

**ORADELL PLANNING BOARD
REGULAR MEETING
MARCH 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	Absent
Mrs. Taitel	Absent
Mr. Scalcione	Present
Mr. Carnevale	Present
Mrs. Didio	Absent
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

Mr. Scalcione was the acting chairman for this hearing.

Correspondence:

1-19-18 Memo from John Plucinski to Daniella Taitel, Stephen Depken re Train Station Update.

Committee Reports

Subdivisions, Site Drainage & Soil Moving

New Application:

P.B. CAL. #152-18	NJ CAFFEINE LLC	NEW APPLICATION
Block 1201, Lot 19	360 Kinderkamack Rd.	

Mr. Carnevale stated that they have an application before the board regarding New Jersey Caffeine LLC. He explained that it is an application for a restaurant use in an existing coffee shop. He stated that the owner wants to add 4 tables and 12 chairs to the existing space. Mr. Carnevale explained that plans were submitted to show the table locations. Mr. Depken stated that the coffee shop is operating now. He explained that he had reviewed in the office the amount of square footage for the space and the number of tables it could accommodate. He stated that the measurements and the distance of the tables would comply with the code. He

explained that everything else has been approved and the only thing they are here before the board is for the seating. Mr. Carnevale asked if any of the members of the board had any questions or comments and if not, he would like to offer a motion to approve the application.

Motion to approve the application was made by Mr. Carnevale, seconded by Mrs. Kirkpatrick.

ROLL CALL:

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

P.B. Cal. #150-17	SFIII KINDERKAMACK, LLC	NEW APPLICATION
Block 807, Lot 1	690 Kinderkamack Rd.	

Mr. Carnevale stated that this application is for a parking variance for medical use. He explained that 294 spaces are required, 194 spaces are existing and the applicant is proposing 185 spaces. He stated that this application has been postponed and carried to the April 3rd Planning Board meeting.

Resolutions:

S-151-18	Alaina & Michael Grimes	Soil Moving
Block 1311, Lot 6	395 Bergen Boulevard	

Ms. Carnevale stated that this was an application for soil moving and every member of the board had received a copy of the resolution in their pockets. He asked if any of the members had any questions or comments on the resolution. Mr. Derian asked if they could confirm and check the address of the property owner. He had thought the application was for 394 Bergen Boulevard. Mr. Carnevale stated that all the documentation was for 395 but they could check and correct this item if necessary. Mr. King explained that the owner and the site plan had used 395 Bergen Boulevard. Mr. Atkinson stated that the engineering review letter was for 395 as well.

Motion to approve the resolution was made by Mr. Carnevale, seconded by Mr. Scalcione.

ROLL CALL:

All in Favor

Business, Buildings & Signage

New Application:

None

Resolutions:

None

Signs:

Mr. Plucinski stated that there is a new sign application for the subcommittee to review after the meeting.

Regional Planning Coordination

Nothing to report.

Zoning

Nothing to report.

Historical Preservation

Mr. Plucinski stated that he was not able to attend the last Mayor and Council meeting and is curious about the funds to repair the train station. Mr. Carnevale explained that he does not have his note with him but he believes that the approach to this matter was going to be a combination of what needed to be done in the near term and looking at the operating budget. He stated that they also requested the Borough's grant writer to solicit funding for the more expensive items. He explained that there was recognition that the Borough needs to be more proactive in the upkeep of the structure. He stated that the Borough needs to continue to obtain grants to maintain and repair the structure. Mr. Plucinski explained that there are some items of repair like the rotting structural supports that cannot wait for grant money. Mr. Depken stated that the next step would need to be getting a professional in the train station to evaluate the repairs and structure. Mr. Plucinski asked how the Borough would do that. Mr. Depken stated that this would go through the Mayor and Council. Mr. Scalcione asked who identified that the structural supports are deficient. Mr. Depken stated that himself and Mr. Plucinski had seen this during their walk-through. He explained that before the Borough decides where the money should go towards, the Mayor and Council need to have a professional engineer evaluate what needs to be done. Mr. Plucinski stated that this matter cannot wait because this is under the waiting room area inside the train station. He explained that they could have people in there and the floor collapse so this cannot wait. Mr. Carnevale stated that he would send an email out tonight and the next Mayor and Council meeting is on this coming Tuesday. He explained that they would make sure this would be addressed. Mr. Plucinski stated that the structural supports concerns him the most because it is under the waiting area. Mr. Scalcione asked who typically writes the scope for who would go out to assess this matter. Mr. Depken stated that the Mayor and Council along with the Borough Engineer would assess this. Mr. Atkinson explained that they do have structural engineers that could take a look at the train station if the Mayor and Council wish them to do this but he would need to look into this. Mr. Plucinski stated that this matter cannot wait till the next monthly meeting of the Mayor and Council and asked how he could follow up on this matter. Mr. Depken explained that the Borough would need to get a professional in there to look at the structural supports. Mr. Plucinski stated that this matter cannot wait for a professional to look at this and asked how they get this matter done. Mr. Depken explained that he needs to talk with the Mayor and Council. Mr. Carnevale stated that he would send an email out to the Council this evening. Mr. Plucinski asked if he could be copied on this email.

Master Plan, Open Space, Environmental & Circulation Systems

Mr. Derian stated that he would like to announce that on April 7th the board would hold their next public meeting on the Master Plan. He explained that this would be on a Saturday in order to accommodate everyone. He stated that the meeting would begin around 9:30 or 10:00 AM and the exact information would be announced as they get closer to the date. He explained that they anticipate a copy of the draft plan within a week or so and this would be made available for review. Mr. Depken asked what would be presented at this meeting. Mr. Derian stated that the draft would be discussed with Mr. Burgis, who would give an overview summary of the document. He explained that there would be a question and answer time for the board and the public. Mr. Depken asked if they would have copies of the draft prior to the meeting. Mr. Derian stated that the draft would be available in approximately two weeks' time. He explained that the draft would be posted on the website and distributed to the board members. Mr. Depken asked if the public could view this document prior to the board meeting. Mr. King stated yes. Mr. Derian explained that it was discussed at the prior meeting that the board and the public should both review this document at the same time. Mrs. Kirkpatrick asked if there was an intent to send out flyers to the residences to notify the public of the meeting. Mr. Derian stated that he is not comfortable committing the Borough to mailing out notices but he was sure this matter would be announced by all means. Mr. Carnevale explained that he believed the Borough would be mailing out postcards. Mrs. Kirkpatrick stated that she could put this into the Borough's newsletter as well with enough notice. Mr. Derian explained that he had heard the Mayor had met with the business owners and the members a committee on the central business district to solicit ideas. He stated that he thought this committee was going to forward their information to the Master Plan subcommittee so that they would include this information in the document as well. Mr. Carnevale stated yes that the committee is called the Economic Development Committee. He explained that this committee was consolidating the ideas and would present them to the Planning Board subcommittee. Mr. Derian asked if they could please get this information to them very soon.

By-laws

Nothing to report.

New Business

Mr. Scalcione stated that the board had already discussed the scheduled meeting date for the next Master Plan public meeting in April.

Old Business

None

Mr. Scalcione opened the meeting to the public, not seeing a show of hands, closed to the public.

Motion to adjourn was made by Mr. Scalcione, seconded by Mr. Carnevale

The meeting was adjourned at 7:48 p.m.

Vid Lealman
Secretary

*Chairman Only