

**ORADELL PLANNING BOARD
REGULAR MEETING
JANUARY 09, 2018**

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
Mrs. Taitel	Present
Mr. Scalcione	Present
Mr. Carnevale	Present
Mrs. Didio	Present
Mrs. Kirkpatrick	Present
Mr. Derian	Present
Mr. Pastore	Absent
Mr. Plucinski	Present

Also Present:

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

Reorganization

Mr. Larson stated that he would like to begin with the acknowledgement of the Planning Board member appointments for 2018. All new members and reappointed members were administered the oath of office by Mr. King.

Nomination for Mr. Larson as Chairman was made by Mrs. Didio, seconded by Mr. Carnevale.

ROLL CALL:

AYES: Scalcione, Plucinski, Carnevale, Didio, Derian, Taitel, Kirkpatrick

Nomination for Mrs. Taitel as Vice Chairman was made by Mr. Larson, seconded by Mrs. Didio.

ROLL CALL:

AYES: Scalcione, Plucinski, Carnevale, Didio, Larson, Derian, Kirkpatrick

Nomination for Mr. Scalcione as Secretary was made by Mr. Larson, seconded by Mrs. Didio.

ROLL CALL:

AYES: Plucinski, Carnevale, Didio, Larson, Derian, Taitel, Kirkpatrick

Appointment of Mr. Scott King from the Decotiis Law Firm as Board Attorney was made by Mr. Larson, seconded by Mr. Carnevale.

All in Favor

Appointment of Mr. David Atkinson from Neglia Engineering as Board Engineer was made by Mr. Larson, seconded by Mr. Carnevale.

All in Favor

Appointment for Rosalia Bob as Recording Secretary was made by Mr. Larson, seconded by Mrs. Didio.

All in Favor

Approval of the minutes of December 5, 2017

Mr. Larson asked if any members had any comments they want noted for the minutes. He stated that he has a few very minor edits to be noted which he would provide later to the Building Department.

Motion to approve amended minutes was made by Mr. Larson, seconded by Mrs. Didio.

ROLL CALL:

AYES: Scalcione, Plucinski, Carnevale, Didio, Larson, Derian, Taitel

ABSTAIN: Kirkpatrick

Correspondence:

Minutes of Zoning Board meeting held on November 18, 2017.*

Appointment of Sub-Committee Chairperson Position Discussion

Mr. Larson stated that he would like to conduct the chairman elections to the Planning Board's various subcommittees and unless anyone has any objections, he would propose to keep the same subcommittees that were in existence in 2017 for 2018. He explained that the board had agreed last year to have up to three members for a subcommittee with exception to a few particular subcommittees. The subcommittees are: Subdivision, Site drainage & Soil Moving; Business, Building & Signage; Regional Planning Coordination; Zoning; Master Plan; Historical Preservation and By-laws. Mr. Larson asked Mr. Carnevale to again chair the Subdivision, Site drainage and Soil Moving subcommittee. He stated that last year this was a subcommittee of one person. Mr. Plucinski volunteered to chair the Business, Building and Signage subcommittee. Mr. Larson stated that last year this was a subcommittee of three members. Mrs. Taitel and Mr. Derian both volunteered to be on this subcommittee. Mr. Larson asked Mrs. Didio to again chair the Regional Planning subcommittee. He stated that last year this was a subcommittee of one person. Mr. Larson explained that he would chair the Zoning subcommittee and last year this was a subcommittee of one person. Mrs. Didio stated that she had appointed Mr. Kelly to be the council liaison to the Zoning Board and with the Master Plan being drafted this year, she felt that Mr. Kelly would be the best person to have as a liaison to the Zoning Board. Mr. Larson asked Mr. Derian to again chair the Master Plan subcommittee. He stated that last year this was a subcommittee of four members and would like to propose that the members of this committee from last year remain as is given the ongoing work on the Master Plan re-examination. Mrs. Taitel asked if herself and Mr. Plucinski could co-chair the Historical Preservation subcommittee. Mr. Larson asked if the board could have a co-chairman role on a subcommittee. Mr. King stated that this would be perfectly fine and it is up to the board. Mr. Scalcione volunteered to be on this subcommittee. Mr. Carnevale stated that he was on the Historical subcommittee last year and should be on it again this year because he is the council liaison for the Borough's Historical Committee. Mr. Larson explained that he would chair the By-law subcommittee and last year this was a subcommittee of one person. Mrs. Didio asked Mrs. Kirkpatrick if she would like to serve on any particular subcommittee. Mrs. Kirkpatrick stated

that she would like to volunteer for the By-law subcommittee so that she is there if anything needs to be done for this committee. Mr. Larson asked if there is any other area that merits a subcommittee. Mrs. Didio stated that she would defer this question to Mr. King and Mr. Depken to see if they had any recommendations. Mr. King explained that they as a board, with their established subcommittees, are covered. Mr. Depken stated that he could not think of any other topic for a subcommittee.

