

**MINUTES OF THE ORADELL PLANNING BOARD  
REGULAR MEETING  
OCTOBER 1<sup>st</sup> 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	Absent
Mr. Carnevale	Present
Mrs. Didio	Present
Mr. Pastore	Absent
Mr. Dressel	Absent
Mr. Plucinski	Present
Mr. Lombardo	Present
Mr. Tankard	Present

**Also Present:**

Mr. King, Esq., Board Attorney  
Mr. Depken, Construction Official  
Ms. Marcella Sbarbaro, Recording Secretary

**Chairman Larson Opens the Meeting at 7:30 pm**

**Pledge of Allegiance**

**APPROVAL OF MINUTES:**

**Minutes for June 4<sup>th</sup> 2018**

Mr. Larson stated minutes for the June 4<sup>th</sup> 2018 meeting were distributed prior to the meeting and asked if any board members have any comments. Hearing none, Mr. Larson stated he had a number of comments, none substantive in nature. He will forward his comments to Marcella Sbarbaro for revision.

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

**Roll Call:**

Ayes: All in Favor

Mr. Carnevale stated for clarification, the minutes from May 1<sup>th</sup> 2018 and June 3<sup>rd</sup> 2019 were approved at the August meeting.

**CORRESPONDENCE:** None

## **COMMITTEE REPORTS:**

**Subdivision, Site Drainage & Soil Moving:** Mr. Carnevale states nothing to report.

**Regional Planning Coordination:** Mayor Didio states nothing to report.

**Master Plan: Open Space, Environmental & Circulation Systems:** Mr. Derian states nothing new to report.

**Historical Preservation:** Mr. Plucinski states the committee should have forwarded the mock-up of the Facebook page and proposed Town Hall agenda to the town clerk. This would need to go before the Council before it goes to the Risk Manager, in order to post, schedule and present it at a Town Council meeting. Mr. Larson clarified it would need to go before the Mayor and Council. Mr. Plucinski answered in the affirmative. He believes they requested to be placed on next week's calendar. Mayor Didio stated they have not reached out yet.

**Business Buildings & Signage:** Mr. Lombardo states nothing to report.

**Zoning:** NONE

**By-Laws:** NONE

Mr. Larson asks a follow up to comments at August's meeting regarding the sub-committee recommendations to the Master Plan. Mr. Derian's states the sub-committee should meet to review the Master Plan against the existing ordinances. The goal of the sub-committee is to meet and provide recommendations to Mayor and Council by next month. Mr. Larson asks Mr. King if there is any noticing restriction on the sub-committee members and the Mayor and Council members meeting and discussing the Master Plan. Mr. King replies as long as there is no quorum of either bodies, would noticing come into effect. He cautions having an accidental quorum between bodies. Mr. Depken asks for clarification of which members are on the Master Plan sub-committee. Mr. Larson replies, himself, Mr. Derian, Mr. Pastore and Mr. Scalcione.

## **OLD BUSINESS:**

Mr. Larson states the appointment of Class II member needs to be a Borough employee. Mayor Didio states this has been a tough appointment to fill and she will speak to the Borough Administrator as to whether they can get an employee to fill this vacancy. They discussed a compromise of a one (1) year appointment; appointing a different employee each year. This may give both continuity to board and limits hardships and commitment of the employee.

## **NEW BUSINESS: NONE**

## **OPEN TO THE PUBLIC:**

Mr. Larsen opens meeting to the public. Mr. Sam Tripsas of 327 Maple Avenue asks Mr. Depken if the Walgreens sign is temporary or permanent. Mr. Depken states it was submitted and approved. He asks Mr. Depken for clarification on if a business has a television facing the street is that additional signage. Mr. Depken says anything that can be viewed from exterior of window is considered signage. Mr. Tripsas states there are two (2) businesses currently using televisions in their storefront and identifies them as the dentist on Kinderkamack Road and across the street a

photography studio. Mr. Depken states he will investigate and make a decision on compliance with the ordinance.

Mr. Larsen seeing no one else, moves to close the public portion. Mayor Didio seconds the motion.

**Roll Call:**

Ayes: All in favor

Mr. Depken reminds the board November meeting will be on Monday, November 4<sup>th</sup> because of Election Day.

Mr. Larsen states on the advice of counsel, in light of pending litigation against the Planning Board and he would like to make a motion to go into closed session. Mr. Plucinski seconded the motion.

**Roll Call:**

Ayes: All in favor

Closed session at 7:43 PM

Motion to reopen regular Planning Board meeting was made by Mr. Larson second by Mrs. Didio.

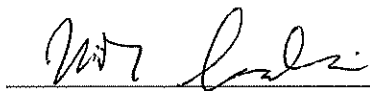
**Roll Call:**

All in Favor

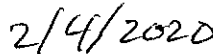
Motion to adjourn was made by Mr. Larson and seconded by Mrs. Didio.

**Roll Call:**

All in Favor



Secretary



Date