

**ORADELL PLANNING BOARD  
REGULAR MEETING  
FEBRUARY 2, 2021**

Notice of this meeting was published in official newspapers, prominently posted in Town Hall and filed with the Borough Clerk in accordance with the Open Public Meetings Act

**ROLL CALL**

Mr. Larson	Present
Mr. Derian	Present
Mr. Scalcione	Present
Mr. Carnevale	Present
Mrs. Didio	Present
Mr. Baumann	Present
Mr. Tankard	Present
Mr. Dressel	Absent
Mr. Plucinski	Present
Mr. Cohen	Present
Mr. Kang	Absent

**Also Present:**

Mr. Depken, Construction Official  
Mr. Atkinson, Board Engineer  
Mr. King, Esq., Board Attorney

**Correspondence:**

None

Mr. Tankard was sworn in by Mr. King for the 2021 calendar year.

**Committee Reports**

**Subdivisions, Site Drainage & Soil Moving**

None

Mr. Larson and Mr. Scalcione mentioned to Mr. Depken that they will both be signing the resolution that was left in the outgoing mail bin and contact the Building Department when done.

**Business, Buildings & Signage**

Mr. Tankard stated there was a new signage application for Colour Loft Salon located at 1 Kinderkamack Road, Suite 2. Signage was approved.

## **Regional Planning Coordination**

Mrs. Didio stated that in mid to late November she along with the Borough Administrator, head of OEM, Police Chief and Fire Chief had a call with Dewberry Engineers who were hired by the county to initiate a study on the Oradell Avenue Bridge. A \$450,000 grant was received to fund the study which will investigate options for replacing or repairing the bridge. Mr. Carnevale interjected that he was notified that there was no sound on OPTV. Mr. Larson stated that he is recording the meeting and will be able to provide that information to OPTV. Mrs. Didio continued stating that there is a website [www.oradellavenuebridge.com](http://www.oradellavenuebridge.com) for further information and to also give comments on the Oradell Avenue Bridge project. Mr. Scalcione asked if the bridge is considered historical. Mrs. Didio did not know if it was and stated that it would be part of the study.

## **Zoning**

Mr. Larson stated that all members should have received a copy of the resolution regarding the Zoning Board Annual Report of Action. Mr. Larson stated the conclusion of the report was that the Zoning Board had no recommendations to the Mayor and Council regarding changes in ordinances.

## **Master Plan, Open Space, Environmental & Circulation Systems**

Mr. Derian stated that the subcommittee have been meeting for the past two months. Mr. Derian stated that each subcommittee member went through the Master Plan and compiled a list of items that they viewed as variances. Mr. Derian mentioned that these are not new items that the list was compiled of items that were discussed and approved from 2017 and 2018 and that were adopted in 2019. Mr. Derian went through the bullet points of the recommendations from the Planning Board to the Mayor and Council regarding the Master Plan. Mr. Derian stated that the first item was to change the use for restaurants and stated that they are suggesting to change the language in the ordinance from conditional use to permitted use. The next item was building facade design standard. Mr. Plucinski asked Mr. Derian if he could share the list with the board members. Mr. Derian skipped to the recommendation to eliminate parking requirements for restaurants, next item was the restrictions on outdoor dining. Mr. Derian mentioned they are asking the borough to consider reducing the minimum width for the sidewalk to allow for more outdoor dining. The fifth item was to reevaluate parking time limits within the central business district in order to better support the businesses. The sixth item listed was asking the Borough to undertake comprehensive rewrite of signage regulations. Mr. Derian mentioned the other items were to improve pedestrian safety in regards to crosswalks, improve crosswalk lighting if possible, traffic calming such as the elimination of the center island in the central business district to allow for a bike lane and less congestion around parked cars, sidewalks bump outs at intersections on Kinderkamack Road and gateway signage at the border of the central business district to let travelers know that they were entering a business district and to expect more traffic and pedestrians. Mr. Derian opened the discussion to the board for questions and comments. Mr. Plucinski added that the changes for outdoor dining were not just for more dining capability but to also be able to have the proper social distancing. Mr. Plucinski stated that the Borough should offer guidance to anyone applying for new signage to look at the historic train station sign to try and adopt that same motif to replicate throughout the town. Mr. Derian explained that was not mentioned in the recommendations because it was not in the Master Plan. Mrs. Dido

