

**ORADELL PLANNING BOARD  
SPECIAL MEETING  
APRIL 25, 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
Mr. Carnevale	Present
Mrs. Didio	Present
Mrs. Kirkpatrick	Present
Mr. Derian	Present
Mr. Pastore	Present
Mr. Lombardo	Present

**Also Present:**

Mr. Depken, Construction Official  
Mr. King, Esq., Board Attorney  
Mr. Burgis, Board Planner

**Resolutions:**

<b>CAL. #152-18</b>	<b>NJ CAFFEINE LLC</b>	<b>NEW APPLICATION</b>
<b>Block 1201, Lot 19</b>	<b>360 Kinderkamack Rd.</b>	

Mr. Larson made a motion to approve the resolution.

**ROLL CALL:**

AYES: Lombardo, Pastore, Kirkpatrick, Derian, Carnevale  
ABSTAIN: Didio, Larson

**Special Meeting Master Plan Discussion:**

Mr. Larson stated this meeting is exclusively to hear from the public for their comments on the draft Master Plan. He explained that he would like to thank the subcommittee and Mr. Burgis for their time and for drafting the Master Plan. He stated that he would also like to thank the public for their ideas, thoughts and comments which contributed to the shape of the Master Plan.

Mr. Derian discussed the timeline for the Master Plan process. He detailed the various prior meetings to current: June 10, 2017 – 1<sup>st</sup> Public Meeting – presentation on what is a master plan and interactive discussion for the central business district; October 2, 2017 – 2<sup>nd</sup> Public Meeting – recap first meeting and presentation on affordable housing; January 23, 2018 – 3<sup>rd</sup> Public Meeting – presentation on significant changes to the Master Plan and update on affordable housing; April 7, 2018 – 4<sup>th</sup> Public Meeting – walkthrough of the first draft of the Master Plan; April 25, 2018 – 5<sup>th</sup> Public Meeting – public comments regarding the first Master Plan draft. He summarized significant changes that are either in or not in the current draft of the Master Plan document. He stated that the changes included are: proposing redevelopment within the Central Business District only; discouraging expansion of the Central Business District by redlining its boundaries on Lake Ave and Saw Mill Lane; proposing to increase the maximum height of new buildings to three stories and 42 feet which is an increase of 7 feet from what is existing in order to encourage mixed use buildings and to enhance the residential character of the Central Business District. He explained that within this draft of Master Plan they are proposing to eliminate the conditional use requirement for restaurants which means that they would not have to go to the Planning Board for approval to open a restaurant with seating. He stated that they are also proposing: to eliminate the Floor Area Ratio requirement which they feel is redundant to the setbacks and buffer zone ordinances; proposing design standards similar to the library or Borough Hall for all new development; proposing new traffic calming methods for crosswalks on Kinderkamack Road; proposing new wayfinding signage to enhance the character of the town and provide assistance to out of town visitors, and proposing a location for affordable senior and disabled housing along New Milford Avenue east of Kinderkamack Road and west of the railroad tracks which would also include the undeveloped properties on Fay Place. He detailed ideas which were not included: transit village type development with retail and residential along the railroad tracks within walking distance of the train station; not proposing 4 story commercial development within the Central Business District; not recommending multi-story parking garage in the municipal lot by the library; not recommending to move Borough Hall and not forcing existing property owners to comply with new regulations. He stated that there are no changes in the secondary business district which is south of Lake Avenue and north of Orchard Street. He explained that they are proposing no changes to the residential character of our town and they are not suggesting any other residential areas within town to be considered for possible locations for affordable housing. He stated that some questions had come up about Floor Area Ratio and why they are looking to eliminate it. He explained that FAR is the max floor space a building could have as a ratio of the total lot size. He stated that as an example 100% FAR means the floor space would be equal to the lot size if it is a one-story building. He explained that the current FAR requirement is 35% but there are other ordinances which control the size of a building such as setbacks and buffer zones. He stated that within the Master Plan document they do not specify setbacks at all. He explained that at the last meeting there were discussions of zero setbacks which is not a recommendation in this Master Plan although the subcommittee does recommend the Mayor and Council to look at the setback ordinances when they consider writing

them for three story buildings. He stated that he had done an assessment of the downtown area for the current setbacks and there were quite a few with zero setbacks which is the distance of the building to the sidewalk. He explained that as an example: zero setbacks are Panico Salon, Mr. Cupcakes, KinderSmiles, Showtime Barber, Oradell Vacuum, Rite Aid, Schreiber's Deli and Calabria Pizza; 5 foot setbacks are Pronto Pizza, Noble Associates and Tanique; 10 foot setbacks are Cool Beans and Sunshine Bagels and 15 foot setback are Columbia Bank, Sussex Bank and Lieber Funeral Home.

Mr. Larson stated that he would like to thank Mr. Derian for his presentation. He explained that he would establish ground rules / expectations in order to facilitate an orderly meeting and to allow everyone the opportunity to come forward to provide their comments regarding the draft Master Plan. He asked that all who wish to speak to step forward to the podium and state their name and address. He stated that in order to allow everyone the opportunity to speak, there would be a time limit for each person of approximately three minutes and for their comments to be directed to the entirety of the Planning Board and not an individual member. He explained that in the interest of being good neighbors, he would request that people remember to be courteous and civil. He stated that the board appreciates the passion some people feel about certain issues but they also must recognize that there will inevitably be differences of opinions of what should or should not be in the Master Plan. He requested that everyone act civil and courteous to all individuals in the room tonight.

Mr. Larson opened the meeting to the public for comments.

Regina Little at Maple Avenue stated that she would like to thank the committee for their hard work. She explained that she has attended every public charette and has read through the Master Plan several times. She stated that she had researched in the library and online to learn many of the words which are important to use in the consideration of the Master Plan. She explained that she has come to a couple of conclusions which she would like to share but would send something in writing since she cannot state everything in three minutes. She stated that the draft of the Master Plan shows an appetite for redevelopment which exceeds the capacity of the Borough's infrastructure. She explained that the main streets including: Kinderkamack Road, Soldier Hill Road, Oradell Avenue and New Milford Avenue all fall within the proposed Central Business District and are already packed to capacity with traffic. She stated that there are already 3 rush hours: morning, school dismissal and evening along with the weekends also having a lot of traffic. She explained that she would suggest that some of the things that are in the Master Plan may tend to encourage more people to come and use Oradell roadways which is not in the best interest for the families within the community who need to have the ability to go from one end of town to the other without getting caught in traffic jams. She stated that she thinks the board would agree that she is a very practical person and while she is not opposed to new things, she is always conscious of the costs. She explained as an example, the issues which were brought up

