

**ORADELL PLANNING BOARD**  
**RESOLUTION OF MEMORIALIZATION**  
**FINDING PROPOSED BOROUGH ORDINANCE #21-5**  
**AMENDING CHAPTER 240, ARTICLE 6 OF THE BOROUGH LAND USE**  
**ORDINANCE CONSISTENT WITH THE BOROUGH MASTER PLAN**

**WHEREAS**, N.J.S.A. 40:55D-26 requires the Planning Board to review any development regulation, revision, or amendment thereto for consistency with the master plan, prior to adoption by the governing body, and to identify any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan, together with recommendations concerning such inconsistencies and any other matters the board deems appropriate; and

**WHEREAS**, the Planning Board of the Borough of Oradell, County of Bergen, State of New Jersey (the "Planning Board"), adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 in November, 1988; and

**WHEREAS**, the Planning Board adopted its current Land Use & Central Business District Elements of the Master Plan on December 4, 2018; and

**WHEREAS**, the Planning Board adopted its current Master Plan Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on November 5, 2018; and

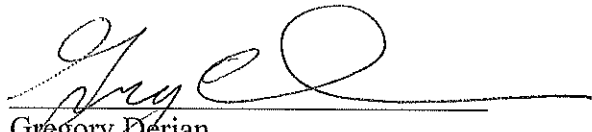
**WHEREAS**, the Board, at its May 4, 2021 regular meeting, reviewed proposed Ordinance No. 21-5 which amends Chapter 240, Article 6, Sections 6.2.A, 6.2.B and 6.5 and Attachment 1 of the Borough Land Development Ordinance and the Borough Zoning Map as set forth in the proposed Ordinance; and

**WHEREAS**, Fair Share Housing Center supports the amendment to the ordinance which in part establishes the Affordable Housing Overlay District use and bulk criteria and development standards for the property located at Tax Block 1401, Lot 1.01, and builds upon the Township's Housing Element and Fair Share Plan; and

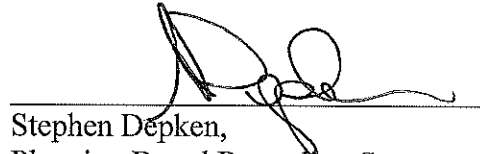
**WHEREAS**, the Board members discussed and agreed that the purpose and area, yard and bulk requirements established for the new zone district designated R-2A One Family District to be designed in a manner to effectuate the Master Plan Housing Element with no detriment to the

surrounding properties.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Oradell, Bergen County, State of New Jersey, that the Planning Board hereby finds the amendments to Chapter 240, Article 6, Sections 6.2.A, 6.2.B and 6.5 and Attachment 1 of the Borough Land Development Ordinance and the Borough Zoning Map to be consistent with the current Master Plan, specifically with the Housing Element and Fair Share Plan and that the said amendments do not substantially or materially undermine or distort the basic provisions and objectives of the Borough's Master Plan.

  
Gregory Derian,  
Vice Chairman of the Planning Board

I hereby certify that this is a true copy of the resolution adopted on June 7, 2021.

  
Stephen Depken,  
Planning Board Recording Secretary

The said Resolution was memorialized by the following vote:

Moved: Stephen Carnevale

Seconded: John Plucinski

	For	Against	Abstain	Absent	Not Qualified to Vote
Gregg Larson, Chair					X
Gregory Derian, Vice Chair	✓				
Vincent Scalcione, Secretary					X
Mayor Diane Camelo Didio					X
Stephen Carnevale	✓				
Kenneth Baumann	✓				
John Plucinski	✓				
Gary Tankard					X
Dan Dressel					X
Barry Cohen, Alt. 1	✓				
Min Woo Kang, Alt. 2					X