

**ORADELL PLANNING BOARD
REGULAR MEETING
FEBRUARY 6, 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	Absent
Mr. Scalcione	Present
Mr. Carnevale	Present
Mrs. Didio	Present
Mrs. Kirkpatrick	Present
Mr. Derian	Present
Mr. Pastore	Absent
Mr. Plucinski	Present
Mr. Dressel	Present

Also Present:

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

Approval of the minutes of January 9, 2018

Mr. Larson stated that he had provided a few minor corrections to Mr. Depken and asked if any other boards members had any comments or corrections noted.

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

ROLL CALL:
All in Favor

Correspondence:

Minutes of Zoning Board meeting held December 18, 2018.*

1-19-18 Memo from John Plucinski to Daniella Taitel, Stephen Depken re Train Station Update.
1-19-18 Letter to the Municipal Clerk & P.B. Secretary from Board of Chosen Freeholders re Official County Map & Map of Bergen County Road Right-of-Way Widths.
1-20-18 Notice from U.S. Federal Energy Regulatory Commission re Notice of Schedule for Environmental Review of the River Vale South to Market Project.
2-1-18 Letter to Stephen A. Depken, Construction Official/Zoning Officer, from David Atkinson, P.E., Neglia Engineering Rep., re Soil Moving and Drainage Review, 395 Bergen Blvd., Block 1311, Lot 6, Mr. & Mrs. Michael Grimes.

Mr. Larson stated that in regards to the letter from the Federal Energy Regulatory Commission, he had asked the board engineer to look into this matter for the Borough and to report back to the board at the March meeting.

Committee Reports

Subdivisions, Site Drainage & Soil Moving

New Application:

S-151-18
Block 1311, Lot 6

Alaina & Michael Grimes
395 Bergen Boulevard

Soil Moving

The owner of the property, Michael Grimes was sworn in by Mr. King. He stated that they are before the board because they are looking to do renovations to their house and are in need of soil moving. Mr. Larson explained that the board received the application and the board engineer's review letter in their packets. He asked if the owner could please give the board background information on the project and plan. Mr. Grimes stated that the house they have is a typical cape style home. He explained that they are looking to straighten out the roof line and add onto the back of the house. He explained that they want to dig out the basement which has led to the soil moving application. He stated that the addition would yield 4 bedrooms on the second floor. Mr. Carnevale explained that the architect used for this project was the architect he used for his house and asked if he would need to recuse himself from the application. Mr. King stated no he would not need too. Mr. Depken explained that there are no variances being applied for with this project. Mr. Grimes stated that they do not want to do any work which would need a variance. Mr. Larson asked if the board engineer's comments had been addressed. Mr. Atkinson stated that there were a few discrepancies with the application for the total volume quantity of soil being moved. He explained that the amount of soil listed on the application differed from the correct amounts listed on the plans. He stated that the plans show an increase of the impervious coverage and the applicant would provide the necessary remediation of that. He explained that the applicant had provided all documentation and calculations. He stated that there would be certain conditions the applicant would need to adhere too during the construction process. He explained that there was a discrepancy with the noted height of the structure. Mr. Grimes stated that upon receiving the review letter, they had made the necessary adjustments with the height and the concrete pad. Mr. Atkinson explained that the discrepancies do not have anything to do with needing any variances and it is just for clarification purposes. Mr. Carnevale asked if the construction would require any tree removal. Mr. Grimes stated yes that there would be removal of two trees. Mr. Carnevale asked if they had any plans to plant new trees to compensate for the loss. Mr. Grimes stated yes that once they have a set of what the house would look like, they would then add landscaping and a new tree. Mr. Larson asked the board engineer if the only condition was for the ground water recharge system or if there were any other conditions to note. Mr. Atkinson stated that there would be a condition for the percolation and permeability test to verify the soil can handle the inflow of the water. He explained that they other items of concern was the note to confirm the size of the seepage pit and the applicant would need to confirm that the storm water runoff would not affect any neighboring properties. He stated that a site inspection would be required. Mr. Depken asked if an as-built survey would be required at the

end of the project. Mr. Atkinson stated yes as well as the other general comments for construction. Mr. Carnevale stated that the site plan noted tree protection and references a 24 inch oak tree. He explained that he had not seen this before on a plan. Mr. Atkinson stated that this is a requirement from the Bergen County Soil Conservation District. He explained that when you are doing construction, you are required to put fencing around a tree in order to not damage it. Mr. Depken stated that in prior approvals it was based on all required items listed within the board engineer's review letter. Mr. Larson asked if any members of the board had any comments or questions.