for the New Milford Shop Rite development that included road maintenance. She stated that she had heard that road maintenance is one of the biggest line items Oradell's budget and she has noticed many large pot holes throughout the town. She explained that while potholes may be due to the thaw and freeze cycles, they are also related to volume and heaviness of traffic. She stated that she sees heavy trucks on Kinderkamack Road, Oradell Avenue, Maple Avenue, etc. and this requires the town to prepare to deal with all the weight and use on the roadways. She explained that when you take into account how much is going to be paid for road maintenance, you have to consider the expense of the materials and if you have higher volumes and weight then you are going to need higher class materials and more frequent road repair. She stated that there is a list for road repairs and when you call to request a road repair it is very frustrating to be told that there is a list and your road is not in it for the next couple of cycles. She explained that there are several things in the Master Plan which need to be looked at very closely and one is the recommendation to make bigger lots. She stated that she thinks the current lot sizes are fine as is without inviting people to come in to buy up properties in order to put up bigger buildings and increase the density of Oradell. Mr. Larson apologized and requested Mrs. Little to conclude her comments. He stated to the audience that there is an email set up for residents to send comments: [2018oradellmasterplan@oradell.org](mailto:2018oradellmasterplan@oradell.org). Ms. Little explained that she drives all over Bergen County and the State and she is always so happy to get back home to Oradell as it is an oasis in the wasteland of commercial development which is all over. She stated that she also sees a great history here such as: Schirra Park which was named for an astronaut who went to the Oradell Schools and lived in Oradell. She explained that this area could have been a McDonalds, but it was the Planning Board and the Mayor and Council who took steps to protect the town and now they have a sweet little park there rather than a McDonald's. She stated that she would encourage the board to be very careful with the changes they propose.

Jim Winters at Maple Avenue stated that he has many questions and concerns about the Master Plan. He explained that he has over 100 comments, questions / concerns and had submitted them in writing and in email to which he asked for a written response back from the board prior to any decision or adoption of the Master Plan. He stated that he is concerned that this is not a holistic review of a Master Plan but rather a Central Business District development plan. He explained that he is worried about implementing a Central Business District plan which includes: multiple business decisions that appear not to be supported with diligent and thoughtful analysis; whether it is a cost benefit or risk assessment or other business models to forecast what impacts may occur from large scale development and assumptions made within the Master Plan which are not supported by current data, facts or technical analysis such as traffic studies or simulation modeling. He stated that he has concerns with some contradictions between the goals, objectives and policy statements such as reference to a thoroughfare between the Central Business District and R4 zone but yet there are conversations about the protection and maintenance of buffers between those 2 zones. He explained that he has great fears that the plans proposed zoning and bulk use changes to chapter 240 in the ordinance section 11.9 has serious consequence by

removing the FAR which in itself is a protection of light, air, green space and a way to combat urban blight. He stated that he has concerns the Master Plan establishes parameters for maximum development in heart of Oradell which represents a development of approximately one-third the length of Kinderkamack Road and equates to a Central Business District of well over 1 million square feet. He explained that this zone is also being targeted for the tallest building height in Oradell and he worries the plan recommends removing controls rather than proposing adjustments to regulate dining establishments which would result in an open-door policy for questionable uses such as fast food, nightclubs and bars. He stated that he is troubled by the plans framework to allow urban development to proceed with little control and he thinks that a little foresight is needed into the long-term impacts this would bring to the adjacent residential neighborhoods. He explained that he questions if this plan truly represents the majority view of the residents for a dramatic change to the landscape of Oradell and he questions the agenda. He stated that he is concerned with expediting the process of a Central Business District development plan and wants to ensure that it is fair, open and transparent along with having everyone identify themselves who may have an interest in the plan. He explained that although he has all these concerns, his biggest fear is speaking to a board that has already determined Oradell's fate and is not open or willing to listen to its residents, no matter which side they stand on. He stated that as for the true betterment of Oradell, they need a Council which is open for honest discourse and would actually listen and hear what the residents are saying. He explained that for the record, he considers portions of the plans to be agreeable such as: portions for site regulations, gateway signage, crosswalk lighting, patterns, coding, façade treatments and design standards which are all positive steps forward. He stated that there are many issues to discuss which he would submit to the board in writing. He explained that his top 4 issues which he takes most exception with are: elimination of FAR; removal of conditional uses; traffic and parking volume studies / impacts within the adjacent neighborhoods; the buffer zones with details to mitigate the impacts to the neighborhoods which abut the Central Business District and address any degrade to the quality of life within these residential neighborhoods. Bill Collins at Woodland Avenue stated that he sees a disconnect between the zoning and planning of the Master Plan. He explained that he hopes that when the proposal is put together that it is written in a tight language where no one can put holes through and developers cannot come in and find loopholes in the Master Plan. He stated as an example: a developer coming into town wanting to build a substantial building, having their architect put together plans, go to the Zoning Official who checks the Master Plan and tells the developer that their intent it is not in line with the Master Plan so they would need to go for a variance before the Zoning Board. He explained that he is concerned that there are no Zoning Board representatives at any of these meetings. He stated that a developer could go back, put his team together with a lot of money, architects and a land use attorney. He explained that this land use attorney could then twist things and cause a lot of litigation, costing the town time and money. He stated that he would like to not have to go through this and would like a tight Master Plan. He explained that he

thinks there should be a glossary of terms at the back of the Master Plan so that people could be able to understand all the terms.

Greg Trass at Maple Avenue stated that there are some really good things in the Master Plan but there are also some things which are questionable. He explained that he questions the removal of the conditional use on restaurants and asked if this is illegal now with the way it is written. He stated that by maintaining the conditional use, they have some control over what goes in. He asked where the maximum height of a building is measured from and if it is the lowest or highest point of the lot. Mr. Depken stated that the measurements are taken on an average of points around the building and the average point would be the height. Mr. Trass explained that he is concerned about parking restrictions with restaurants and with removing restrictions, he would like to know where patrons are going to park. He stated that he is opposed to three story buildings and has concerns that the setbacks / distances from a building's setback from road to the front of a potential three-story buildings could create a cavern.

Irene Polyakov at Oradell Avenue asked who needed this new redevelopment in the town and stated that if it was put to an election then 80% would vote no to the Master Plan. She explained that she does not see the need for the redevelopment. She stated that there is a law in NJ that if you do not do any redevelopment then you do not need to build any affordable housing. She explained that with new redevelopment, a project must have up to 15% affordable housing. She stated that as for senior affordable housing, if the Borough accept any Federal or State grants then they would have no control over the housing as it goes by need base and Oradell seniors would get nothing. She explained that her concern is removing the FAR and asked who requested this. She stated that she agrees with Ms. Little on that the Borough needs to concentrate on its real needs such as on better roads. She explained that would suggest to put the Master Plan to a public vote. She stated that she has never gotten back a response to any communication she had sent to the town and it is important for the board to listen to the residents and respect them.

