

**ORADELL PLANNING BOARD
REGULAR MEETING
APRIL 3, 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	Absent
Mr. Carnevale	Present
Mrs. Didio	Present
Mrs. Kirkpatrick	Present
Mr. Derian	Absent
Mr. Pastore	Absent
Mr. Plucinski	Present
Mr. Dressel	Absent
Mr. Lombardo	Present

Also Present:

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

The newest member of the board, John Lombardo was sworn in as the second alternate position by Mr. King.

Correspondence:

3-14-18 Memo from Oradell Economic Development Advisory Committee to Oradell Planning Board.

The New Jersey Planner January/February 2018 Vol. 79, No. 1

Committee Reports

Subdivisions, Site Drainage & Soil Moving

New Application:

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

Mr. Carnevale stated that the Planning Board had a new application and asked the applicant to come forward. The attorney for the application, Joseph Basralian introduced himself and stated

that he represents the owner for the application at 690 Kinderkamack Road. He explained that they had filed the original application for site plan approval for the parking lot along with new lighting which is in conjunction with massive renovations that have already taken place within the building. He stated that medical offices are a permitted use within the zone but however the owner has determined that they would be using the building for surgical centers which is a non-permitted use under the Borough's ordinance. He explained that he needed to transfer this application to the Zoning Board of Adjustments. He stated that rather than sending a letter to the Borough, he figured it would be best to come to the meeting to explain the situation in person. He explained that as an aside one of the strongest job creation areas in Northern New Jersey is the medical field. He stated that this building would be all medical offices along with the proposed surgical centers. He explained that the application would be the same site plan and the traffic report already contemplates what they are proposing to do. He stated that he does not know if they could make the May meeting for the Zoning Board so he would like to be placed on the agenda for their June meeting. Mr. Depken stated that the board has a full agenda for the upcoming meetings. He explained that the Zoning Board has an application for Bergen Catholic and a residential property application so this would be the third application for the June agenda. He stated that normally the Zoning Board chairman likes to take the new applications first and set a time limit for them. Mr. Basralian explained that if there is a chance, he would prefer to do this whole application at the June meeting. He stated that the application would be done in approximately an hour barring any questions. Mr. Depken asked if they are prepared with all their expert professionals to testify. Mr. Basralian stated yes. He explained that there is an engineer, traffic expert and a planner along with a brief introduction from the building manager. He stated that he would explain what they are proposing, what improvements they have already done and the history of the building. Mr. Depken asked if they are going to have an architect as well. Mr. Basralian stated no because there are no proposed interior changes. Mr. Depken explained that the board would probably want all their experts at the hearing especially their planner. Mr. Basralian stated that he could always present the application at the May meeting and carry the application till June. Mr. Depken explained that they could present their application as they like and it would be up to the chairman to decide whether application would be on the June agenda. Mr. Basralian stated that he would have the application to the office shortly and he would only need to amend it. He explained that he noticed the Borough has an upcoming special meeting on the agenda for Saturday for the Master Plan. He stated that he would asked that the board to consider making surgical centers a permitted use within the zone. He explained that from a traffic perspective, they are a less intensive use because they are all scheduled appointments. He stated that he would amend their application and submit it to the Zoning Board.

Resolutions:

P.B. CAL. #152-18
Block 1201, Lot 19

NJ CAFFEINE LLC
360 Kinderkamack Rd.

NEW APPLICATION

Mr. Carnevale stated that there is a resolution up for approval and assumes everyone on the board had reviewed the resolution. He asked if the board members had any questions or comments. Mr. Larson stated that he had a procedural question on the resolution. Mr. King explained that Mr. Larson is able to sign the resolution but not vote on it since he was not present

at the meeting. Mr. Larson stated that they have a motion to approve but they do not have five members here that are eligible to vote on the resolution. He asked if the board is permitted to adopt the resolution during the time between the next board meeting or does this matter have to be done at a public meeting. Mr. King stated that the resolution vote has to be done at a public meeting. Mr. Larson asked if this resolution could be done at the upcoming special meeting this Saturday. Mr. King stated yes, as long as it is publicized meeting. Mr. Larson explained that this would be the best course of action and the board would have a quorum at the special meeting in order to adopt this resolution.

Business, Buildings & Signage

New Application:

None

Resolutions:

None

Signs:

Mr. Plucinski stated that there is a sign application to be reviewed for Wine Country. He explained that this application would be reviewed after the meeting. Mr. Depken stated that two committee members are needed to sign off on an approval. He explained that he could review the application with Mr. Plucinski and then reach out later to Mrs. Taitel and Mr. Derian for one of their signatures. Mr. Larson asked if this was a previously submitted application or a new one. Mr. Plucinski stated that it is a new application.

