

**ORADELL PLANNING BOARD
REGULAR MEETING
JANUARY 08, 2019**

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. Derian	Present
Mr. Scalcione	Absent
Mr. Carnevale	Present
Mrs. Didio	Present
Mr. Pastore	Absent
Mr. Dressel	Absent
Mr. Plucinski	Present
Mr. Lombardo	Present
Mr. Tankard	Present

Also Present:

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

Reorganization

Mr. Larson stated that he would like to acknowledge the Mayor's appointments to the board with the new Planning Board members along with some continuing reappointed members. He explained that Mr. Derian would continue on the board as a class IV member, Mr. Tankard would be joining the board as a new alternate member and Mr. Dressel would be joining the board as a new full class IV member. He asked Mr. King to administer the oath of office to the new board members. Mr. Depken stated that all the appointed members should be sworn including the reappointed members: Mr. Derian, Mr. Dressel and Mr. Carnevale. Mr. Larson asked for clarification on all members that need to be given the oath of office and detailed all the members that are being reappointed, who would be given the oath of office as well. The board attorney, Scott King administered the oath of office to all the Planning Board members. Mr. Larson stated that they would be appointing one more class II member at the next Planning Board meeting in February.

Nomination for Mr. Larson as Chairman was made by Mrs. Didio, seconded by Mr. Derian.

ROLL CALL:

All in Favor

Nomination for Mr. Derian as Vice Chairman was made by Mr. Larson, seconded by Mrs. Didio.

ROLL CALL:

All in Favor

Nomination for Mr. Scalcione as Secretary was made by Mr. Larson, seconded by Mr. Carnevale.

ROLL CALL:

All in Favor

Appointment of Mr. Scott King from the Decotiis Law Firm as Board Attorney was made by Mr. Larson, seconded by Mr. Carnevale.

All in Favor

Appointment for Rosalia Bob as Recording Secretary was made by Mr. Larson, seconded by Mrs. Didio.

All in Favor

Correspondence:

None

Appointment of Sub-Committee Chairperson Position Discussion

Mr. Larson stated that there were seven subcommittees in the past but there were prior discussions about the appropriateness of all of these subcommittee. He explained that he was in favor of moving forward with keeping the seven subcommittees and asked if any of the board members felt that another subcommittee should be added. Mr. Larson stated that with hearing none, the board would continue on with seven subcommittees. He explained that all the former chairs of each subcommittees are here tonight and asked if they would be interested in continuing on for this year. He asked if Mr. Carnevale would continue on as chair of the Site Plan Subdivision subcommittee and Mr. Carnevale stated that he would be happy to serve again. Mr. Carnevale explained that this a subcommittee of one because all the applications are heard before the board. Mr. Larson asked if Mr. Plucinski would continue on as chair of the Buildings and Signage subcommittee and Mr. Plucinski stated that he would serve. Mr. Larson asked if there were any other members who would like to serve on this subcommittee. Mr. Derian stated that he would continue to serve on this subcommittee again. Mrs. Didio asked if Mr. Tankard would like to join this subcommittee and he stated yes. Mr. Larson asked if the Mayor would

continue as chair of the Regional Planning subcommittee and Mrs. Didio stated that yes, she would continue with this subcommittee. Mr. Larson stated that he would continue as chair of the Zoning subcommittee. He asked if Mr. Derian would continue on as chair of the Master Plan subcommittee and Mr. Derian stated yes. Mr. Larson stated that he would recommend that the Master Plan subcommittee members all remain intact for this year. Mr. Larson asked if Mr. Plucinski would continue on as chair of the Historical Preservation subcommittee. Mr. Plucinski stated yes because we need to make a concerted push to maintain the train station. Mr. Larson explained that in order to give an opportunity to each individual to serve as a chair of a subcommittee, he asked if Mr. Plucinski would prefer being chair of the Historical subcommittee or the Signage subcommittee. Mr. Plucinski stated that he would prefer being the chair of the Historical Preservation subcommittee. Mr. Larson asked if either Mr. Lombardo or Mr. Tankard would like to chair the Building and Signage subcommittee. Mr. Lombardo stated that he would chair that subcommittee. Mr. Larson explained that he would continue on as chair of the Bylaws subcommittee. Mr. Depken asked if there were any other board members that would like to join the Historical Preservation subcommittee. Mr. Carnevale stated that he would serve again on that subcommittee. Mr. Larson stated that for clarification for the Building and Signage subcommittee: Mr. Lombardo would be the chair and Mr. Tankard, Mr. Derian and Mr. Plucinski would be committee members. Mr. Lombardo and Mr. Tankard both stated that they would also like to join the Historical Preservation subcommittee as well.