Motion to approve with conditions from the board engineer's report was made by Mr. Larson, seconded by Mr. Scalcione.

ROLL CALL:

AYES: Dressel, Plucinski, Carnevale, Scalcione, Kirkpatrick, Larson

AYES: Didio

Resolutions:

None

Business, Buildings & Signage

New Application:

None

Resolutions:

None

Signs:

Mr. Larson stated that there was an application which was reviewed after the January meeting and asked if the committee could provide any updates. Mr. Plucinski explained that there was a sign application for the nail salon which was reviewed and approved. He stated that there are no new matters currently.

Regional Planning Coordination

Mrs. Didio stated that she had met with the County and discussed their plans for the Emerson Golf Course. She explained that the County had bonded well in excess of the purchase price in order to make improvements to the course. She stated that they are spending a lot of money to clean up the course and make improvements to the greens. She explained that in regards to the Water Works building, there is a lot of work going on in terms of roofing. She stated that this property is on the historic registrar and they cannot let the property go to waste so they are doing a lot of work on that structure to preserve it. She explained that the County is looking to see what that property could be repurposed for and are looking to open up some of the grounds on the site to the public for river access. She stated that this would be a part of the County's plan that is looking to be finalized. Mr. Scalcione asked if there had been an engineering report done

on the structure of the Water Works buildings. Mrs. Didio stated that she believed the County had that done because of the extent of the preservation work being done to the site. Mr. Scalcione explained that he had asked this question in order to see if there were any structural issues with the buildings. Mrs. Didio stated that she would ask the County if there is an engineering report and if it is a public document.

Zoning

Nothing to report.

Historical Preservation

Mrs. Plucinski stated that himself and Mr. Depken had done a walk-through of the train station and its basement. He explained that he typed up a ranking of the items that need repair as well as giving an estimated cost and risk/liability. He stated that his recommendation is to take care of all the low-cost items right away because they are not weather dependent and can be done by the Borough carpenter. He explained that the 6 low cost items would be approximately \$1,000 or less. He stated that the Borough needs to also take care of the structural supports that are eroding underneath the waiting area and the south east corner of the porch. He explained that this is a medium cost item and it would be approximately \$5,000 or less. He stated that when the weather warms up the Borough needs to get into a regular schedule of power washing the building in order to paint the exterior surface to protect the wood surface. Mrs. Didio explained that she would suggest that the board gives this memo to the Mayor & Council, Borough Administrator, CFO and DPW in order to see what items can be done and what cannot be done. Mr. Depken stated that as for the structural supports, the Borough would need to see if they need any approvals first since this is a historic building. He explained stated that painting should not be an issue if you are maintaining the same colors but any structural items may need approvals. Mrs. Didio asked if the members of the council would get this memo in their packets for the next Mayor and Council meeting and would this be placed on the agenda for discussion. She stated that in the meantime they could check on the approvals. Mr. Plucinski asked if they needed him to attend the Mayor and Council meeting. Mrs. Didio stated that he could attend since he had done the walk-through. Mr. Scalcione asked what the basis was for the cost estimate. He asked if this had come from the Borough's carpenter. Mr. Plucinski stated no that this was from his own layman experience. Mr. Larson explained that there was an original grant application that contained a list of needed work and asked if that was incorporated into this list. Mr. Plucinski stated no that this was done before he got a copy of the grant. Mr. Larson explained that he should supplement this list along with the grant's list so there would be a concise document. Mr. Plucinski stated that he had pulled these items because these are the repairs that cannot wait for grants or additional money. Mr. Larson explained that he was not suggesting to reapply for grant money but rather the benefit of both lists being together. Mr. Plucinski stated that this does make sense and he would go through the list and send a supplemental email. Mr. Atkinson stated that the board needs to keep in mind that some of these prices are based on homeowner's repairs but these repairs would need to be done by the Borough so the prices may have an approximate increase of 30% to what was noted. He explained that if some of the things are done in house then the price would be lower but if the work needs to be subbed out then the price would be higher especially since the building is historical.