Mr. Derian asked questions regarding the affordable housing obligation on whether it is true that if a municipality does not build then they are not required to provide affordable housing. Mr. Burgis stated that a municipality is not obligated to build the affordable housing itself but they are obligated to provide their share of affordable housing that the courts have established for the Borough. He explained that the Supreme Court of NJ has made the determination that there is a constitutional obligation on the part of every municipality to provide for its share of affordable housing. He stated that Oradell is required to zone for this but not required to build it itself. A resident asked question on what is happening with affordable housing because he saw White Beeches was listed as affordable housing. He stated that his concerned is with the effect on traffic and the effect on the schools. Mr. Burgis explained that White Beeches had been zoned for affordable housing consistently since about 1983. He stated that it is a member owned golf

course with indicates the very limited likelihood that this would happen and that is why affordable housing has never been built there in 25+ years. He explained that the Borough has an obligation set by the courts which includes 292 units of affordable housing but they have taken the position that the Borough does not have enough vacant developable land to come anywhere close to this number. He stated that they have presented to the court an outline for an affordable housing plan which addresses approximately 20 units of affordable housing. He explained that because the Borough is a fully developed municipality, they are entitled to a vacant land adjustment and they are getting pushed back on one issue of eliminating White Beeches from its historically AH zoned designation. The resident asked what the State would do if Oradell refuses affordable housing. Mr. Burgis stated that he could site numerous examples of municipalities that have said no which were then hit with court mandated zoning done by the courts rather than the municipality. He explained that the courts try to impose the full magnitude of the obligation and Oradell does not want this to happen. He stated that they are fighting to reduce this number and also trying to use the fact that White Beeches had been in the last 4 or 5 housing plans but it is still an ongoing battle. The resident explained that the Borough has road problems even though they pay the highest taxes in the nation being that Bergen County is number one in high taxes and we should not have bad roads.

Paul Gorski at Hennigar Place stated that he wanted to compliment everyone for the comprehensive plan. He explained that he believes the issue regarding maintaining property values and bringing in ratables with traffic is a double-edged sword but if you do not build it, they will not come. He stated that he understands the population is declining in town and this matter is something which is necessary and they need to trust that the elected officials will not turn the town into Times Square. He explained that this is a sound reasonable plan and they should join with them to support the plan.

John Tenaglia at Beechwood Road stated that he would like to thank the board. He explained that he sees the great degree of care that goes into protecting the town. He stated that he sees the sincerity that goes into protecting the historical side and the landscape of the town. He explained that he applauds the Master Plan and is excited about the prospect of the Central Business District having a few more places to go with his family instead of leaving the town to go out.

Tom Belthoff at Beechwood Road stated that he equates the Master Plan to The Good, The Bad and The Ugly. He explained that there is still ugly in the plan. He stated that multilevel parking is too expensive and as a taxpayer, there is no way he wants to front the bill for this. He explained that it is non-revenue generating and if NJ Transit gets wind of an opportunity to fund a parking lot then they would be here. He stated that once an entity gives money, you lose control of the parking lots. He explained that multi-level parking should be taken out of the plan. He stated that there is a reason why NJ Magazine rated Oradell one of the top 10 towns and one of the best towns for a family to live in and the residents like the way the town is. He stated that

parking is problem but they are not going to solve this problem. He explained that they want more restaurants and the commuter parking lots are empty at night. He stated that the residents do not want money spent for a study on whether the Borough should do a multi-story parking lot because it is not economical. He explained that he knows this is a Central Business District plan but it is not a plan for the town. He stated that this is not a Master Plan for Oradell. Mr. Larson explained that in fairness one of the primary goals is to maintain the residential character of the town. He stated that the goals and principles set out in the beginning of the plan are going to motivate a lot of the zoning ordinances moving forward and apply to much more than the Central Business District. He explained that if an individual looks at the goals, principles and objectives with the totality of the town in mind, applies to much more than the Central Business District. Mr. Belthoff stated that as for the building height, when combined with the setback and 42 feet in height it is going to create a tunnel. He explained that the board should be careful about how this is going to look.

Teresa Trass at Maple Avenue stated there is a large, but good, elephant in the room regarding the Water Company property development. She explained that the development has plans to include environmental trails, bird watching, athletic fields and an environmental studies stadium. She stated that the preservation of this building would have sustainable businesses including a burger place and a brewery. She explained that there is a lot of things coming to Oradell which no one has mentioned. She stated that with all of this coming, the Borough does not need to make a lot of changes and could keep the town the way it is along with still have that zoning for these other interests. Mr. Derian explained that while they are happy the County is developing the Water Company property; this is not included in the Master Plan because unfortunately this is not a part of Oradell anymore as it is Bergen County property.

Paul Latsounas at Beverly Road stated that bundled properties have to be excluded. He explained that the Borough needs all the green space they have as we are not getting anymore. He stated that the Subaru parking lot has a developer coming to contract with the owner and they do not know what the developer would want to build but he does not want a three-story building there. He explained that a restaurant would work on this site as there is plenty of parking. He stated any development should automatically require a traffic study. He stated that 460 Kinderkamack Road is three-story but the front is small and behind it is parking. He explained that he does not want this in the Central Business District. He stated that the Council and zoning should be relieved of the pressure from developers and they need to make stricter rules. He explained that he opposes three-story buildings. Mr. Derian stated that the Subaru lot is south of Lake Avenue and is categorized in the secondary business district and they are not proposing three-story buildings south of Lake Avenue to River Edge or north of Orchard Street to Emerson. He explained that it is being proposed that the ordinance states for three-story buildings to only defined within the Central Business District from Orchard Street to Lake Avenue so that it is tightly defined to only allow for development there and nowhere else.



Rob Morris stated that he had moved to Oradell three years ago and loves the town. He explained that he has read over the Master Plan and majority of it is great. He stated that he likes that the plan is very specific to certain areas and that in only those areas certain things could be done. He explained that the Master Plan does keep to the integrity of Oradell and the residential part. He stated that his family ventures outside of town to do things and they would love to stay in town. He explained that he thinks there is a bright future ahead for Oradell and thanked the board for all the time they put into the plan.

Susanna Michaels at Orchard Street asked if the proposed parking structure is for commuters or commercial consumers. She stated that they seem to have enough parking for our own residents and a significant number of spots are being used by cars without permits from Oradell. She asked if they are you going to require developers to have parking spots for residents and employees. She stated that currently some of the business employees use the Municipal lots which are very expensive to maintain due to plowing, paving and insurance. She explained that structured parking would be very expensive and does not think it should be on the backs of the taxpayers.