asked Mr. Derian about the suggestion of vertical banner signage. Mr. Derian mentioned that instead of having a sign on the face of the building the sign would be perpendicular to the face of the building and could be seen as individuals were driving or walking. Mrs. Didio stated that the vertical signs were a great adaptation for signage for many reasons especially on Kinderkamack Road. Mr. Depken asked if the subcommittee went to other municipalities to see what they liked about their signage. Mr. Depken asked if the vertical sign would be an option to the tenant or that all signage going forward would be vertical. Mr. Derian stated that the subcommittee wanted to stay as close to what was in the Master Plan for consideration. Mr. Carnevale stated that his only recommendation was that if there were other good ideas or suggestions to enhance downtown or public safety from the subcommittee or other board members that they should get them in writing and that the Master Plan is a fluid document. Mr. Derian mentioned that the subcommittee could provide a third category for recommendations that are not within the Master Plan but would be current recommendations. Mrs. Didio asked Mr. King if it would be beneficial for the Mayor and Council ordinance committee to meet with the Planning Board subcommittee to discuss these issues. Mr. King stated that he does not see a reason why the two committees should not get together for a meeting. Mr. King stated eventually the recommendations would be handed off to the ordinance committee so it would probably be beneficial to have the two committees coming together in advance for consistency. Mr. Larson stated that the conversation is important to highlight and discuss the areas in which the subcommittee thinks were definitive recommendations that have not yet been acted upon. Mrs. Didio stated that in regards to the traffic proposals that Kinderkamack Road is a county road so that would require working with the county engineer for options on safety improvements. Mr. Derian stated that there was an illustration on the Master Plan on what could be done. Mr. Larson stated that it would make sense for the subcommittee to meet again and perhaps at the March meeting visit the category of new ideas. Mr. Derian asked Mr. Larson if the board could approve the current recommendations. Mr. Larson stated the board could vote on the current recommendations and discuss any new ideas during the March meeting. Mr. Larson asked Mr. King if the meeting should be open to public comment. Mr. King asked for clarification on the intent of the board voting on approving the current recommendations. Mr. Derian stated that the board would vote to approve the recommendations but not submit them until the board had the additional items added to the recommendations. Mrs. Didio suggested the board vote on the current recommendations for the Mayor and Council since those items are the main focus. Mr. Larson agreed that that the board should vote on approving the current recommendations and what is discussed during the March meeting would be an addendum to the current recommendations. Mr. Larson opened the meeting to public comment regarding the recommendations to the Master Plan.

Paul Latsounas at 50 Beverly Road stated that they haven't been able to hear the meeting until 8:10. Mr. Latsounas went on to state that his question was regarding when an application is put in to build something but the information is not allowed to be given to the public because information is missing. Mr. Larson stated that what he was speaking of was not an application before the Planning Board and asked Mr. King to provide an explanation of what is a finalized formal application. Mr. King stated that the purpose of opening up the meeting to the public was for comments pertaining to the recommendations to the Master Plan. Mr. King stated the meeting would be open up to the public for other comments and Mr. Latsounas could bring his question up at that time.

Sam Tripsas at 327 Maple Avenue asked if the public can get a copy of the recommendations before it goes to the Mayor and Council. Mr. Depken responded that as soon as he receives a copy it will be posted on the website under the Planning Board.

Mr. Larson asked Mr. Derian if he was ready to entertain a motion to approve the recommendations. Mrs. Didio asked if a motion could be made to close to the public. Motion to close public comment was made by Mr. Larson and second by Mr. Depken.

## **ROLL CALL**

All in favor

Motion to accept the recommendations was made by Mr. Derian and second by Mr. Larson.

## **ROLL CALL**

All in favor

## **Historical Preservation**

None

## **Old Business**

Mr. Larson stated that it has been approved to hire a Recording Secretary and that the Borough will advertise for the position. Mr. Depken stated that he was told by the Borough Administrator that the position would be advertised and thanked the Mayor and Council for approving the position.