Regional Planning Coordination

Mrs. Didio stated that the only item she would want to bring to everyone's attention is the Pascack Valley Mayor's Association had passed a resolution about a month ago for the process of forming a contiguous park through the reservoir properties of the Pascack Valley towns. She explained that this was an effort that all the mayors support. She stated that the Borough of Oradell has passed the same resolution at its last Mayor and Council meeting. She explained that this would gain access to the reservoir to create a biking and walking path connecting towns north of us to Oradell which would result in about 16 miles of biking and walking trails. She stated that they are really trying to push this as an association along with the county and Suez. She explained that they really look forward to this project and it would be a wonderful asset to the community. Mr. Depken asked if they had thought of taking the project further south to the Water Works property. Mrs. Didio stated that she believed it would eventually be continued especially in light of the county's plans with regards to the Water Works in which they are creating a path behind there to allow access to the river for canoeing and kayaking. Mr. Plucinski explained that he has seen this type of project done in many other towns and feels this is a great idea. Mrs. Didio stated that they are looking forward to working with the other mayors on this project. Mr. Plucinski explained that this project would make all the Borough's joggers and bikers that much safer. Mrs. Didio agreed.

Zoning

Nothing to report.

Historical Preservation

Mr. Plucinski stated that in regards to the train station, Mr. Carnevale and himself were both at the historical committee meeting a week ago and it turns out that Maggie Harrer had discussed potential resources for maintenance of the train station. He explained that he had given the information to Mr. Depken to pass onto the grant writers. He stated that in regards to the Blauvelt Mansion, they had found out that there were some significant issues due to a broken window and a burst pipe that had flooded the basement. He explained that he forwarded this information as well to Mr. Depken so that he could submit this to the Care One representative. Mr. Depken stated that he had passed on the information to the Borough Administrator. Mrs. Kirkpatrick explained that she had passed on the information as well. Mr. Plucinski stated that there is a deadline rapidly approaching for these grants so he wanted to make sure the Borough does this quickly. He explained that he also wanted to make sure that Care One was notified about the mansion. Mr. Depken asked how the historical committee knew there was a flooding inside the basement of the mansion. Mr. Plucinski stated that at the committee meeting several people were aware of it. Mr. Depken asked how did they know about this. Mrs. Didio stated that the police were there. Mr. Depken explained that this dwelling is a residential property. Mrs. Didio stated that she believes the Care One caretaker knows about the situation because they were contacted by the police that day the flood happened. She explained that there was a visitor from New Hampshire who is related to the Blauvelt family and he was walking the property with some members of the historical committee. She stated that they had heard the water and notified the police. She explained that the police did get in touch with the caretaker so she believes that Care One is aware of the of it but she is not sure if they had addressed the matter. Mr. Plucinski stated that he believed the pipe was fixed and they pumped out the basement. He explained that someone on the committee had a very good idea to which where the water piping branches, install a shut off valve so that it is closed going into the mansion but still left for the dwelling. Mr. Depken stated that he has no authority over that. Mr. Plucinski explained that that is why he had wanted that suggestion passed onto a Care One representative. Mrs. Didio asked if the Building Department had the information for the caretaker. Mr. Depken stated yes. Mrs. Didio asked if they could pass that information over to her because she needed to share a conversation about another matter to Care One. Mr. Larson stated that as for clarification, the grant pursuit, who would be responsible for filing that. Mrs. Didio explained that the Borough has a grant writer. She stated that all the various committees give the Borough updates and then research is done for the information on upcoming grants. She explained that the committees work with the grant writer to make sure the deadlines have been met. She stated that there are a lot of grants available but there may be a demographic or item that would make it that the Borough could not fit within the grants parameters. She explained that the historical committee has been made aware of the upcoming grants available. Mrs. Kirkpatrick stated that she would reach out with them tomorrow.