Brendan O'Brien at Poplar Avenue stated that he would like to thank everyone involved with the plan. He explained that he moved to Oradell 1.5 years ago and there is a sense of pride in the town. He stated that the Master Plan is a living, moving, breathing document. He explained that when zero setbacks were mentioned, people spoke up against it and the committee removed it from the Master Plan. He stated that the committee is doing a good job even though you cannot make everyone happy, they are trying their best to keep the town as a whole. He explained that he appreciates how Oradell keeps on top of their codes such as when he dealt with the Building Department to put up his fence and he appreciates this. He stated that the Master Plan from a residential point of view is going in the right direction. He explained that the Master Plan would not allow restaurants with drive through windows as it is now. He stated that with removing conditional uses and people jump into not wanting fast food establishments. He explained that he would love to go downtown to a restaurant. He stated that as an example an Oradell resident, Bill Pollinger, chose the town of Closter to open up his restaurant, The Hill, and probably did not consider his own town because it is too difficult with the conditional uses. He explained that there are 5 hair and nail salons between Charlie Brown's and Mackay Ave within about 100 yards. He stated that he does not see the Master Plan as massive redevelopment but rather as a way to enhance the town and he would love to be able to stay in town for a nice sit-down meal or something geared towards children like a KidVille. He explained that the town is aging and there are also a lot of young families coming into it so hopefully the Master Plan will have the town moving in the right direction.

Lori Winters at Maple Avenue stated that she would like to thank the committee for their time. She explained that her concern about the Master Plan is the removal of every possible restriction such as: conditional uses, FAR and rear yard setback. She stated that she would love to have some more nice restaurants and frequents the Sushi place and two new coffee shops. She explained that she is concerned that by lifting all restrictions they would be opening the door for real estate developers and not people in town who would open a business. She stated that when restrictions are removed, real estate developers see an opportunity to make money and not to better Oradell. She explained that regards to three-story buildings with business on first floor and two stories of apartments above, when these meetings started this idea was to satisfy affordable housing which is no longer needed since the affordable housing zone has been moved to a different location. She stated that she is confused by the change from one meeting to the next in regards to COAH. She explained that if apartments are built then what their effects be on the schools, what would it do to taxes and what services would the new families and students need. She stated that she does not think Oradell is ever going to be the kind of entertainment center that attracts young people in their 20's like Hoboken, Jersey City and Manhattan as those are communities for young people with a lot of entertainment options that Oradell does not have. She explained that she appreciates that the downtown needs changes to attract more businesses but they need to think about the type of development they are opening themselves up too and the type of developers. She stated that Oradell is not for sale and this Master Plan is a for sale sign.

Nancy Costopoulos at Maple Avenue stated that she feels this is a very aggressive plan for a three-block corridor and feels they are negligent in conducting the appropriate studies in order to understand the impact on the community. She explained that she questions the cost to the taxpayers and believes comments as to the otherwise are misleading as there are going to be increases for shared services which falls on the taxpayers. Mr. Larson stated that the expectation would be that the development would increase ratables which the Borough collects taxes on. Ms. Costopoulos asked if there was an analysis done with these projections. Mr. Derian stated that the Master Plan is a high-level vision document, there is nothing in the Master Plan that is specific and it provides direction for the Zoning Board and Mayor and Council in terms of implementing ordinances for development. He explained that it is difficult to predict the outcome of the Master Plan. He stated that they have a proposal to grow the Central Business District three-stories. He explained that in 1983, the Planning Board members who drafted their plan proposed to expand development on Kinderkamack Road to two-stories and increase the size of the buildings but at the same time the Borough still has the Queen Anne homes on Kinderkamack which were never developed and there was zero impact from those properties. He stated that it is difficult when developing a guiding document to predict its impact. He explained that an investigation was done with police and fire and there would be no impact as they can manage everything being proposed with their existing equipment. He stated that in regards to school impact, in general a couple who have children would not want to stay in the downtown area and would want to move to a home. Mr. Larson asked Mr. Burgis to address his

experience with Master Plan and impact studies. Mr. Burgis stated that impact studies are typically done during a site plan review process. He explained that when an applicant comes before the Planning or Zoning boards, they have to do a variety of impact assessments with one of them being traffic. He stated that it is not typical to provide an assessment of school impacts. He explained that his firm has done Central Business District assessment for school impact and based on this they can make estimates on how many public-school attendees one could envision. He stated that they have found over the last 20 years that you get from 1:8/9 or 1:15 children per unit. He explained that If you get 5-8 public school children from this it would be a lot. He stated that they are comfortable in offering to the Planning Board a rough estimate based on their studies. He stated that in regards to COAH, it has never been the driving force behind recommending second and third floors on top of the business district stores. He explained that what was driving the recommendation was that in order to encourage an active and vibrant downtown was to get people to live there so they become a captive audience for stores in the downtown with making the downtown more attractive for businesses to come to the community and make sure they have a 100% occupancy rate. He stated that in regards to the affordable units in the town, it would simply be 15% of the total number of units for affordable households which would help the Borough address at least a portion of their affordable housing obligation. Ms. Costopoulos asked again why the impact studies were not done when proposing a major development prior to the Zoning phase. Mr. Burgis stated that when they talked to the fire and police departments, they explained that they could accommodate three stories. He explained that the document is a living, breathing document which goes through constant modification and change over time. He stated that the MLUL requires that at least every 10 years, the board is obligated to reexamine its recommendations to see if they are valid or not or should be adjusted upward or downward. Ms. Costopoulos asked what happens if a three-story building is erected and then find 10years later that you only needed two-stories. Mr. Burgis stated that in this instance the building would stay but the municipality can eliminate the three-story regulation so it does not happen again. Ms. Costopoulos asked if the Central Business District develops to its entirety, what would be the anticipated population to move into town. Mr. Burgis stated that he does not have the figures with him. Ms. Costopoulos explained that she has more comments to send in and asked if all the submitted comments could be made available for everyone to see so they could have transparency.

Lorraine Bogert at Wanamaker Avenue stated that she does not believe you can uncouple development from your COAH obligations. She explained that once you start building, you then have more obligations. She stated that they already have the Habitat for Humanity project which worked out very well and she thinks the Borough should explore this option again. She explained that she questions the obligation numbers which have gone from 6 to 20. She stated that in regards to three-stories, it was stated that developers would not come if there were not three-stories. She explained that it is feasible for developers to do three-stories because they have done their cost benefit analysis but the board is saying that they cannot do cost benefit