Committee Reports

Subdivisions, Site Drainage & Soil Moving

New Application:

None

Resolutions:

CAL. #S111-18
Block 707, Lot 6

Brian & Kay Irving
491 Prospect Ave.

RESOLUTION

Mr. Larson stated that the resolution is up for approval and asked the board if there were any comments regarding the draft resolution.

Motion to Approve was made by Mr. Derian, seconded by Mr. Carnevale.

ROLL CALL:

Ayes: Plucinski, Lombardo, Carnevale, Derian, Larson

Abstain: Didio, Tankard

Business, Buildings & Signage

New Application:

None

Resolutions:

None

Signs:

None

Regional Planning Coordination

Nothing to report.

Zoning

Nothing to report.

Historical Preservation

Nothing to report.

Master Plan, Open Space, Environmental & Circulation Systems

2018 Land Use and Central Business Elements of the Borough Master Plan RESOLUTION

Mr. Larson stated that the resolution is up for approval and asked the board if there were any comments regarding the draft resolution.

Motion to Approve was made by Mr. Carnevale, seconded by Mr. Derian.

ROLL CALL:

Ayes: Plucinski, Lombardo, Carnevale, Derian, Larson

Abstain: Didio, Tankard

By-laws

Nothing to report.

New Business

Mr. Depken stated that the River Dell High School had submitted information regarding proposed site work on the property along with proposed lighting on the walkways. He explained that there is an obligation for them to ask the Planning Board if they would like to see this application. He stated that this project is approved by the State but it is a courtesy to ask if the Planning Board would like to hear the application. Mr. Larson explained that the board would like to see this application. Mr. King stated that typically these types of applications are reviewed by the board. Mr. Larson asked if Mr. Depken could circulate this application to the entirety of the board so they could address this matter at the February meeting. He stated that at the December meeting the board discussed the meeting date's calendar for 2019 and the Planning Board's meetings would be on the first Tuesday of every month except for the months of June and November. He explained that these two meetings would be held on the first Monday due to conflicts with the elections. He stated that the July meeting falls around the Fourth of July holiday and the board would keep this on the calendar for now but would reassess this further closer to the date. Mrs. Didio asked if the classes indicated in the New Jersey Planner they had received, were the classes that the new member Mr. Tankard would have to take. Mr. Depken stated that the new board member would have to take two classes now: one class for the board members and this new class they came out with. Mrs. Didio stated that this additional class was given to the board members but she was not able to attend so she needs to make up this class as well. Mr. Depken explained that the Zoning Board attorney, Mr. Regan has offered to give the class again to any members who had missed it. Mrs. Didio asked how long the training class would take. Mr. Depken stated that it would be approximately 45 minutes. Mr. Larson asked if Mr. Depken could reach out to each of the members who had not taken that class in order to schedule them with Mr. Regan.

Old Business

Mr. Plucinski stated that he would like to bring up the topic of the maintenance at the train station. He explained that the train station has gotten progressively worse and asked if all the Planning Board members would take a walk around the train station to look for themselves. He stated that they began this conversation back in early 2017 and nothing has been done. He explained that the Borough needs to find the funds in order to maintain the train station. Mr. Depken stated that he needs to bring this matter up to the Mayor and Council. Mrs. Didio explained that some maintenance had been done to the station. Mr. Plucinski stated that only two steps were repaired. Mrs. Didio stated that she would follow up on this matter.

