

**ORADELL PLANNING BOARD
REGULAR MEETING
APRIL 2, 2019**

Notice of this meeting was published in official newspapers, prominently posted in Town Hall, and filed with the 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. Pastore	Absent
Mr. Dressel	Absent
Mr. Plucinski	Present
Mr. Lombardo	Present
Mr. Tankard	Present

Also Present:

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

Approval of the minutes of April 7, 2018 & March 5, 2019

Minutes for April 7, 2018:

Mr. Larson stated that the board would discuss the April 7, 2018 minutes during new business discussions.

Minutes for March 5, 2019:

Mr. Larson asked if any of the board members had any comments or edits for the minutes. Mr. Plucinski stated that he had an edit regarding a comment he had made in regards to the liaison for the Planning Board. Mr. Derian explained that he had an edit on page 5, second paragraph, in regards to a discussion of an edit within the Historical Element resolution which was made by the board members. Mr. Larson stated that for the record he would read the section of the resolution which was edited from Mr. Carnevale's comments at the prior meeting. He explained that he would have the minutes amended to reflect this edited statement.

Mr. Larson made a motion to approve the minutes as amended, and Mr. Derian seconded the motion.

ROLL CALL:

AYES: Tankard, Plucinski, Carnevale, Larson, Derian, Scalcione, Lombardo

ABSTAIN: Didio

Correspondence:

3-6-19 Copy of letter to John Tumino, Buddy Realty, LLC, Block 601, Lot 48, Minor Subdivision, 875 Soldier Hill Rd. from Erick V. Timsak, P.P., Supervising Planner, County of Bergen, re final approval.

3-20-19 Copy of letter to Diane May Building Dept. Sec'y. from Stephen P. Sinisi, Esq., 2 Sears Drive, Paramus, NJ, re Buddy Realty, LLC, Minor Subdivision, 875 Soldier Hill Rd., Block 601, Lot 48, approval minor Subdivision: 3 conforming lots.

The New Jersey Planner January/February 2019 Vol. 80, No. 1

Committee Reports

Subdivisions, Site Drainage & Soil Moving

New Application:

None

Resolutions:

**CAL. #S-112-19
Block 701, Lot 17**

**Richard Thomas
554 Summit Ave.**

RESOLUTION

Mr. Carnevale stated that he had a question in regards to the resolution. He explained that there was an emailed version and a hard copy of the resolution and asked if they were the same document or were any edits made to the document. Mr. King stated that they are both the same document. Mr. Depken stated that the resolution was not changed. Mr. Carnevale asked if any members of the board had any questions or comments in regards to the resolution. Mr. Larson stated that he had an edit to the resolution in regards to how it was worded for the individuals who had appeared for the hearing. He detailed an additional edit on page 2 in regards to the applicant revising the site plan and asked for a condition to be added for revising the site plan. Mr. King stated that he would also add a condition of submitting updated drainage calculations. Mr. Atkinson stated he agreed with the site revision conditions.

Mr. Carnevale made a motion to approve the resolution as amended, and Mr. Scalcione seconded the motion.

ROLL CALL:

AYES: Tankard, Plucinski, Carnevale, Larson, Derian, Scalcione, Lombardo

ABSTAIN: Didio

Business, Buildings & Signage

New Application:

None

Resolutions:

None

Signs:

**Lucky Eden Photo 386 Kinderkamack Road Proposed Sign
Block 1201, Lot 24**

Mr. Lombardo stated that there is a new application for a sign at 386 Kinderkamack Road for a photography studio and the sign committee would review this matter after the meeting.

Regional Planning Coordination

Mrs. Didio stated that the Emerson Redevelopment Project may begin at the end of June. She explained that they would be constructing 147 apartments and 15,000 ft.² of retail space between Lincoln and Linwood on Kinderkamack Road. She stated that this project may create traffic issues on Kinderkamack Road. She explained that the County had been petitioned by herself, the Mayor of Paramus and the Mayor of Emerson to make improvements to various intersections along Forest Avenue. She stated that there are going to be some improvements made, especially to the intersections of Forest and Soldier Hill Road and Forest and Oradell Avenue. Mr. Atkinson explained that there would be a multi-phase of improvements to the intersection of Forest and Soldier Hill Road. He stated that the first phase was to install the pedestrian crossing countdown. He explained that the concern was from the left-hand turn from Forest Avenue onto Soldier Hill Road and the countdown would enable pedestrians to see the light time cycle. He stated that there would be modifications made to the lanes and the southern direction would have two lanes along with a dedicated left turn lane. He explained that potentially they would be looking to enlarge the intersection. He stated that the improvements at intersection of Forest and Oradell Avenue would create a dedicated left turn lane onto Oradell Avenue along with signage installed. He explained that he does not have a date yet of when they would start these improvements but he would update the board members when he had further information. Mr. Depken stated that he had received a phone call from a resident who was happy to see the pedestrian crossing countdown was added to the intersection of Forest and Soldier Hill Road. He explained that the resident had asked when sidewalks would be installed and he told the resident that sidewalk installations are not in the planned improvements. Mrs. Didio stated that there was a concern raised at the Council meeting for there not being sidewalks in the area of Oradell Avenue and Forest by Amelia Court. She explained that in conjunction with the grant writers, the Borough is looking to see if there are grants available in order to install sidewalks in needed areas such as this. Mr. Atkinson stated that sometimes federal funds become available for safe routes to schools. Mrs. Didio asked if Mr. Atkinson could bring this matter up at the next Mayor and Council meeting.