analysis because they are too and the town is going to be enhanced by development for many more years. She stated that the Borough needs to do analysis to see how development would affect the town economically and how it affects the resident's safety and traffic. She explained that the Borough has a traffic study which is six years old. She stated that when Walgreens was trying to come in, their traffic analysis did not match what the residents were noticing with the traffic so this is why they need their own traffic analysis especially with a huge project coming in. She explained that conditional use is the mechanism for the Borough to have input and if they give this up then they lose the town's input. She asked questions in regards to setbacks and why parking in the front of a restaurant was attached to setbacks. Mr. Burgis stated that there is a minimum 15' setback in the ordinance today and in previous discussions it was mentioned that in some downtowns there is a zero setback which led to Mr. Derian doing an investigation of the various existing setbacks within the Borough. Ms. Bogert asked about avoiding frontage being used for parking and discussed restaurants having this area for tables. Mr. Burgis stated that there are stores on Kinderkamack Road in Emerson which had front parking and the customers had to back out onto Kinderkamack Road to exit the properties. He explained that with a permitted 15' setback they would have head in parking which requiring people to back out and if you place the building much further back then you would be placing it closer to the residents who live on Maple Avenue. He stated that the current ordinance has never included a rear yard setback which allow buildings to be placed right on the property line and it only details the rear yard can be used for parking. He explained that they would rather have a buffer requirement to protect the residents on that rear property line. He stated that in regards to conditional use, it was himself that had recommended eliminating restaurants as a conditional use and identifying them as a permitted use. He explained that the law is very clear that conditions of a conditional use have to be specific. He stated that there are eight conditions in the current ordinance and they are all covered by the site plan ordinance so there is no specific regulatory control as contemplated by case law in the MLUL. He explained that as for an example, the ordinance indicates that a restaurant establishment must provide an area for refuse storage, a restaurant has to provide adequate facilities for pedestrian movement, all entrances and exits shall be clearly visible from the street and sidewalk yet these are also all in the current site plan ordinance. He stated that the other five provisions are also already covered in the current site plan ordinance so there is no need to include them here because it is redundant and it is not a specific regulatory control as contemplated by the law. He explained that they would have in the ordinance a regulation to identify restaurants as a permitted use allowed as of right with special regulatory controls for it. He stated that they are not removing regulations, they are placing it in a different section of the code which would make more sense. Ms. Bogert asked if conditional use includes the unforeseen things that you might not think of which the community might like to have some say in. Mr. Burgis stated that the community would have this say when they write the ordinance in order to implement these regulations and they would have the same round of meetings discussing those very specific controls. He explained that this section of the ordinance does not have the kind of specificity that the law requires and it does not tell you very specifically the per

coverage factor, or setback, or cap on the number of seats within a restaurant. Ms. Bogert asked if Mr. Burgis is saying that conditional use is not an acceptable thing to have in a Master Plan according to the law. Mr. Burgis stated that conditional use could be an acceptable control but if one does not meet any single one of the conditions of a conditional use then an applicant goes to Zoning Board for a use variance and they would need five affirmative votes out of a seven-member board. He explained that he understands that everyone would like to see restaurants in the downtown area and if you do not meet a condition of a conditional use then you have made it 10x harder for an applicant to get the needed approval, so they had wanted to make this a little easier because what typically happens is any business would pick up a zoning ordinance and look at it to see if it is easy or difficult to get through. He stated that if they see the town has conditions as a conditional use, rather than special controls, they would go to the next town over where the ordinance is a little more flexible. He explained that this is a policy decision for the public and the board to decide how business friendly you want to be in allowing or not allowing a restaurant. He suggestion that they can still impose a lot of regulations but you do not do this as a conditional use because it would actively discourage restauranteurs from ever looking in the Borough.

Dave McFarland at Greentree Lane stated that the last time they did the Master Plan, it went up to two-stories and they did not lose the Queen Anne housing. He explained that the reason they did not lose them was because of the FAR and they were only allowed 35% coverage. He stated that if they allow 100% coverage then developers would be interested, they would now allow for maximum coverage. He explained that there is no guarantee they would get a nice restaurant and you would lose the character of Kinderkamack Road. He stated that he feels the 100% coverage is probably one of the most critical issues in the plan. He explained that the residents on Maple Avenue could lose property value if a couple of properties are bundled and developed into a big building right in their backyard. He stated that the 100% coverage is something the board should really be careful about. Mr. Derian explained that FAR is the size of the building on the property. He stated that as an example, a 60,000sf lot with the current FAR of 35% could have floor space of 21,000 sf for a one-story building and a two-story building would have 2 floors which roll into the ratio and restrict the size of the building to 10,500 sf floor space. He stated that the problem with this is the other ordinances in town such as setbacks and buffer zones which do the same thing. He explained that you cannot build currently within 15' of the property line for the front, 10' from the side, or a total combined 25'. He stated that currently they have a FAR regulation but the combo of the two is the problem. He explained that they are not recommending to build from lot border to lot border. Mr. Burgis stated that in lieu of having the FAR standard, they would have all the setback requirements mentioned and also impose a maximum building coverage limitation and a maximum impervious coverage limitation which includes the building and all paved surfaces. He explained that they are not allowing 100% of the lot covered by building and they would still have all these setbacks and coverage limitations that ensures a certain amount of green space on the property.

Larry Bogert at Wanamaker Avenue asked how does this matter affect the town if a developer comes in on if the Mayor & Council, Planning Board or whoever is in charge of the implementation of the Master Plan does not implement the plan because enough residents have said they do not like certain aspects of the Master Plan. He asked if the developer has the justification to get variances based on the Master Plan if the zoning ordinance does not agree with the plan. Mr. Burgis stated that there are a number of items a applicant for a variance has to prove and one of them is that there is no substantial impairment to the intent of the Master Plan. He explained that an applicant could make the argument that the Governing Body has not yet adopted zoning and did not zone certain provisions. He stated that if the Governing Body adopts their zoning regulations but they disagree with the message in the Master Plan then they would say they are not fulfilling the recommendations of the Master Plan for the following reasons and this sends a clear message as to why they had done that. He explained that an attorney and the plan for the applicant would be hard pressed to overcome the language about no substantial impairment to the intent of the plan because the Governing Body had pointed out why they have chosen not to fulfill the particular intent. Mr. Bogert asked if this actually works then way would a developer come to town if the Governing Body had decided not to implement certain portions of the Master Plan and they state exactly why they are not doing this. Mr. Burgis stated that they are under no obligation to implement everything in a Master Plan document but the downfall in a lot of municipalities is that the Governing Body never makes those kinds of statements as to why they have or have not done something. He explained that this is why he always recommends that if you are not going to affirmatively address some of the elements in the Master Plan then state the reasons why on the record as this would help the lawyer when he has to go to court to defend the board's action. Mr. Bogert asked if there is a viable recourse that actually works. Mr. Burgis stated that in some instances they have turned back to the Planning Board and asked if they should amend the Master Plan to delete a provision. He explained that the Master Plan is constantly evolving. Mr. Bogert stated that this Master Plan is unlike any others he has ever seen before because it primarily deals with development of the Central Business District and peripherally talks about other areas unlike an overall Master Plan which has sections on Open Space, Conservation, Business District and this Master Plan has a huge area on the Central Business District and small areas on everything else. Mr. Burgis explained that this was by design because the municipality chose to do 2 Master Plan elements, the land use plan and the central business district plan. He stated that they may decide in the future to do other elements but to begin with they chose these two. Mr. Bogert explained that there is some disagreement in this document such as on page 27 in regards to the conservation and recreation for public open space. He then read the page aloud which ends with: "While this document is not an Open Space Plan, which may be a separate element to a master plan, it is suggested that the Borough give consideration to any opportunity to invest in the preservation or enhancement of public spaces next to the reservoir and along the Hackensack River." He stated that there are two parts to this: if they are talking about development of the business district which includes the Queen Anne

