

**ORADELL PLANNING BOARD
REGULAR MEETING
SEPTEMBER 13th, 2021**

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. Larson Present
Mr. Carnevale Present
Mr. Derian Present
Mrs. Didio Present
Mr. Scalcione Present
Mr. Kang Present
Mr. Plucinski Present
Mr. Baumann Present
Mr. Tankard Absent
Mr. Dressel Absent
Mr. Cohen Absent

Also Present:

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

Approval of Planning Board Meeting Minutes:

May 4, 2021, Minutes of Regular Meeting

Motion to approve the March minutes was made by Mr. Larson, seconded by Mr. Baumann
All in favor.

June 1, 2021, Minutes of Regular Meeting

Motion to approve the March minutes was made by Mr. Larson, seconded by Mr. Scalcione
All in favor.

August 3, 2021, Minutes of Regular Meeting

Motion to approve the March minutes was made by Mr. Larson, seconded by Mr. Baumann
All in favor.

Correspondence:

The New Jersey Planner July/August 2021

8/23/2021 – Letter from Neglia Engineering Associates regarding Soil Moving CAL# S-122-21 at 320 Merritt Drive, Block 1313, Lot 20

7/23/2021 – Engineering Site Plan prepared by Mark Martins Engineering, LLC regarding Soil Moving CAL# S-122-21 at 320 Merritt Drive, Block 1313, Lot 20

Committee Reports:

Subdivision, Site Drainage & Soil Moving

Applications:

CAL# S122-21 – Soil Moving – Posluszny – 320 Merritt Drive, Block 1313, Lot 20

Mr. King swore in the applicant's engineer, Mr. Martins, and the applicant's architect, Mr. Blake. Mr. Martins stated that he is a licensed professional engineer and a licensed land surveyor in the state of New Jersey, he graduated from NJIT in 1983, and has appeared before many boards throughout Bergen County as a qualified expert. Mr. Carnevale concluded that Mr. Martins can be deemed a subject matter expert in connection with the application and requested that he provide a summary of the proposed project. Mr. Martins stated that the property is located on the northerly side of Merritt Drive one block east of Grant Avenue. Mr. Martins added that the lot is somewhat irregularly shaped with a frontage of 75 feet, rear lot dimensions of 138 feet, and a total lot area of 17,071 square feet. Mr. Martins stated that currently on the property there is a split-level dwelling which the applicant plans to demolish to construct a new single-family dwelling for his personal use. Mr. Martins confirmed that the amount of soil being moved in connection with the proposed construction triggered the applicant to require approval before the Planning Board. Mr. Martins shared his screen to display the site plan dated July 23, 2021. Mr. Martins noted the zoning requirements have been satisfied. Mr. Martins stated that the majority of the soil being moved will take place in the basement area that will be converted to house a two-car garage. Mr. Martins added that the applicant will not be substantially altering the grade of the property. Mr. Martins stated that the utilities will be underground, and in connection with drainage two seepage pits will be located at the rear of the property. The total amount of soil being moved is 768 cubic yards which will encompass a total cut of 661 and a total fill of 107 cubic yards. Mr. Martins stated that 4 trees will be removed. Mr. Atkinson asked why new utilities must be installed, Mr. Martins replied that if the existing sanitary sewer is in good condition, it will remain but all other utility lines will be new. Mr. Atkinson noted that Merritt Drive was paved in 2017 and the roadway can not be opened up without Borough approval. Mr. Atkinson asked why 4 trees are being removed from the property. Mr. Martins responded that some are not in good condition or they are too close to the structure. Mr. Atkinson emphasized that one of the trees being removed is an ash tree so removing same would be beneficial. Mr. Atkinson asked what the plan is for the existing sidewalk. Mr. Martins replied that any areas in poor condition will be replaced. Mr. Atkinson asked if the application has been submitted to Bergen County Soil conservation to which Mr. Posluszny confirmed that the application has been submitted. Mr. Carnevale asked if all of the items in Mr. Atkinson's letter have been addressed. Mr. Atkinson indicated that revised plans will need to be submitted and the applicant agreed that they will provide same. Mr. Plucinski asked what would classify the trees as being in poor condition. Mr. Martins referred to the applicant and Mr. Posluszny stated that the ash tree will be removed as it is in the way of the utilities and Imperial Tree Company recommended that the pine trees be removed as they can be a safety issue. Mr. King swore in Mr. Posluszny in connection with his testimony. Mayor Didio noted that the Borough has removed multiple ash trees due to an insect infestation that causes the trees to die and possibly fall. Mayor Didio asked Mr. Posluszny if he will be planting any other trees on the property. Mr. Posluszny stated that some privacy evergreens may be installed and all trees removed will be replaced. Mr. Derian asked Mr. Atkinson for clarification regarding tree removal permits referenced in his review letter. Mr. Atkinson stated that the Borough does not have a tree removal permit requirement at this time and that the verbiage should not have been included in his review letter.

Mr. Carnevale motioned to approve CAL# S122–21 subject to all of the conditions and obligations outlined in the July 23, 2021 review letter from Neglia Engineering which was seconded by Mr. Scalcione.

ROLL CALL:

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

APPROVED

Resolutions:

CAL# S121–21 – Soil Moving – Fermano – 946 Amaryllis, Block 607, Lot 13.01

Mr. Carnevale motioned to approve CAL# S121–21 which was seconded by Mr. Larson.

ROLL CALL:

AYES: Mr. Plucinski, Mr. Baumann, Mr. Carnevale, Mayor Didio, Mr. Scalcione, Mr. Larson

APPROVED

Business Buildings & Signage

Resolutions:

CAL# 157–21 – 387-393 Kinderkamack Property, LLC – 387-393 Kinderkamack Road, Block 406, Lot 11

Mr. Larson motioned to approve CAL# 157–21 which was seconded by Mr. Carnevale.

ROLL CALL:

AYES: Mr. Plucinski, Mr. Baumann, Mr. Carnevale, Mr. Derian, Mr. Larson

APPROVED

Signage Review

None

Regional Planning Coordination

Mayor Didio noted that FEMA will be in the Borough helping residents and business owners address the impacts of Hurricane Ida.

Zoning

None

Master Plan, Open Space, Environmental & Circulation Systems

None

Historical Preservation

None

Old Business

None

New Business

Mr. Larson, Mayor Didio, and Mr. Depken discussed ways to make the Zoom call-in information more accessible to residents on the Borough website. Mr. Plucinski asked who addresses the cyber

safety of the Borough website. Mayor Didio stated that the Borough has a cyber security team, and she has attended various meetings regarding ransomware. Mr. Derian asked that the Board Members monitor their emails as there is a possibility the October meeting will be conducted live.

Open to Public

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

Adjournment

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