Master Plan, Open Space, Environmental & Circulation Systems

Mr. Larson stated that with Mr. Derian's absence he was asked to provide an update with regards to this Saturday's meeting and in regards to the next steps. He explained that everyone is aware that there is an upcoming special meeting this Saturday to discuss and introduce the document draft of the Master Plan which has been worked on for many months. He stated that the draft encompasses all the work from the prior meetings and the work from the Master Plan subcommittee. He explained that they are going to allocate three weeks for the public and the board members to review the document and to submit recommendations for the document. He stated that the document would be available on the Borough's website. He explained that they are tentatively scheduling another meeting for either the evening of April 24th or 25th depending upon the availability of the board members. He stated that Mr. Burgis would come in again to have a dialogue with the members of the board and the public to get their thoughts on the goals and objectives within the document. He explained that this meeting would need to be advertised. Mr. Depken stated that there was a Mayor and Council meeting on the 24th. Mr. Plucinski explained that he would be out of town all that week. Mr. Depken stated that he does not know if there is anything else already on the Borough's calendar and he would need to check with the Administrator's office. He explained that the 25th maybe open. Mr. Larson asked if he could please confirm. Mr. Depken stated yes and that the notice for this meeting would have to be 10 days prior. Mr. Larson asked if they could check the availability for the 25th. Mr. Depken stated that he would. Mrs. Kirkpatrick explained that for clarification the purpose of this meeting is to recap and summarize the comments from the public. Mr. Larson stated to summarize this Saturday's meeting is to introduce the document and the next meeting is to follow up with everyone after reading the document. Mr. Depken explained that the document would need to be in it PDF file posted to the website. He asked if Burgis Engineering would be making copies to distribute to the public. Mrs. Kirkpatrick stated that a PDF would be best for the website. Mr. Larson explained that they are still discussing hard copies because the document is 150 pages long. He stated that they would attempt to provide some copies. Mrs. Didio explained that they could make a copy or two to be available at the library and at the clerk's office. She stated that people could come to look at the document there. Mr. Depken asked if the board members would receive copies. Mr. Larson stated yes. Mr. Depken asked if the planner would be doing a Power Point presentation. Mr. Larson stated that he would need to speak to Mr. Burgis to find that out. Mr. Plucinski asked if there was a way to have dial-in capability for the meeting. Mr. Depken stated that this had been done before but it is very difficult and it was only for a vote. Mrs. Didio asked if they are referring to Mr. Plucinski calling in or other people calling in. Mr. Plucinski stated that he would like to hear the meeting at least even if he was not able to say anything. Mrs. Didio explained that OPTV live streams the meetings on the website and what she would suggest is if the meeting goes forward on the 25th that copies of the document would be made available after this Saturday's meeting. She stated that if the 25th is not available then any comments or suggestions could be emailed to Mr. Derian for the subcommittee. She explained that they could raise these question or comments if someone has not done so already live. Mr. Larson stated that there is an intention to send the residents another mailer. He explained that they would include that group email address on the mailer as well for residents who are unable to attend the meeting. Mr. Carnevale stated that he likes the approach to introduce the document then give time for people to read it. He explained that it has to be stated previously that the document would be made available prior to the upcoming meeting. He stated that the board should maybe put a notice up on the website detailing this new approach. Mr. Larson stated that this was a fair point. He explained that they want people to have enough time

to review the document. He stated that whoever cannot attend this Saturday's meeting could still view it on OPTV and then still have 2 to 3 weeks to review the document before another meeting on the 25th. Mr. Plucinski explained that it is a good idea to put a note on the website as soon as possible because people are asking where the draft is. Mrs. Kirkpatrick stated that she would post this information tomorrow. Mr. Larson explained that he would contact her with some verbiage for the note. Mrs. Didio asked if they could update the mailer to include this notice as well. Mrs. Kirkpatrick stated yes. Mr. Depken explained that he would confirm the date of the 25th tomorrow. Mr. Larson stated that he looked forward to everyone's participation at Saturday's meeting and participation going forward till the plan's conclusion. Mrs. Didio explained that she would not be there this Saturday. Mr. Depken asked if anyone else would not be attending, to please send him a note. Mrs. Didio asked if they could have Diane May send out an email to the remaining members on if they are going to be absent for the meeting that they need to give the office notice.

By-laws

Nothing to report.

New Business

None

Old Business

Mrs. Didio asked if the Borough had gotten the financial disclosure forms yet. Mrs. Kirkpatrick stated that they are expecting a newsletter from the Division of Local Government Services and the financial disclosures would go out with this information. She explained that the deadline to file the disclosure is April 30th and they would receive this information in the next few days. She stated that if an individual had logged in before then that is their login and password information. She explained that the clerk's office does not have anyone's password information. Mr. Plucinski asked what if you had forgotten the password. Mrs. Didio stated that there is a way to change the password. She explained that she had wanted to discuss Planning Board training classes. She stated that there are new members on the board and they need to know the class information. Mr. Depken explained that he had sent that information out to the board members. He stated that the members have 18 months to take the class but it is good to have it done sooner. He explained that he had given the dates and locations in the packets. Mr. Larson asked if only the new members got this information or if all the members received it. He explained that besides the new member course, there is also a refresher course for all members. Mr. Depken stated yes and that the information was put in the packets for every member. He explained that the members just need to notify the office for what date and location for the course they wish to take. Mrs. Didio asked if this information was available online for them to look at the courses being offered. Mr. Depken stated yes and that he can email this out again.

Mr. Larson opened the meeting to the public.

Sam Tripsas at 327 Maple Avenue stated that he would like to thank the board for the information for this upcoming Saturday's meeting. He explained that people are getting worried that they have no time to read through the draft. He asked if the meeting on the 25th would be

upstairs. Mr. Larson stated yes and that he felt the meeting would have a large crowd. Mr. Tripsas explained that as for the Blauvelt Mansion, it was pure luck that someone was nearby when the flood happened. He stated that the visitor was from Maine and he would be coming back on the 14th to be interviewed.

Mr. Larson closed the meeting to the public.

Motion to adjourn was made by Mrs. Didio

The meeting was adjourned at p.m.



Secretary

*Chairman Only