Zoning

Mrs. Didio stated that she would like to mention to the members that there was a Zoning Board approval for a new temple on Kinderkamack Road for the community. Mr. Depken explained that the temple would be at 660 Kinderkamack Road. Mrs. Didio stated that the biggest concern was the overflow of parking and traffic on high holy days. She explained that the temple had made

accommodations with a neighboring commercial property owner to utilize their lot for overflow parking along with the shuttle service. Mr. Depken stated that their parking agreement is with 700 Kinderkamack Road which is a few buildings north of the temple site. He explained that they have a lease agreement with this property for two years and if they cannot renew this contract then the temple would have to come back to the board with a new plan. He stated that the temple would not be permitted to hold services which would require the overflow parking until a new parking agreement can be established for the Zoning Board to approve again.

Historical Preservation

Mr. Plucinski stated that since the Historical Element Plan is now a part of the Master Plan, the commission has begun working on some of the suggestions which are within the Historic Element Plan. He explained that one of them is the establishment of a Historical Architectural Advisory Committee. He stated that they have begun working on the wording for this and would hopefully have something for the following Planning Board meeting. Mr. Larson asked if this was a thought to creating a different committee or if this is the same committee. Mr. Plucinski stated that this would probably be a subset of the Historical Preservation Committee. He explained that they are looking into the wording from other surrounding municipalities who have already established this type of committee in order to be consistent with the legal wording they see in other towns. Mr. Carnevale stated that the plan is to bring this item to the Planning Board first for guidance and advice before going to the Mayor and Council. Mr. Larson stated that this makes sense.

Master Plan, Open Space, Environmental & Circulation Systems

Mr. Derian stated that the updated Master Plan document is on the Borough's website. He explained that the document reflects the editorial comments that the board members had passed in the December.

By-laws

Nothing to report.

New Business

Mr. Larson stated that he would like to remind the board; individual members speaks to the public, whether informally or formally such as at a Mayor and Council meeting or Zoning Board meeting, that this individual should be clear they are speaking in an individual capacity and not as a member or representative of the Planning Board. Mr. Larson stated that both the Planning Board and Zoning Board have put a plan in place to complete the remaining 2018 minutes. He discussed with the Building Department office that the boards would receive 2 sets of minutes for review each month with one being current and the other being a 2018 document. He requested that the minutes be submitted to the board approximately 4 to 5 days before the meeting in order to give the members the opportunity to review them. He stated that they are hoping to approximately be caught up with prior minutes by the fall. Mr. Depken detailed for the board the personnel reasons why the minutes had backed up along with the fact that these prior meetings are extremely lengthy and include additional special meetings that were for the Master Plan. He stated that he had suggested for the minutes to not be so detailed in order to provide them quicker. He asked if there

would be an issue with the board in regards to making the prior minutes less detailed. Mr. King stated that you would have to be careful because it depends on how long the Borough keeps their transcripts or videos of their meetings for any member of the public would like to view an older prior meeting. Mr. Depken explained that OPTV has been keeping all the meetings up on the Borough's website and there are copies of each of the meetings available on DVD. Mr. Larson stated that he is in favor of the minutes being more meticulous and detailed orientated. Mr. Depken explained that with this being the case then the timeline in order to produce this quality would need to be extended and they may not be sent out with such a long period of time prior to a meeting. He stated that the recording secretary is doing her best to catch up on prior minutes, she is keeping the boards current and she produces a very excellent product. Mr. Larson reiterated his prior comment that the board just came across a situation where they had to review prior minutes from a 2010 meeting in order to gain the specifics surrounding a situation. Mr. Depken stated that this is fine but he needs to remind the members that the 2018 prior meetings are very time consuming and it takes a substantial amount of time to produce the minutes along with maintaining the same detailed quality.

Old Business

Mr. Larson stated that he believes that there is a training session in the Borough tomorrow evening. Depken explained that the cyber training would be tomorrow for any members who have not taken it yet. He stated that the meeting is not very long and a few of the board members discussed that they would be present for the training tomorrow. Mr. Depken explained that in regards to the mandatory board member training, Mr. Lombardo had signed up for the class. He stated that he believes everybody else on the board has taken this class so far except for Mr. Tankard. He asked if Mr. Tankard would look at the information for the remainder of the available classes and to find an appropriate class which would fit his schedule. Mr. Tankard stated that he would get back to Mr. Depken in the Building Department in regards to scheduling the class. Mr. Depken explained that the financial disclosure would be coming shortly for the board members. He stated that the Borough Administrator had explained that she had received information from the State and she would be emailing this out soon. He explained that the establish board members already have their pin number and the new board members would have to set up their pin number in order to do the disclosure online. Mrs. Didio stated that this would be coming out very shortly because she had just received the financial disclosure for the Borough's Jiff and that disclosures are due by April 30th.