Committee Reports

Subdivisions, Site Drainage & Soil Moving

New Application:

None

Mr. Larson asked if we are aware of any upcoming applications. Mr. Depken stated yes that there is an application coming before the board in regards to site plan approval. He explained that 690 Kinderkamack Road is proposing to become a medical use facility. He stated that the building department is in contact with the applicant for further information on their application. He explained that they maybe before the board next month.

Resolutions:

None

Business, Buildings & Signage

New Application:

None

Resolutions:

None

Signs:

Mr. Depken stated that there is one sign application that needs to be reviewed by the subcommittee. He explained that the is for the nail salon at 243 Kinderkamack Road.

Regional Planning Coordination

Nothing to report.

Zoning

Nothing to report.

Historical Preservation

Nothing to report.

Master Plan, Open Space, Environmental & Circulation Systems

Mr. Derian stated that the subcommittee had met on December 5th and December 10th. He explained that these two meetings were to prepare for a third meeting with the board planner. He stated that the subcommittee had then met at the planner's office on December 14th. He explained that their topic of discussion was items to prepare for the next public meeting which would be held on January 23rd. He stated that they are anticipating to receive an agenda from Burgis Associates a week before the public meeting so the Planning Board would be prepared for what would be discussed. He explained that at the next public meeting there would be an update

on the COAH litigation outcome and discussions on open space, green space and other topics that have not been discussed yet. He stated that the subcommittee had worked on the verbiage for the flyer which would be mailed to all the residents. Mrs. Kirkpatrick explained that the flyer is posted on the Borough's website already. Mrs. Didio stated that it is her understanding that the flyer would be printed tomorrow and would be in the mail by Friday. Mr. Derian explained that they could post the flyer on social media sites such as Facebook and Twitter. Mr. Larson stated that they would additionally use all the prior channels of advertising. Mr. Depken explained that the special meeting would be held upstairs in the multi-purpose room at 7:30 PM and this was advertised today. Mr. Carnevale stated that he would like to thank the members of the Master Plan subcommittee. Mrs. Didio explained that she is very grateful to all the members especially the time they have put in right before the holidays.

By-laws

Nothing to report.

New Business

None

Old Business

Mr. Plucinski stated that he has been communicating with Mrs. Taitel regarding the repairs needed at the train station. He explained that they need to have a meeting with the building inspector to do a walk thru of the property. He stated that he had taken a look at the building but did not have access inside and would like an expert review of the property in order to rank the scale of repairs so that the Borough could begin to get estimates for the work. Mr. Depken explained that this process is a little more complicated because this property is a historically designated site. He stated that any work on this site would need to get approved. He explained

that he did go past the property to do an inspection and did not see a change in the sloping of the decking. He stated that the Borough should get an evaluation on the footings and foundation of the building. He explained that there would need to be engineering reviews and county approvals. Mrs. Didio stated that this restoration work may have been outlined in a grant application for what work was needed to be done to rehabilitate the structure. She asked if the clerk's office could review the old grant application and share the information with the Historical Commission. She explained that a second grant application was made but was denied because of the prior return of the original grant money. Mr. Scalcione asked who did the findings for the first grant application. Mrs. Didio stated that she was not sure and this is why she would like Mrs. Kirkpatrick to look up and review the original grant application. Mr. Scalcione asked if the Borough engineer would do an assessment of the structure or would this have to be done by an independent company. Mr. Atkinson stated that this could be done by the Borough engineer but that the municipality could also contractor a historical engineer since there is more criteria to follow. Mr. Plucinski asked about repair work such as painting the porch, the deck and the steps. Mr. Depken stated that this work could be done through the DPW. Mr. Larson explained that he would suggest discussing this matter further after the meeting. He stated that the board had previously agreed to a meeting date of July 3, 2018 but was recently informed that this date has a conflict with the evening of the Borough's fireworks. He explained that the board did not hold their July meeting last year. He stated that he would like to propose to keep this date on the calendar for now and to reassess this matter to see if this meeting would be necessary or not.

Mr. Larson opened the meeting to the public.

Sam Tripsas at 327 Maple Avenue stated that he had heard the discussion regarding the train station and wanted to explain that there was some vandalism done last year to one of the cargo doors. He explained that this damage is a necessary repair so that the elements do not continue to go into the damaged area. He asked if they would be inspecting the attic space inside the train

station. He explained that there is only one way up to the attic through the waiting room area and there is half demolished ceiling up there. Mr. Depken stated that the new tenant within that space was asking to do coffee service from his place of business. Mrs. Taitel asked if it is in his lease that the tenant cannot change anything. Mr. Depken stated that he does not know what is in the lease except that the tenant cannot do anything to the structure itself.

Mr. Larson closed the meeting to the public.

Motion to adjourn was made by Mrs. Didio, seconded by Mr. Carnevale

The meeting was adjourned at 8:02 p.m.



Secretary