Mr. Plucinski stated that he had a question that may be related to the Water Works site. He explained that when someone crosses the bridge, there is a little park and there was a bunch of Bergen County emergency vehicles there with a bulldozer. He asked if they were cleaning out some of that park and is anyone knows what is going on in that area. Mr. Depken stated that he does not know but the property is all County owned. He explained that he saw them cleaning up the other side so they may be doing the same there as well.

Master Plan, Open Space, Environmental & Circulation Systems

Mr. Larson stated that they had a third public meeting on January 23, 2018 and it was well attended and had a very lively discussion. He explained that the Master Plan subcommittee continues to prepare the initial draft of the rewrite of the Master Plan. He stated that the subcommittee is tentatively looking to schedule a meeting in late March to discuss the initial draft of the Master Plan and the subcommittee is working with Joe Burgis to prepare the draft. He explained that this would be the fourth in the series of public meetings to actually discuss the written document. He stated that this meeting has not been scheduled yet but they are targeting late March. He explained that the intention of the subcommittee is they would have a draft of the Master Plan prepared for the board 7 to 10 days in advance of the meeting so that everyone has a chance to review the document. He stated that they would have the draft posted on the Borough's website

By-laws

Nothing to report.

New Business

None

Old Business

None

Mr. Larson opened the meeting to the public.

Sam Tripsas at 327 Maple Avenue stated that he had wanted to make a comment in regards to the train station. He asked if there is anything in the lease that states the tenant is responsible to repaint the space when they vacate the premise. He stated that the current tenant had painted the inside space red, white and blue and his reasoning was that he sells flags. He asked if there is a condition that the tenant needs to repaint if they are leaving the space. Mrs. Didio stated that she would have to defer this to the Borough attorney since they are the entity that typed up the lease. She explained that this is a typical clause in a lease but does not know if it is in this lease. She stated that the Borough attorney would have to answer this question and they could reach out to them. Mr. Tripsas asked if there were any updates on the Blauvelt Mansion. Mrs. Didio stated that the County continues to operate under an NDA with the current owner. She explained that they had engaged resources to do appraisals and structural inspections. She stated that this an ongoing matter. Mr. Tripsas asked about this matter because they have been discussing this at the Historical Committee meetings. Mrs. Didio stated that this matter was discussed at the Mayor and Council meeting. She explained that when someone sees issues such as broken

windows to please let the Borough know so that they can reach out to Care One to make the necessary repairs. Mr. Depken stated that he did inspect the area and contacted Care One to make the repairs. Mr. Larson asked if there had been action taken after the request. Mrs. Didio stated that the owners had boarded up some of the windows. Mr. Depken explained that he has to do a reinspection there. Mr. Tripsas stated that they did install panes of glass back in the broken windows. He explained that he would like to thank the Mayor in regards to the train station. He stated that he had received a call from Dan Nywening that the permanent lighting would be installed in the attic space. He explained that in regards to the Master Plan, the current plan is very thick and asked if the new draft would be available 7 to 10 days prior to the meeting. He stated that this would be good because it would take everyone sometime to read through the document. Mr. Larson explained that this is a complete rewrite of the Master Plan and a good portion of the document is just factual data which could be easily reviewed. He stated that they are trying to give people sufficient time but also continue on with the process. He explained that they would post the document as quickly as they could. Mr. Carnevale confirmed that this new document would supersede all other prior Master Plan documents. Mr. Larson stated yes. Mr. Scalcione asked if some elements that are not being re-reviewed would be included in the document. Mrs. Didio stated that the older elements that are not being touched could be highlighted to designate they were not changed or they could highlight what was being changed. Mr. Larson explained that they would discuss this at the subcommittee in order to make the document as user-friendly as possible.

Mr. Larson closed the meeting to the public.

Motion to adjourn was made by Mrs. Didio, seconded by Mrs. Kirkpatrick.

Secretary

*Chairman Only