Mr. Larson opened the meeting to the public for comments.

Sam Tripsas at 327 Maple Avenue stated that he would like to make a comment on signage. He explained that approximately a week ago a for lease sale sign went up across the street from Great Foods Market. He stated that the sign was extremely large in size but is now gone and would like to thank Mr. Depken for this. He explained that now, in its place, is a conforming smaller real estate sign. He stated that the Fred Astaire business sign had been installed today and asked if this sign was approved by the Planning Board sign committee. Mr. Depken stated yes that the sign went before the sign committee and had been approved. Mr. Tripsas explained that that sign looks good and also looks better than the building. He asked what members are on the current sign committee. Mr. Larson stated that the sign committee is made up of three members of the Planning

Board. Mr. Tripsas explained that it is good to have a few sets of eyes to look at the signs which come up for review. He stated that in regards to the 2017 minutes he does not believe minutes were done for the Borough's first public charrettes for the Master Plan which was held on June 10, 2017. He explained that all the minutes for 2017 are up on the Borough's website except for this one meeting. He stated that at this meeting there were post it notes which were used as a record for people's feeling on the visual boards that were presented that day. He explained that if this was an oversight then he would like to see those minutes up on the Borough's website. Mr. Depken stated that he does not believe this was done because majority of this meeting was of individuals walking around a room looking at visual boards and discussing ideas. He explained that this was not a formal meeting with public comments. Mr. Larson stated that this meeting was bifurcated with the beginning being a shorter formal discussion but the rest of the meeting being very informal with visual presentations. Mr. Depken explained that there were no discussions done on the post it notes. He stated that comments from residents were written on the post it notes. Mr. Tripsas explained that no one knows what was exactly on those post it notes and they do not have a real record of the post it notes. He stated that people did speak and were against certain items so this should be reflected on the record. Mr. Derian explained that he has photographs of all the post it notes and can provide this to the public. He stated that the comments from the public are in the pictures because they are photographs of the written post it notes. He explained that members of the public had written down comments on the post it notes to place them on the visual displays and he had photographed all the displays so you can read the comments that were written on the post it notes. He stated that he would forward these photographs to the Building Department. Mr. Larson explained that there were breakout group discussions but they were more of an informal discussion and does not see any possible way for this to be reflected in minutes. Mr. Derian stated that this particular meeting was an informal Townhall meeting. Mr. Tripsas explained that residents had gone up to the microphone to speak and would like this captured on the formal record. He stated that this meeting was on June 10, 2017. He explained that as for a historic commission, the Historic Preservation Committee has been working on this for a long time now and every month they dedicate a portion of their meeting for a commission discussion. He stated that he would like to see a commission established for the Borough. He explained that Mr. Larson had discussed on how members should speak to the public and have discussions with the public. He stated that he was present at the Mayor and Council meeting that Mr. Plucinski had spoken at. He explained that Mr. Plucinski had mentioned the Planning Board but he had talked more on the historical preservation. He stated that as for himself, he comes to meetings all the time and speaks on behalf of himself as a resident and a committee member. He explained that Planning Board members could do the same thing. Mr. Larson stated that he has the upmost respect for Mr. Plucinski to go to the Mayor and Council meeting in order to speak with them but he should be speaking as himself, John Plucinski and not as a Planning Board member. He explained that this creates confusion on if Mr. Plucinski would be speaking on behalf of the board. He stated that members are free to say whatever they want to say but this would be as an individual. He explained that this topic affects all the members. He stated that members should be mindful in order to not create confusion that when talking to the public, it would be as an individual. Mr. King stated that it needs to be clear, that a person would be speaking in an individual capacity so it is not misconstrued as if they are speaking on behalf of a board, commission or committee. Mr. Depken explained that the person can say they are a board member but that they are speaking as a resident. He stated that Mr. Tripsas had brought up a discussion on Columbia Bank's lighting at a prior meeting. He explained that he did not contact Boswell Engineering but rather had gone through

the resolution where it speaks to the lights and there are two different sections in the resolution which discuss site lighting. He stated that the resolution does state that the lighting sconces would be on every pier of the building. He explained that the confusion is from there being two different sections that the lighting is mentioned in the resolution. Mrs. Didio stated that she had reached out to the bank representative and they had reduced the lighting on the site. Mr. Tripsas explained that at 7:30 PM the lighting is reduced down to only three lights. He stated that all the lights come on at dusk. Mrs. Didio explained that she had brought this up with the bank and the compromise was to turn off all the lights at 7:30 PM except for three of them. Mr. Tripsas stated that the lighting after 7:30 PM is fine but they would run into this problem again in the fall.

Mr. Larson closed the meeting to the public.

Motion to adjourn was made by Mrs. Didio and seconded by Mr. Derian.

The meeting was adjourned at p.m.



Secretary