

**MINUTES OF THE ORADELL PLANNING BOARD
REGULAR MEETING
AUGUST 6th, 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	Absent
Mr. Scalcione	Present
Mr. Carnevale	Present
Mrs. Didio	Present
Mr. Pastore	Absent
Mr. Dressel	Absent
Mr. Plucinski	Present
Mr. Lombardo	Absent
Mr. Tankard	Present

Also Present:

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

Mr. Larson opens the meeting at 7:30 PM.

Approval of Minutes:

Motion to approve Minutes of the **May 1st, 2018** meeting.

Mr. Scalcione moved and Mayor Didio seconded.

ROLL CALL:

Ayes: All in Favor

APPROVED

June 4th, 2018 minutes-Due to the length and recent distribution Mr. Larson defers them until the September meeting.

Motion to approve Minutes of the **June 3rd, 2019** meeting.

Mr. Scalcione moved and Mayor Didio seconded

ROLL CALL:

Ayes: All in Favor

APPROVED

Mr. Larson asks Mr. Depken to convey his thanks and appreciation to Mrs. Rosa Bob for preparing the minutes. Mr. Depken informs the board they are in the process of interviews for the position of Land Use Secretary who will take minutes and handle applications.

Correspondence:

July 24th 2019- Letter to Mayor Didio cc: Gregg Larson, Planning Board -Certified Mail
From U.S. Department of Homeland Security-FEMA regarding Floodplain management measures and ordinance. *

Mr. Larson states he believes we have satisfied the requirements or in the process of. Mayor Didio states they introduced the ordinance with the revisions requested and approved. She knows they are on a timeline for the finalization. Mr. Depken asks if he will get a copy of that ordinance. Mayor Didio answers he can obtain ordinance from the Borough Clerk or the Borough Engineer.

Committee Reports:**Subdivision, Site Drainage & Soil Moving:**

Resolution Approval

CAL# S-113-19 Gabriyel, Akbulut, 230 Merritt Drive, Block: 1402 Lot:18

Mr. Larson asks for motion to Approve Soil Movement resolution # S-113-19
Mr. Scalcione moves and Mayor Didio seconded.

Roll Call:

Ayes: Mr. Plucinski, Mr. Carnevale, Mayor Didio, Mr. Larson

Abstain: Mr. Tankard, Mr. Scalcione

Mr. Carnevale states nothing further to report.

Business Buildings & Signage:

Mr. Larson states he sees there are a few proposed sign applications. Mr. Depken states Mr. Tankard can review applications after the meeting and he will call Mr. Lombardo and Mr. Derian with the information to come into office and review and approve.

Regional Planning Coordination:

Mayor Didio states there is nothing to report.. Mr. Larson states that at the prior meeting there was discussion as to when the Emerson project would commence. Mayor Didio states she has received no information on the commencement of the project.

Zoning:

Mr. Larson states he has nothing new to report.

Master Plan: Open Space, Environmental & Circulation Systems

Mr. Larson states Mr. Derian had nothing new to report.

Historical Preservation:

Mr. Plucinski states there are two new interesting projects. Building of a Facebook page to document all the historical renovation and preservation resources. They will also be organizing a Town Hall meeting in the fall to discuss those resources. Mr. Depken asks whether the committee needs approval from the Mayor and Council, and what the process would be. Mayor Didio states the Facebook page being a borough page, it is best to check with the risk managers before going forward. As far as the

Town Hall meeting they should present their proposal to the Mayor and Council for approval. Mr. Plucinski states he will let the Historical Committee know.

Old Business:

Mr. Carnevale states at the last meeting there were questions about the Master Plan sub-committee and how it would go about making recommendations to the Mayor and Council. He feels that any good ideas, information can come from any source and not be constricted to just the sub-committee. He feels that if the Planning Board has recommendations to be made, then they should be doing that.

Mr. Larson states that Mr. Derian has communicated the desire of the sub-committee to meet when summer breaks are over to review the Master Plan, enacted ordinances and next steps for proposed ordinances.

Mr. Larson observes the board still has a Class II vacancy. Mayor Didio states this has been difficult to fill and there are other requirements, in order to serve in this capacity other than just being a borough employee.

New Business:

Mr. Depken wants to recognize Diane May from his office, in her retirement. Mrs. May has been an employee of Oradell for over 43 years and will be missed. Mayor Didio agrees, and states she would like to do something in recognition for her years of service.

Open to Public:

Mr. Larson opens the meeting to the public.

Paul Latsounas of 50 Beverly Road, states there 40 organizations that came together to form COAH. Among them NAACP, People with Disabilities, Veterans, Victims of Domestic Violence, Families for Better Schools for Children and other charitable organizations. He goes on to cite multiple sections of Ord 19-03, 19-04 and 19-05. Mr. Depken asks if he is referring to an open application before the Zoning board as it cannot be discussed. Mr. Latsounas states he is going over these ordinances so that the board can remember what they said. Mr. Latsounas asks to confirm that all the things he cited were consistent with the Master Plan. Mr. King clarifies, the ordinances the board voted on were found to be consistent with the Master Plan, and 2 of those ordinances are now subject to legal action and the board cannot comment on them. Mr. Latsounas ask about the planting of trees. Mr. Larson states the planning board does not handle tree planting.

Sam Tripsas of 327 Maple Avenue asks about 2 sign applications Rite Aid to Walgreens and Valley Bank. He asked if the Walgreens sign will be on an awning and will it be the length of the building. Mr. Depken states no to both and invites Mr. Tripsas to review the sign applications in his office during regular business hours. He observed they installed surveillance signs, Mr. Depken states that is not allowed and will investigate. The Valley bank sign is already installed, Mr. Depken has the permits in the office. He stated the sign is close to the existing signage so he did not require them take it down while in review. If the sign committee approves then it will be acceptable. Mr. Tripsas states a resident on Third Street approached him regarding a tear down next to his house. He states the homeowner has been tortured for a year and a half by the contractor and owner. He thinks the board does not see the ramifications of the projects they approve. Mr. Depken states he has been addressing the site for some time and they have complied on every issue. If there is an issue on a Sunday he should call the police. Mayor Didio states she has been out to the property to address the

concerns and she and Mr. Depken have worked together on the issues. They have been responsive. Mr. Depken also states that with a Historic Committee it may help that area with conformity. Mr. Larson agrees that he and the board are concerned with the character of the town.

Mr. Larson makes a motion to close public forum.
Mr. Tankard moved and Mayor Didio seconded

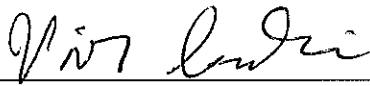
Roll Call:
All in favor

Mr. Larson states on the advice of counsel the board should go into closed session and moves to go into closed session at 7:56 PM to discuss litigation matters. Seconded by Mayor Didio.

Roll Call:
All in favor

Motion to open the regular meeting.

Motion to close the regular meeting at 8:13 PM


Secretary

2/4/2020
Date