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

Sam Tripsas at 327 Maple Avenue stated that he had a question on the adoption of the resolution for the Master Plan. He asked when the resolution was drafted. Mr. King stated that it was circulated to the board members last Thursday. Mr. Tripsas asked if the resolution was available to the public at that time. Mr. King stated that typically the resolutions are not made available to the public before they are voted on by the board. Mr. Tripsas stated that he had reviewed unsigned resolutions in the past. Mr. King explained that typically they do not provide a copy to the public before they are approved by the board. Mr. Tripsas asked when the clock starts for an appeal. He asked if there is a 45-day appeal process for this matter. Mr. King stated that typically for an adoption of a Master Plan, there is no appeal. He explained that typically this is done as a matter of course and there is nothing legal to appeal. Mr. Tripsas stated that there is a lot to appeal and asked if there was no recourse. Mr. King explained that at this point the Master Plan has been adopted and there would be no recourse. Mr. Tripsas stated that this information is something the public could have been educated on and they should have known this. Mr. King explained that typically to his knowledge there is nothing that could be done to end an adoption of a Master Plan. Mr. Tripsas stated that a year ago, Mr. Burgis had explained that if the public did not like what was in the Master Plan they could go to the Mayor and Council. He stated that the residents would like to reject some of the bullet points which are in the Master Plan. Mr. Larson explained that now the next step is the Mayor and Council would adopt ordinances to go along with the Master Plan. Mr. Tripsas asked what is the public's position with the Mayor and Council and are they now in the review of this. He asked if the public would be heard. He stated that the residents are not happy with the outcome. Mr. King explained that over the course of the years during the review of the Master Plan, the members of the public were given their opportunity to speak on the matters of the Master Plan on whether they were for certain aspects or were against it. He stated that those public comments were taken into consideration by the members of the board before they had voted on the Master Plan. He explained that the process now is the Mayor and Council would look to adopt new ordinances to go along with the Master Plan. He stated that all those meetings are open to the public. Mr. Tripsas asked what happens if a member of the public comes before the Mayor and Council stating that they are not in favor of a proposed ordinance. He asked if the Mayor and Council would consider those objections. Mr. King stated that they may consider them. He explained that the Master Plan was been adopted and the only appellate process at this point would be procedural. He stated that in his opinion there was no procedural flaws in the adoption of the Master Plan for the Borough. Mr. Tripsas explained that this is unfortunate because there is a lot in the Master Plan that the residents do not agree with. He stated that he disagrees with the comment that the board took into consideration what the residents had said. He explained that the board had heard the resident's objections but nothing was changed. He stated that when you are a member of the public and the board votes against you, it is disheartening. He explained that in regards to Columbia Bank, he has a copy of their unsigned resolution and asked questions about the sconce lighting on the outside of the building. He stated that their resolution includes 14 lighting fixtures but rather there are 24 fixtures. He asked if what is in the resolution is

enforceable. Mr. King stated that he would have to review this resolution because he was not the board attorney during this application. Mrs. Didio explained that she had reached out to Columbia Bank some time ago to change some of their lightings in regards to the timing of when they go on and off. She stated that she would reach out to them again. Mr. Tripsas asked if they really need 24 lighting fixtures. He stated that since he lives in the downtown area, he notices the lighting more than some because he sees the lights come on and go off. Mr. Larson explained that most of the current Planning Board members were not involved in that particular application. Mr. Carnevale stated that this was a unique application and they had to come back again before the board for additional items due to the ATM machine. Mr. Tripsas explained that he is only requesting for them to be contacted in regards to the lighting fixtures.

Mr. Larson closed the meeting to the public.

Motion to adjourn was made by Mrs. Didio, seconded by Mr. Carnevale

The meeting was adjourned at 8:05 p.m.



Secretary

*Chairman Only