

**ORADELL PLANNING BOARD
REGULAR MEETING
JUNE 6th, 2023**

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. Kelly Present
Mr. Dressel present
Mr. Baumann Present
Mr. Scalcione Present
Mr. Derian Present
Mr. Carnevale Present
Mayor Didio Present
Mr. Larson Absent

Also Present: Mr. King, Esq.
Mr. Depken, Zoning Administrator

Approval of Planning Board Meeting Minutes:

None

Correspondence:

- a. Mylar copy of Engineering Site Plan drawings prepared by Lapatka Associates, Inc. last revised May 10, 2023 regarding CAL# S-125-22 at 2-12 Fey Place, Block 119, Lot(s) 9.01 through 9.06 for final signature
- b. For Review – An Ordinance Amending Chapter 240 of the Code of the Borough of Oradell Titled “Land Development” to Allow Restaurants of a Certain Size and Under Certain Conditions as a Permitted Use in the B-1 and B-3 Business Zones
- c. Email correspondence from Borough Clerk regarding Financial Disclosure Statement notice from the New Jersey State Local Finance Board.

Committee Reports:

Subdivision, Site Drainage & Soil Moving

Applications:

None

Resolutions:

CAL# S-127-23 – Soil Moving – Rateshwar – 456 Summit Ave, Block 711, Lot 22

Mr. Larson motioned to approve CAL# S-127-22 which was seconded by Mayor Didio.

ROLL CALL:

AYES: Mr. Carnevale, Mr. Baumann, Mr. Derian, Mayor Didio, Mr. Larson, Mr. Kelly

ABSTAIN: Mr. Dressel, Mr. Scalcione

APPROVED

Finding Proposed Borough Ordinance #23-5 Amending Chapter 240, Article 6, Section 6.5 of the Borough Land Use Ordinance Consistent with the Borough Master Plan

Mr. Larson motioned to approve Ordinance #23-5 which was seconded by Mr. Derian.

ROLL CALL:

AYES: Mr. Kelly, Mr. Baumann, Mr. Carnevale, Mr. Derian, Mayor Didio, Mr. Larson

ABSTAIN: Mr. Scalcione

APPROVED

Business Buildings & Signage

Mr. Kelly brought up the sign on the Blauvelt Museum property and Mr. Depken confirmed that an application should have been presented. Mr. Larson asked Mr. Depken what should be done in a situation like this and Mr. Depken stated that a proposal needs to be reviewed by the sign committee for aesthetics and he will ensure the dimensions are acceptable per the Borough codes. Mr. Carnevale added that he is meeting with the Borough planner to discuss the possibility of amending the signage ordinance.

Regional Planning Coordination

Mayor Didio stated that the Pascack Valley Mayors Coalition is discussing the noise from low flying planes with a group called “TANS” (Taxpayers for Aircraft Noise Solutions). She encouraged residents who experience the noise from the low flying air crafts reach out to the group. Mr. Dressel added that he attended a public forum regarding the air traffic and explained that planes and helicopters are supposed to take paths that avoid residential areas.

Zoning

None

Master Plan, Open Space, Environmental & Circulation Systems

None

Historical Preservation

None

Old Business

Regarding mentioned the soil movement comparison with other municipalities Mr. Derian stated that on June 21, 2023 Mr. King sent a letter to the Mayor & Council recommending that they consider increasing the threshold of soil being moved which would trigger an application needing to be presented to the Board.

New Business

None

Open to Public

Mr. Latsounas of 50 Beverly Road thanked the Board for their consideration for in finding Ordinance 23-5 consistent with the Master Plan. He moved on to discuss various lawn signs in Town that are not permitted. In connection with what Mayor Didio mentioned earlier, he added

that helicopters fly low along Beverly Road. Mr. Latsounas concluded by referencing the litigation regarding 66 Kinderkamack Road and Mr. Larson noted that the Planning Board cannot discuss this case.

Adjournment

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