

**ORADELL PLANNING BOARD
REGULAR MEETING
MARCH 1st, 2022**

Notice of this meeting was published in official newspapers, prominently posted in Town Hall and filed with the Borough Clerk in accordance with the Open Public Meetings Act.

ROLL CALL

Mr. Kang Present
Mr. Dressel Present
Mr. Baumann Present
Mr. Carnevale Present
Mayor Didio Present
Mr. Scalcione Present
Mr. Larson Present
Mr. Derian Absent
Mr. Plucinski Absent

Also Present: Mr. King, Esq.
Mr. Depken, Zoning Administrator
Mr. Atkinson, PE, PP, CME Board Engineer

Approval of Planning Board Meeting Minutes:

Approval of the December 7, 2021 meeting minutes
Mr. Larson motioned to approve the minutes and was seconded by Mr. Scalcione.

ROLL CALL:

AYES: ALL IN FAVOR

Correspondence:

- a. The New Jersey Planner November/December 2021
- b. Review letter from Neglia Engineering Associates dated February 22, 2022 regarding Soil Moving CAL# S-123-22 at 184 Beechwood Road, Block 1401, Lot 12
- c. Engineering Site Plan prepared by Koestner Associates last dated September 14, 2021 regarding Soil Moving CAL# S-123-22 at 184 Beechwood Road, Block 1401, Lot 12
- d. Architectural drawings prepared by Reuben Gross Associates, Architects, PA last dated December 17, 2021 regarding Soil Moving CAL# S-123-22 at 184 Beechwood Road, Block 1401, Lot 12
- e. Letter from Bergen County Department of Planning & Engineering dated February 22, 2022 regarding approvals for CAL# 157-21 at 387-393 Kinderkamack Property LLC, Block 406, Lot 11

Committee Reports:

Subdivision, Site Drainage & Soil Moving

Applications:

CAL# S-123-22 – Soil Moving – Singh/Signorelli – 184 Beechwood Road, Block 1401, Lot 12

Mr. King swore in the applicants Mr. Singh and Ms. Signorelli. Ms. Signorelli stated that during the renovations of the house the half basement will be converted to a full basement and soil moving approval is required. Mr. Gross, the applicant's architect, clarified that the house will be entirely demolished and a new house is being built. Mr. King swore in Mr. Gross and asked him to state his qualifications so he may be deemed an expert witness. Mr. Gross indicated that he is a registered architect in the state of New Jersey and has been licensed since 1989, he added that he has appeared before various land use boards throughout the state. Mr. King confirmed that Mr. Gross' license is in good standing and he was accepted as an expert witness in the field of architecture. Mr. King swore in Mr. Koestner, the applicant's engineer, and requested that he provide his educational and professional background. Mr. Koestner indicated that he has been licensed as a professional engineer since 1988, licensed as a professional land surveyor since 1983, and he has testified before numerous land use boards throughout the state of New Jersey. Mr. King confirmed that Mr. Koestner's license is in good standing and he was accepted as an expert witness in the field of engineering. Mr. Koestner began testimony by sharing his screen to display the site plan dated September 14, 2021 which was marked as Exhibit A-1. Mr. Koestner confirmed that the proposed development will conform to the requirements of the R-2 Zone by reviewing the bulk table on the drawing. Mr. Koestner moved on to note that a 1,000-gallon seepage pit has been proposed to compensate for the additional impervious coverage of the new dwelling. Mr. Koestner referenced the Borough's lighting requirements for residential properties and confirmed that the applicant will comply in connection with the driveway area. Mr. Gross added that the architectural drawings have been revised to include a 20-foot driveway per the review letter prepared by the Borough Engineer and wall mounted lights are proposed on the garage area. Mr. Atkinson asked if the pool and patio depicted on the architectural plans are part of the application at this time. Mr. Koestner and Mr. Gross confirmed that the pool is excluded from the current application. Mr. Atkinson asked which plan accurately depicts what the applicant is proposing. Mr. Gross replied that Mr. Atkinson should rely on the civil engineer's plan as he is responsible for all items outside of the home. Mr. Atkinson asked Mr. Koestner to elaborate on what is being proposed in terms of site grading. Mr. Koestner referred to the site plan Exhibit A-1 shared on the screen which displayed the proposed grades surrounding the structure. Mr. Koestner confirmed that the grades along the property lines would be maintained. Mr. Atkinson asked if there will be any changes to the existing drainage pattern. Mr. Koestner replied that he strived to maintain the existing drainage pattern as part of the application. Mr. Atkinson asked if the appropriate soil erosion and sediment control measures will be incorporated onto the plans. Mr. Koestner stated that Mr. Atkinson can expect a revised site plan and a soil erosion plan for his review. Mr. Atkinson noted that the application indicated that 300 cubic yards of soil will be displaced and requested calculations to substantiate that amount. Mr. Koestner referred to the soil movement calculations on the plans which demonstrate the net cut of 304 cubic yards and the net fill of 37 cubic yards. Mr. Atkinson replied that the Borough considers the net cut and fill to be positive numbers so the total would be 341 cubic yards of soil being moved. Mr. Atkinson asked Mr. Koestner to confirm that the applicant will comply with Borough procedures for moving trees to which Mr. Koestner confirmed. In connection with the proposed seepage pit, Mr. Atkinson stated that his office will ensure it is in conformance with NJDEP requirements. Mr. Depken stated that the site plan depicts a natural grade to the west and he asked if there is any design to reduce the stormwater runoff to the neighbor's property. Mr. Koestner stated that the applicant will provide swales along the side