## **New Business**

Mr. Larson commented on the 2021 meeting dates specifically the September meeting date. Mr. Larson stated to keep the meeting scheduled for September 7th and asked Mr. Depken to put the meeting dates back on the agenda for the August meeting to revisit scheduling conflicts. Mrs. Didio suggested to put it on the agenda for July. Mr. Larson stated that it will be added on to the July or August meeting ahead of the September meeting. Mr. Depken mentioned that the June meeting is the date of the primary election and asked if the June meeting should change from June 7th to June 1st. Mr. Larson suggested moving to the standard date which is the first Tuesday of the month. Mr. Larson mentioned that he and Mr. King are working on finalizing a proposed resolution for procedures handling virtual meetings. Mr. Larson stated a draft resolution will be sent by Mr. King before the March meeting. Mrs. Didio mentioned that the Mayor and Council adopted a similar resolution and could provide a copy to Mr. King. Mr. Depken mentioned the Zoning Board also has a resolution that he would send to Mr. King. Mr. Larson mentioned that Mr. Depken circulated to the Planning Board a list of contact information and asked the members to review it and forward the information to Mr. Depken as soon as possible. Mr. Larson stated that there was nothing new in regards to the Zoning Board Annual Report. Mr. Larson opened the meeting to public comment.

Paul Latsounas at 50 Beverly Road asked why it is that the public cannot be told about projects in town unless an application is complete and why other people can know about it. Mr. Larson asked Mr. King to explain the process of an application. Mr. King explained that an application needs to be deemed complete prior to being presented to either the Planning Board or Zoning Board and the public. Mr. King went on to mention that notice to the public is made by a newspaper announcement within ten days of the meeting and that personal notice requirements go to those within 200 ft of the property. Mr. Latsounas asked if he went to Town Hall if he could get information on the projects. Mr. King responded that there is no requirement that any

information is to be provided to the public until the application is deemed complete. Mr. King mentioned that once it is deemed complete anyone from the public can go to the Building Department to get information relating to the project. Mr. Latsounas made a comment on the protocols for conducting the virtual meetings and that there is a discrepancy on the protocol that implies that anything can be censored. Mr. Larson stated that they will review what has been done previously and that they will have their own resolution for the Planning Board which will be discussed at the March meeting.

Mr. Derian mentioned that he had a question for Mr. Atkinson or Mr. Depken in regards to when an application is submitted if it was common for the applicant to go back and forth with the construction or engineering department to change their application. Mr. Depken responded that in most cases it does go back and forth a number of times. Mr. Derian stated that since the application may change that it is safe to say that is why an application is not shared until deemed complete. Mr. Depken reiterated that an application does need to be deemed complete first and once that is done the application is put on the website.

Sam Tripsas at 327 Maple Avenue asked if the public can be made aware that a project is coming before it is deemed complete. Mr. King reiterated that the information cannot be shared with the public until it is deemed complete. Mr. Larson stated that deeming an application complete is the start of a process that can take weeks or months to work through. Mr. Tripsas stated that when an application is deemed complete there is a ten-day notice given to the abutters of the property and that it is just the abutters not the public. Mr. Atkinson stated that as far as deeming an application complete that does not mean that the application is going to be heard within ten days that is the public notice that the application is going to be heard. Mr. Atkinson stated that once the applicant has submitted all items on the checklist and the application is deemed complete the Planning Board or Zoning Board have to take action within thirty days. Mr. Depken mentioned that the notice is also published in the paper. Mr. Tripsas asked if the sign for 1 Kinderkamack Road was approved and if it looks like the other signage. Mr. Depken stated that it was approved and that it looks like the other signage.

Motion to close public comment was made by Mr. Larson and second by Mr. Cohen.

## **ROLL CALL**

All in favor

Mr. Larson asked Mr. King before adjourning the meeting if Mr. King would be sending a cover letter and the approval of the recommendations to the Mayor and Council. Mr. King stated that he or Mr. Derian could send out a letter on behalf of the subcommittee. Mr. Larson stated that it would be better served if Mr. King sent it on behalf of the Planning Board. Mr. King stated that he would send a draft out to the board first before sending it out to the Mayor and Council.

Motion to adjourn the meeting was made by Mr. Larson and second by Mr. Tankard.

## **ROLL CALL**

All in favor