houses that have green space in it and making the downtown look more like other towns with buildings with storefronts and apartments above, you would be eliminating green space which is contrary to this page in the plan; and with discussing development along the Hackensack River as something the Borough should be looking at, yet this is the County's property and the town has no control over this and are very limited in what the Borough can look at along with the Hackensack River. He explained that there seems to be a contradiction between this statement and the rest of the plan. Mr. Burgis stated that the section which was read is in regards to public open space and not private property like the Queen Anne houses. He explained that if one of the houses came into redevelopment, the developer would be obligated pursuant to the setback and coverage limitations to provide a certain percentage of green space on the property. He stated that they are going to amend the ordinance to mandate a certain dimension of a buffer width to the rear of those properties which they do not require now, as an added protective device for the residents to the rear of those buildings. He explained that they would get green space on those properties which they do not have the right to today. Mr. Bogert stated that the green space concept of public and private needs to be clarified in the Master Plan. He explained that as of now, Kinderkamack green space is not just fitting the mathematics of green space around a property but the air space where you can see through the buildings and if this starts to get blocked even with satisfying the setbacks, it changes the character quite a bit so this should be considered.

Steve Carnevale asked if earlier aspects of the Master Plan, were they may have addressed other components and have not made changes in the current Master Plan update, would those areas of the plan that were written earlier still remain intact. He asked if the prior Planning Boards addressed other areas which is what the current documentation is, then this still remains in place. Mr. Burgis stated for an example that if there was a historic preservation and this Master Plan does not address this then that document would still be in place.

Sam Tripsas at Maple Avenue stated that he wants to address the issue of restaurants as they all want a restaurant but thinks this is being misinterpreted. He explained that Hagler's was in town for 70+ years and it was a gathering place and when people speak out, they are referring to a gathering place. He stated that they do not want a row of restaurants to choose from. He explained that in 2009 residents got together after the Zoning Board approved a Walgreens development. He stated that he had watched the board get ripped apart by the developer as they used the Master Plan against the town yet in the end 4 lots were assembled for one bank. He explained that he would suggest taking the phrase out and not to encourage bundled lots. He stated that conditional use is a protection and he knows this is redundant but they should keep it there. He explained that developers are looking at the Master Plan and ordinances every day. He stated that in regards to the permitted use issue, a pharmacy is a permitted use but did anyone envision a 14,000sf Walgreens. He explained that in regards to bringing a younger population to the downtown area, he explained that his daughter lives in Hoboken and would not want her

living over a store front in Oradell. He stated that maybe eventually she would move back here but they are not going to create Hoboken in Oradell. He explained that he would limit the downtown to two stories and showed pictures of Hagler's being demolished in order to show the former gathering place.

John Lombardo stated that he is a new member of the Planning Board. He spoke about being on the audience's side and then getting involved by joining the Planning Board. He explained that so many things being argued about are no longer being discussed by the board. He stated that there are only a few points left. He explained that the board listened to everyone and got rid of a lot of the negative things which were not the best for the town. He stated that most boards do not open these matters up to the public, they tell you what they have decided and then people get mad. He explained that he is happy to be part of a board that gets everybody involved and listens to what the residents are saying. He stated that he is excited to be here and hear what everybody has to say. He explained that he hopes the things people still want to work out are addressed and is sure the board would come to the best possible decision. He stated that he is excited to see all the changes to the Master Plan as a result of these public meetings and that there are only a few items left. He explained that he hopes they can work them out and that he makes a difference.

Linda Van Valkenburgh at Ridgewood Avenue stated that in regards to the setbacks, she remembers when Hagler's was there and had no setback. She explained that when discussing the development of Walgreens, everyone agreed that it was extremely dangerous to have no setbacks and the safety issues involved with no setback. She stated that in regards to nail salons, everyone keeps commenting on them but obviously they do good enough business they keep coming to Oradell. She explained that banks make very good neighbors with no dumpsters, no rats and there is a lot of green space with landscaping. She stated that everyone comments about banks but they are not loud at night and there are no dumpsters. She explained that they are discussing restaurants with two stories of apartments which is going to create garbage and asked where they are going to put dumpsters. She stated that with the 3am dumps and the snow plows at all hours of the night, people will get no rest. She explained that with the infrastructure of the roads, all the extra cars on the roads would find other ways around town to avoid Kinderkamack Road. She stated that families do live in apartments and that she knows of three families with children at OPS who live in apartments. She explained that they are talking about double decker apartments and people with children would live there which is going to be even more children in the schools. She stated that she does not agree with the FAR regulation, the height regulation or the setback regulation. She explained that she has lived in Oradell for 53 years and is looking for a place to walk to in order to meet friends and does not need a choice of 20 places. She stated that they are looking for something smaller for their small town. She explained that they are a small town and do not need to be Westwood as they do not have the parking or the space. She stated that if she had wanted Westwood, she would move there.



William Fletcher at Midland Road stated that there is a difference between saying they do not recommend and they recommend. He explained that saying they do not recommend 3 floors is different than saying they recommend a maximum of 2 floors. He stated that lawyers and developers would be able to beat us with our own Master Plan based upon its wording. Mr. Derian explained that the committee discussed 3 floors in the Central Business District with a height restriction of 42 feet. He stated that they tried to specifically in the Master Plan that it is 3 floors and 42 feet and not one or the other. He explained that they do not want someone trying to sneak in a 4<sup>th</sup> floor or something of that nature. He stated that they tried to be as specific as possible and the Master Plan is not an ordinance. He explained that where the plan says, they recommend, they are actually speaking to the town council who would in turn be taking the recommendations to make specific ordinances. Mr. Fletcher stated that there is a lack of parking around town and for example when the Playhouse has a show, Park Ave becomes a one-way street with no restrictions and some one-way zones should be put in place or there should be no parking on one side of the street. He explained that Rite Aid has 6 parking spots and what is going to happen when Walgreens comes in. Mr. Derian stated that currently Rite Aid has a zero setback and if they demo the building, they would have to push it further back 15' based on the current ordinances. He explained that all the Master Plan is saying is for the Mayor & Council to look at the setback ordinance. He stated that specifics is not something the board dictates; they just provide direction and the actual specifics come from the ordinances themselves and the zoning. Mr. Fletcher explained that when you say you do not recommend something that can amount to a loophole. Mr. Derian stated that he agreed and expressed that his biggest fears is that they are missing something.

