under the age of 19, as no permanent resident under the age of 19 is permitted. It was generally agreed that would need to be addressed should the matter occur.

Several residents questioned particulars of the ordinance such as permitted height of the building, setbacks and additional traffic that would be likely. In addition, there was discussion if this would affect property values. Mr. Liebman repeated several times that the Planning Board is only charged with finding any inconsistencies with the Master Plan and nothing else at this point.

Mr. Knapp reminded the Board members and residents that if the ordinance is passed, a developer would have to come to the Planning Board for site plan approval. At that time, lighting, drainage, traffic, etc. would be discussed.

As there was nothing further in front of the Board, a motion to adjourn the meeting was made by Mayor van Keuren, seconded by Joan Orseck and passed unanimously. The meeting was adjourned at 8:20 PM.

Respectfully submitted,

Nancy Spiller
Board Secretary