yards so that the water runs towards the street. Mr. Depken asked Mr. Koestner if he believes that the seepage pit will be adequate for the high-water table in the area. Mr. Koestner replied that the size of the seepage pit is adequate, but further information will be available during the percolation test. Mr. Depken asked if the patio and pool will be applied for separately. Mr. Koestner replied that there will be a separate application for the pool and the patio in the future. Mr. King asked if the total lot coverage of 21.6% utilizes reduced paver coverage. Mr. Koestner replied that the 21.6% calculation utilized reduced paver coverage, but with pavers being considered fully impervious the total lot coverage remains under the 40% maximum allowable. Mr. Atkinson added that the number he calculated for total lot coverage becomes 26.79% with pavers being considered totally impervious. Mr. Larson asked for clarification regarding the apron area and Mr. Depken stated that the curb and apron will be applied for through a municipal permit. Mr. Carnevale asked for an overview of the proposed tree removal and tree replacement. Mr. Koestner stated that an 18-inch maple tree at the rear of the property is proposed to remain, and one shade tree along the curb may need to be relocated or replaced. Mr. Dressel asked the applicants architect to address the proposed floor area ratio. Mr. Gross replied that the applicant is permitted 4,202.67 square feet per the zone requirements and they are proposing a floor area ratio of 4,167.16 square feet. The proposed square footage being approximately 36 square feet less than the maximum permissible. At this point members of the public were permitted to ask questions of the applicant's professionals.

Mr. Gallow of 192 Beechwood Road asked if the storm water runoff measures will be adequate as the area is prone to flooding. Mr. Koestner replied that the drainage calculations were prepared utilizing the proposed impervious coverage which leads to the increase in runoff. Mr. Koestner added that the drainage system is designed to capture the increased runoff that will result from the larger roof. Mr. King asked Mr. Koestner to confirm that the property will be designed with swales to the sides and rear to which Mr. Koestner confirmed. Mr. Gallow asked if the elevation of the property will be increasing. Mr. Koestner replied that the elevation in the area immediately along the side of the structure will increase no more than one foot, while the elevations along the property line will remain the same. Mr. Depken asked if any sump pumps are being proposed. Mr. Gross confirmed that there are no sump pumps being proposed at this point and the property owner confirmed that there are none existing. Mr. Carnevale asked Mr. Atkinson if the comments within his review letter have been adequately addressed to which Mr. Atkinson replied yes. Mr. Dressel asked Mr. Depken if there are any ordinances in place regarding sump pump discharge. Mr. Depken replied that the water discharge cannot affect the neighboring property. Mr. Atkinson confirmed the size of the proposed drainage system would be able to accommodate the flow from a sump pump if the applicant sought to install one in the future.

Mr. Carnevale motioned to approve CAL# S-123-22 which was seconded by Mayor Didio.

ROLL CALL:

AYES: Mr. Dressel, Mr. Kang, Mr. Baumann, Mr. Carnevale, Mayor Didio, Mr. Scalcione, Mr. Larson

APPROVED

Business Buildings & Signage

None

Regional Planning Coordination

Mayor Didio noted that the Pascack Valley Mayors will be meeting with the DEP regarding storm water management procedures for the region. She requested that Mr. King provide further information regarding similar coalitions being formed at the following meeting.

Zoning

None

Master Plan, Open Space, Environmental & Circulation Systems

None

Historical Preservation

Mr. Carnevale stated that a plan has been put forth to update the train station and grants are being sought in connection with same. Mayor Didio added that the preservation plan needs to be updated as it is over 10 years old.

Old Business

Mr. Larson referenced the discussion at the previous meeting regarding the Planning Board taking action on the housing element of the Master Plan. Mr. King noted that the final compliance hearing in connection with Fair Share Housing is approaching. He added that an amendment to the affordable housing spending plan and the amended housing element within the Master Plan must be submitted prior to the hearing. In order to finalize these items, Mr. King confirmed that a formal hearing is required. Mr. Depken stated that the resolution regarding Mr. Kang's replacement of former member Mr. Tankard needs to be corrected as the term's expiring year is incorrect. Mr. Carnevale stated that at the previous Mayor and Council meeting a resolution was approved in connection with Ms. Reiter's review of the Borough's land use ordinances. Mr. Carnevale added that there is another proposal for Ms. Reiter to revise and update the Borough Zoning map.

New Business

Mr. Larson stated that the Planning Board will be returning to live meetings starting in April.

Open to Public

Mr. Latsounas of 50 Beverly Road asked Mayor Didio if the meeting of the Pascack Valley Mayors will be televised to which she responded no since it is not a public meeting. Mr. Latsounas asked if building characteristics should change to accommodate the developers or if the developers have the responsibility to conform to the existing characteristics of the Borough. Mr. Larson replied that the Master Plan implemented by the Planning Board sets forth appropriate guidance for development throughout the Borough. Mr. Larson added that the Board should not speak in generalities as applications must be considered on a case-by-case basis. Mr. Latsounas asked if the Planning Board is involved with planning for traffic safety. Mr. Larson stated that pedestrian safety was a critical point when drafting the Master Plan. Mr. King added that the Mayor and Council have the jurisdiction to address residential streets. Motion to close the meeting to public comment was made by Mr. Larson and seconded by Mayor Didio, all in favor.

Adjournment

Motion to adjourn the meeting was made by Mr. Larson and seconded by Mr. Kang, all in favor.