Janet Atwater at Morris Street stated that she is 87 years old and has lived in Oradell for 74 years. She explained that her first dwelling was on Kinderkamack Road over the State Farm Insurance, second was on Seminole Street, then moved to Massachusetts for 13 years, then came back to Prospect Avenue and now lives on Morris. She stated that Oradell has got to be a great place for her to be here in four different locations. She explained that all of her clubs and her church are in this beautiful town. She stated that the thing which disturbs her is the height of the buildings they want to put in the Central Business District. She compared this to the sound barriers on the highways and does not want this in Oradell. She stated that a Tenaflly School was turned into housing rather than being an empty building. She explained that they do have empty buildings on Kinderkamack approaching the Emerson line. She asked if they could get a builder to take one of those buildings, get it set up because they have parking right there and this really would be a marvelous situation. She stated that she hopes to be here for many more years and both her parents lived to be 95 ½. She explained that you have got to keep going, being active, moving, doing, and being involved. She stated that volunteering within the community for this Planning Board and all the Boards is just marvelous when people step forward to put in their time, talent and expertise. She explained that she commends all of them for their time and effort

that is put in to try to keep this town the very best and to keep it the number one family town in the State of NJ.

Elaina Himmelberg at Lotus Avenue stated that she has been a resident for over 70 years and has seen both great and not so great changes over the years. She explained that she thinks some of the proposed changes could prospectively change the character of the town. She stated that since they are an esthetically beautiful town, she thinks that one of the many reasons people move here is that Oradell is a unique family town. She explained that she is opposed to three-story buildings as it would do a lot to change the character of the town. She stated that she has heard people say they want restaurants so they can walk to town and then there are opposing view which say there is a need for more parking. She explained that you cannot have it both ways and you do not need more parking if you are going to be walking to town. She stated that Charlie Browns is in walking distance but it is not within the confines of the Central Business District. She explained that she does not want the character of the town changing as she has seen over the years where people come in, knock down houses with the exception of one wall so it is a remodel and results in changing neighborhoods. She stated that the same can be said for businesses which could buy a second lot, put up huge buildings and change the character of the town. She explained that she does not want to be compared to any of the surrounding towns and wants this to remain as Oradell which is a place where you can walk over, get a quality education, and see children playing at the fields. She stated that she does not want to see Oradell turn into just another surrounding town.

Kevin Loomam at Demarest Avenue stated that he moved back to Oradell 24 years ago for the main reason that it is not a destination town but rather it is quiet, subdued, low-key and mellow. He explained that this is a place where you can walk to town which he does quite often and usually sees the same handful of people walking through town. He stated that there is a whole concept of establishing restaurants so you can walk to town like when they had Hagler's but it had closed. He explained that before he moved there was the episode with the development of the Water Company property where they wanted to put in a strip mall. He stated that the people of this area of town were up in arms because of truck traffic, people coming in from other towns, increased traffic, the safety of their children and vehicles making a cut through on Grove Street. He explained that people argued that in order to get ratables, they want to throw away these neighborhoods so everybody else could benefit. He stated that with this matter there is no benefit to the people on Maple and Lotus. He explained that this sounds good but there are 50 restaurants in Ridgewood. He stated that if he was an entrepreneur, he could not see opening up a fine dining restaurant in Oradell especially when you have so many choices within 15 minutes of here. He explained that he likened this to when they wanted to put lights at Memorial field and the people who bought their houses when there were no lights would suffer. He stated that it looks a mess to walk behind Great Foods and Schreiber's and you notice the smells. He explained that there is traffic from delivery people for 5 restaurants right there. He stated that a

traffic study was done years ago costing thousands of dollars which showed that 300k cars pass through Oradell on a daily basis and is the most heavily travelled north / south corridor in Bergen County. He explained that there are 14 crosswalks between the Mini Mart and Oradell Ave and a lot of them are death traps with people driving through. He stated that he had seen people almost get killed because vehicles are coming through the town in a hurry. He explained that at the time of the proposed Water Company development, people listened and now the Shop Rite is being built two blocks away in New Milford. He stated that he does not live near the proposed development area but would like to make sure they take this into consideration for the people in the affected area.

John Ferrara at Kinderkamack Road stated that he would like to thank the Planning Board for their efforts and openness in developing the Master Plan. He explained that he thinks they have done a nice job with trying to maintain and improve the character of the town which we all love yet with providing some changes to help the town grow and prepare for the future. He stated that it is very difficult to open a new business these days and if they make it overly burdensome, businesses would not come and invest and he would like to see some new restaurants open in town. He explained that he has heard the concerns regarding the crowding in the center of town so maybe extend the business district and change the zoning for restaurants or other Central Business District type zoning which would be a natural extension to the business district. He stated that there is parking at the train station which is not used at night. He explained that this area is in the outskirts of town which would not crowd the middle of the town and would alleviate concerns for crowding and excess traffic. He stated that it is also close to public transportation so people getting off the train could have the opportunity to get off the and visit a restaurant. He explained that it would provide a natural flow of people from the train station, the post office, the parking area, the banking facilities and currently this area is used in a variety of fashions with some smaller businesses there. He stated that there are properties there which would provide a natural expansion to the Central Business District and provide a zoning opportunity that is not directly in the center of town but could provide a lot of the things they are looking for in terms of restaurants and not increase the flow of traffic in town.

Antoinette Moretti at Blauvelt Drive stated that she wants to talk about the historic parts of the downtown and wants to know if there is any protection for these structures in this area. She explained that her concerns are if a developer comes in and takes down historic structures. She stated that this would be a detriment to the character of the town as it is based on these structures. She explained that she did not see any protections in the Master Plan. Mr. Carnevale stated that there were earlier versions of the plan which talked about historical preservation. Mr. Larson explained that those historical preservation plans were adopted in connection with prior plans and those continue to be in effect as they have not been overwritten. Ms. Moretti asked if the Queen Anne homes are protected and she would like to see the verbiage that protects them. Mr. Burgis stated that he is going to reread the historic element and see that it is not being superseded

by what they are doing here. Mr. Larson explained that to the extent they are otherwise protected by historical designation then they are protected. He stated that these are private homes so to the extent they are not otherwise protected; they are subject to the market conditions. Ms. Moretti explained that this concerns her because this is what happened to Hagler's and she would love to see the town put things in place to protect these structures. She stated that she went on a road trip to Claysville, PA which is a very modest town with a lot of historic structures. She explained that it reminded her of Oradell so she did some research and found out that there is a Washington County History and Landmarks Foundation which gives historical designation to these structures so they are protected. She stated that once they start tearing down these structures which are the history and soul of the town, you are open to becoming like any other homogenous town. She explained that they do not want to look like other towns around here because Oradell is really unique. She stated that she would like to see more verbiage protecting what they have. She asked if anyone had done research on Millburn because the traffic now horrible and it is not the same town. She stated that she did some research and there were studies done which showed that their Master Plan had really affected the traffic so this is another concern. She explained that they are wishing for a lot of things and they should study other towns where their Master Plans did not go so well and then maybe they do not make those same mistakes.

