



OAKLAND ENVIRONMENTAL COMMISSION

JULY 7, 2020 MEETING

Chair:
Alison Fleeson
Vice Chair:
Alex Myers
Commissioners:
Lee Haymon
Nancy Krause
Erich Kamm
Dylan Warner
Jeff Smyrychynski
Carol Peterson
Elisabeth Ochoa
Council Liaison:
Pasquale Pignatelli
Secretary
Michael E. Carelli

1. **Meeting called to order** at 7:37 p.m.
2. **Meeting Announcement:** This meeting is being held in accordance with the open public meetings law, duly announced, advertised, and posted in the municipal building.
3. **Roll Call:** Alison Fleeson, Nancy Krause, Alex Myers, Lee Haymon, Secretary Michael Carelli, and Councilman Pat Pignatelli present. Members Dylan Warner, Carol Peterson, Elisabeth Ochoa, and Jeff Smyrychynski absent upon roll call. All members excused except Jeff Smyrychynski and Dylan Warner. Secretary Michael Carelli excused.
4. **Open to the Public:** No Public Present
5. **Meeting Minutes Approval:**
 - June 16, 2020 Minutes:
 - Motion to approve June 16, 2020 Minutes as amended made by Commissioner Krause and Seconded by Commissioner Kamm. ROLL CALL; YEAS, Nancy Krause, Alison Fleeson, Erich Kamm, Lee Haymon; NAYS, None, ABSTAIN, Alex Myers. Motion Failed. Motion to table June 16, 2020 Minutes made by Chair Alison Fleeson and Seconded by Commissioner Kamm. All in favor.
6. **Committee Updates:**
 - **Town Council (Councilman Pignatelli):**
 - Councilman Pignatelli stated that the Borough heard back from the attorney on the Sandy Beach property and the outstanding Bergen County Grant for the acquisition of the property. Councilman Pignatelli stated that the Borough notified the attorney for Sandy Beach that the Borough had funds from a grant to purchase the property, but could not exceed the grant amount. Sandy Beach Attorney came back with a counter offer of \$3,500,000.00. Councilman Pignatelli stated that although the governing body has not had a roll call vote on the matter, the body is most likely not in favor of purchasing the property at the countered price. Commissioner Kamm asked whether the property owner would be receptive of giving them a life estate. Councilman Pignatelli stated that the property appraisal was for \$1,050,000.00. Commissioner Haymon stated that the owner is using the property for commercial purposes. Commissioner Krause agreed and stated that there is a tree service using the property. Commissioner Krause agreed with Commissioner Kamm's idea on a life estate. Councilman Pignatelli stated that he will bring before the Governing Body. Commissioner Krause suggested that Commissioner Kamm present the idea due to his familiarity with these types of transactions. Councilman Pignatelli suggested a letter to the Borough Council. Commissioner Kamm asked why the meeting is being recorded. Councilman Pignatelli stated that all Borough Committees are subject to the Open Public Meetings Act (OPMA). Commissioner Kamm was concerned people may hold back opinions due to the fact that the meeting is being recorded. Commissioner Kamm stated that he is not against recording the meetings, but simply being the Commission should take into consideration on why they are recorded. Commissioner Krause stated that after previously speaking to Michael Carelli, some past ZOOM meetings have been "ZOOM-bombed", therefore the Borough started recorded meetings in case a future meeting was hacked, then the Borough could identify the hacker. Commissioner

Kamm stated that the Environmental Commissions job is to advise the Governing Body on matters, not take the lead when it comes to Sandy Beach property. Councilman Pignatelli suggested the Chairman of the Environmental Commission to draft a letter to the Mayor and Council expressing their ideas about the Sandy Beach Property that way the Borough Attorney can review the suggestions. Chair Alison Fleeson asked for some history on Sandy Beach and what the Mayor and Council's intentions are with the property. Councilman Pignatelli stated that while there are no official intentions for the property, the Recreation Commission Chairman has expressed interest for a football field. Furthermore, there is a building on the property that may be historic and renovated. Councilman Pignatelli continued that the intentions were to acquire the property first, then create a committee to draft conceptual plans for the site. Commissioner Krause stated that she presented the original idea tied to the grant to the Governing Body. Commissioner Krause went on to explain that there are existing fields that could be transformed into sporting fields, a concrete area for parking, and an existing possible historic building. Commissioner Krause explained that the existing building was powered by the river and it was the only existing building in NJ that had such features. Commissioner Krause explained that there is remnants of an old beach club which includes remnants of a slide, pool foundation, and other features. Commissioner Krause explained that the property has a lot of potential for dual-use. Commissioner Krause explained that the original appraisal came in at 1.4 million which is the amount tied to the grant, then the next appraisal came in lower, and so on. She explained that the Sandy Beach property owners have always felt that the NJDEP would be 'changing the rules' and the property value would rise, but the Borough's stance is that the property is a C-1 stream waterway classification and that will not change. Councilman Pignatelli added that the property would be a great addition to the Borough and Commissioner Krause added that the trees on the property alone are great. Commissioner Krause suggested getting the Land Conservancy of New Jersey on board as they had offered a long time ago to join forces with the Borough on the acquisition. Commissioner Krause explained that the reason why the Land Conservancy of NJ was not involved from the beginning was because the Borough only had a few weeks to get the grant application in to the County Open Space Program and the Borough wanted to save the money due to the short deadline. Commissioner Kamm asked how we get the Land Conservancy of NJ on board and what the process is. Councilman Pignatelli stated that he will bring before the Governing Body at tomorrow night's meeting.

