

June 18, 2025 Special Meeting

Planning Board

Meeting minutes

Roll Call

Mayor Morieko, Councilwoman Coll, Chief Ackermann, MS, Tryforos Mr. Solowsky, Mr. Bullaro, and Mr. D'Esposito were present at the meeting. Also present Dan Lagana, Board Attorney and Ed Snieckus, Board Planner

Sunshine Law

Mrs. Jeffery read the Sunshine Law statement, confirming that adequate notice of the meeting had been provided in accordance with the Open Public Meetings Act. The notice was posted on the board outside the chambers, mailed to the Ridgewood News, and filed outside the borough clerk's office on January 17, 2025. Additionally, the notice was posted on the bulletin board and published in the Bergen Record on or before June 6, 2025.

Housing Element and Fair Share Plan

Mr. Edward Snieckus, a licensed professional planner and landscape architect from Burgis Associates in Westwood, New Jersey, presented the Housing Element and Fair Share Plan dated June 5, 2025. He explained that this document would replace the existing 2020 housing element and fair share plan, addressing the fourth-round requirements from 2025 to 2035.

Mr. Snieckus provided background on the state legislature's revision of rules relating to the preparation of housing elements and fair share plans. He explained the abolishment of the Council on Affordable Housing (COA) and the Department of Community Affairs' (DCA) role in preparing need numbers for municipalities.

The presentation covered the following key points:

- Glen Rock's prior round requirements and how they were addressed.
- The third-round obligation of 26 units, which has been met and exceeded.
- The fourth-round calculation, resulting in a prospective need of 201 units.
- The borough's realistic development potential (RDP) of 0 additional units for the fourth round.
- Mechanisms in place to address unmet need, including overlay zones and a mandatory set-aside ordinance.

Mr. Snieckus emphasized that the plan does not require Glen Rock to build 201 new affordable units but rather demonstrates how the borough is addressing its obligation through existing mechanisms and zoning.

Board members raised questions about the accuracy of demographic data in the report. Mr. Snieckus acknowledged some discrepancies and agreed to update the information to reflect the correct population, household count, and average household income based on current census data.

Mr. Bullaro expressed concerns about the impact of potentially building 1,000 units (based on the 201 affordable unit requirement) on the town's infrastructure, schools, and character. Mr. Snieckus clarified that the plan does not propose building 1,000 units and that the realistic development potential for the fourth round is 0.

A member of the public, Rob Saydah from 228 Hamilton Avenue, also raised concerns about the potential impact of 201 affordable units on the town's population and infrastructure. Mr. Snieckus reiterated that the plan aims to prove that Glen Rock is not obligated to build 201 new units and that existing mechanisms are in place to address incremental growth.

After discussion, a motion was made to approve the Housing Element and Fair Share Plan with the following amendments:

Councilwoman Coll moved to adopt the Housing Element and Fair Share Plan as an element of the master plan, with edits to pages 15 through 19 to update census information, and the addition of 4 units at the 11 Jerome Avenue group home to tables 19 and 20. Ms. Tryforos seconded the motion. The voice votes were as follows:

AYES: Morley, Moricko, Coll, Ackermann, Tryforos, Solowsky

NAYES: Bullaro

ABSTAIN: none

The meeting was adjourned. All in favor