Jeff Sublet at Ridgewood Avenue stated that he is a 35-year long resident who is not worried about the character of Oradell because he believes the character is in the people that live here. He explained that it would be nice to keep the buildings as they are and likes that his home was built in 1934 which he maintains it as it was. He stated that he is not sure of the validity of the idea of new business and restaurants coming to Oradell and would rather see an effort to have the town support all the businesses they have and to make them better. He explained that if everyone wants to live in a town, they all love then it may cost a few more dollars which he is willing to accept. He stated that he has not read the whole plan but he is trying to figure out what the problems are because he has been in Oradell for 35 years and he does not have a problem. He explained that he has seen the traffic on Ridgewood Ave quadruple and he's not happy about this but at the same time it ensures him that his street will be plowed first whenever it snows. He stated that he would like to ask about the timetable for this and offered his time for administrative work to help out if needed.

Jim Winters at Maple Avenue stated that he came up before to mention his issues and concerns but what he does not think is being grasped is that this Master Plan is setting the framework and parameters for development within the Borough. He explained that everyone seems to be focused on the one issue of restaurants but you are talking about a possible building area of one million square feet. He stated that if you deduct 40% for roadways, right of ways and setbacks, this leaves a 600,000sf buildable area if it is totally maxed out and that is what could happen with this framework. He explained that when you set parameters, you are setting parameters for

full development for the whole business district and in theory there is a possibility of 600,000sf. He stated that they want to eliminate the FAR and go up to three-stories, so then you take 600,000sf times three floors for a total potential building of 1,800,000sf. He explained that if you divide this by 3 and put the first floor for restaurants, retail, or some other type of assembly use, it would be 600,000sf for that. He stated that if you take the next level for business at 600,000sf and the third level for apartments / residential at 600,000sf for this as well. He explained that if you assign occupants for those different uses, just alone for the business use, if you were to equate 10 people per sf which is allowable by the building code, you would see about 600,000 people visiting Oradell through various times if there was full development. He stated that the likelihood of this is very limited but when they are discussing studies and has this been considered or analyzed. He explained that he does not have the comfort level that the board has and he does not think they have hope or faith that this is not going to happen. He stated that they should have the facts and figures to support what the true impact is if this becomes fully developed. He explained that he wants to express his concern and make sure the board understands that they are not just developing a plan with some ideas of targeting restaurants but that they are opening up a door and setting the framework. He stated that they are setting up a white box which is the space within a building, within a mall, within the space that is dedicated for someone else to go in and fully develop. He explained that they are establishing this white box in the heart of Oradell and all these things could be developed which is a concern.

Irene Polyakov at Oradell Avenue asked if somebody looked at the restaurants and businesses that had recently opened and closed in Oradell because Oradell does not have enough traffic. She stated that some shops have opened and closed due to little consumer traffic. She explained that if somebody expects a lot of traffic for those restaurants then maybe a little bit more research for this is needed. She asked Mr. Burgis about the information that was given stating that if you do not build then you do not overstate anything for affordable housing. She asked if they do not build than what would the Borough provide for affordable housing. Mr. Larson stated that there is no obligation to build the affordable housing but that they do have to provide for an opportunity for it. Mr. King explained that you have to plan for affordable housing and if they do not plan for it then the courts or builders would plan for it for you. Ms. Polyakov stated that she does not see the need to build.

Lori Winters at Maple Avenue stated that she is a 31-year resident. She asked about the three conditional uses. Mr. Burgis stated that there are more than three but the ones highlighted were restaurants, auto body / repair and funeral homes. Ms. Winters explained that she thought he had said something about limitations on other businesses and wants to make sure there are no other businesses they are limiting. She stated that her understanding with the conditional uses for restaurants usually is the issue of parking. Mr. Burgis explained that parking is always an issue with restaurants. Ms. Winters asked when restaurants have wanted to come in, has the parking always been an issue. Mr. Burgis stated that the code is very specific in terms of the

number of seats. Ms. Winters explained that the square footage denotes the number of parking spaces and when the conditional use is removed this would affect a restaurant's parking. Mr. Burgis stated that parking is not one of the conditions and is in a separate section of the code. Ms. Winters asked if they would still have to supply parking. Mr. Burgis stated yes. Ms. Winters explained that she thought they had removed the parking restrictions. Mr. Burgis stated that the plan does discuss modifying the parking standards to zero for very small restaurants. Ms. Winters explained that she is confused and wants this defined and asked if a restaurant wants to open, would they have to provide for parking. Mr. Burgis stated that this was discussed with the Planning Board about requiring parking for restaurants that have more than 15 seats. Ms. Winters asked for confirmation that this is an ordinance or would it have to be created after the Master Plan is adopted. Mr. Burgis stated that this is correct. Ms. Winters explained that she is confused about the impact of traffic and that no studies are being done. She asked if a developer comes to the Land Use boards would they require them to do studies and if they do not need a variance or they do not have to go before any Land Use Board would they need them. Mr. Burgis stated that this is incorrect as they have to get site plan approval if they are modifying a site at all. Ms. Winters explained that she would like to thank everyone for their time and stated that there is a long road ahead because there is still a lot of work to be done because there is a lot of public concern. She stated that she does not like to compare Oradell to other towns because they are very unique and this is why people come here. She explained that they are compared to a lot of towns in the Master Plan and when you look at the demographics, the only town they compare to is Haworth in terms of population and income. She stated that they should look at what keeps Haworth so lovely and how they do not have any overdevelopment. She explained that Haworth has a very small downtown with thriving businesses which residents support. She stated that people need to support the local Oradell businesses, this would help alleviate problems with the businesses staying and would encourage businesses to come because they would know that the residents in Oradell shop Oradell.

Mr. Larson stated that regarding timing, their expectation is that over the next few weeks they would review all the comments. He explained that email address to submit comments is [2018oradellmasterplan@oradell.org](mailto:2018oradellmasterplan@oradell.org) and this address would be open through May 11<sup>th</sup>. He stated that this information is listed on the Borough's website. He explained that the comments from the public would be discussed with the board attorney. He stated that the anticipation is they would circulate a revised Master Plan document later in May. Mr. King explained that once the board tentatively approves the Master Plan, they would still have to provide notice and have a public hearing on the actual adoption of the Master Plan. He stated that as part of this public notice, they would also notify all of the clerks of the surrounding municipalities and provide them with a copy of the Master Plan and provide a copy to the County Planning Board. He explained that there would be a formal meeting were anyone can make objections and after that the board would then vote for a formal adoption of the plan.

Motion to adjourn was made by Mr. Larson.

A handwritten signature in cursive script, appearing to read "Mr. Larson", is positioned above a horizontal line.

Secretary