- **Sustainable Oakland Green Team (Carol Peterson):**
 - Chair Alison Fleeson stated that the Borough submitted for silver certification this year. Bronze status is 150 points, silver status is 350 points, and Oakland submitted for 570 points for 2020.
 - Chair Alison Fleeson stated that the new Oakland Community Garden is currently being built. Most of the raised beds have been installed, the fence work is on schedule to take place in the next few weeks, and the water line will be completed shortly.
 - Chair Alison Fleeson explained that we have missed the planting season for this year, but there will be a pre-sale for next year. Councilman Pignatelli asked how the Borough will sell plots to the public. Chair Alison Fleeson explained that it will be first come first serve for the 25 plots available to the public.
- **Open Space (Erich Kamm):**
 - No Update.

- **Great Oak Park/Dog Park (Lee Haymon):**
 - Commissioner Haymon stated that the dog park is moving along, but has not started to be built yet. The dog park is now in the hands of the Borough. Commissioner Haymon went on to explain that for Great Oak Park, the paving is stalled due to an issue with the property line. Commissioner Haymon stated that two members of the public presented before the Park Committee about the idea of bike trails along 202 by the Shop Rite side. This is only in the conceptual stage at this time.
 - Commissioner Krause noted that the new sculpture looks good and that some of the signage in the park has been vandalized or is missing. Commissioner Krause added that she visited the skating area in the park and it was much neater than she expected. Commissioner Haymon added that he too is impressed with how clean the site is.
 - Commissioner Krause questioned where the new pavement area will be.
 - Commission Kamm asked if the Commission saw his draft memo. Chair Alison Fleeson said she would look at the memo again and had some changes she would like to make to it.
 - Commissioner Kamm added that he is happy with the park in its natural beauty and stated that it seems the park is being urbanized. He went on to say that the boardwalk over the C-1 stream was a good idea.
 - Chair Alison Fleeson stated she will draft a letter for Commissioner Kamm's review.
- **Pinnacle/Bi-County:** Councilman Pignatelli stated that the Borough has a memorandum agreement with the developer for 207 units. Councilman Pignatelli added that the agreement was dated June 18, 2020. Commissioner Kamm added that it has been in negotiation for a while now. Commissioner Haymon asked if there will be a concern for schooling.
- **Roosevelt Park (Carol Peterson):** Chair Alison Fleeson asked Michael Carelli to send the Commission the drawing that was included in the Bergen County Open Space Grant. The park incorporates garbage cans, benches, paths, bio swales, ADA accessible fishing platform, flora and fauna signage, grass pavers, and a native prairie meadow. The grant also includes native riparian plantings and possibly wildlife signage. The Borough expects to hear about the grant in December 2020.

7. New Business:

- Chair Alison Fleeson asked Councilman Pignatelli about the chicken ordinance in town and whether it was updated yet. Councilman Pignatelli added that Carol Tyler, Animal Control Officer, is looking at surrounding town ordinances and make a recommendation to the Governing Body.
- Commissioner Haymon stated that the Great Oak Park Committee has an inventory of Bat and Bird Boxes. Chair Alison Fleeson stated that the Green Team is working on that project with Mike Guadagnino. The Green Team is compiling a plan. Some of the boxes are planned to be installed in Great Oak Park, and other locations, but the Green Team needs permission from the donor. The boxes do not have mounting hardware and need to be painted. There are 60 boxes.
- Commissioner Haymon asked about the plastic film and Styrofoam bins. Chair Alison Fleeson stated that the Borough's Recycling Coordinator does not want to open them yet because of hauling issues. The Borough is determining an alternative location for plastic film drop off. Commissioner Krause asked if the bin can be temporarily re-labeled and both bins used for Styrofoam only. Chair Alison Fleeson added she will ask Matthew

Goodrich. Commissioner Krause asked about battery collection. Chair Alison Fleeson stated the battery collection is on-going inside the Borough Hall Lobby.

8. Planning Board/Board of Adjustment Update:

- **Current Projects (Lee Haymon):**
 - Commissioner Haymon stated that there is no update as there has not been any meetings.
- **Review Plans (None Received):**
 - Plans have been sent by Secretary Michael Carelli and Chair Alison Fleeson asked the Commission to review the plans.

9. Budget Status:

- No update

10. Close Meeting:

- Motion to Close by Commissioner Haymon and Seconded by Commissioner Krause. All in Favor.

11. Meeting Adjourned at 8:41 p.m.

Next Meeting Tuesday August 4, 2020 at 7:30 p.m. on ZOOM.