

PLANNING BOARD MINUTES
PUBLIC MEETING
AUGUST 12, 2010 - 7:00 P.M.
HELD AT OAKLAND SENIOR CENTER
20 Lawlor Drive, Oakland, New Jersey

Pursuant to Chapter 231, Public Law 1975 (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- ❑ Adoption of an annual schedule of meetings
- ❑ Posting copy of same at Borough Hall
- ❑ Forwarding copy of same to the Record
- ❑ Mailing a copy to any person requesting same

**** MEETINGS CONCLUDE AT 10:30 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:00 P.M.**

PLANNING BOARD MEMBERS:

Elaine T. Rowin, Eric Kulmala, Barry Colyer, Christopher Baczewski, Dan Hagberg, John Morris, Councilwoman Marcalus, Mayor John Szabo and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:10 P.M., ROLL CALL:

Present: Mrs. Rowin, Messrs. Kulmala, Colyer, Baczewski, Hagberg, and Councilwoman Marcalus.

Absent: Mr. Morris, Mayor Szabo and Chairman Potash

Also in attendance, Joseph Russo, Esq., (Board Attorney) and Kevin Tichacek, (Boswell Engineering).

PUBLIC HEARING BEGINS:

Motioned by Mr. Colyer and seconded by Councilwoman Marcalus, to open the meeting to the public for matters not on the agenda was voted unanimously by the Board.

No comments

Motioned by Councilwoman Marcalus and seconded by Mr. Baczewski, to close this portion of the meeting to the public for matters not on the agenda and to continue with matters on the agenda was voted unanimously by the Board.

PUBLIC HEARING:

Mrs. Rowin sitting in for Chairman Potash to chair the meeting.

1. A & E Ventures of Oakland – 101 Plaza Road, Block 2702, Lot 1. Public hearing for a preliminary and final major subdivision and site plan, soil move and bulk variances has requested to be carried to the September 2, 2010 meeting.

Mrs. Rowin announced that A & E Ventures of Oakland would be carried to the September 2, 2010 public hearing.

2. Kinesys Automation – 5 Fir Court, Block 2302, Lot 8. Public hearing for a Certificate of Occupancy.

Mr. Francis Battersby, Esq. located in Oakland, New Jersey was before the Board to represent the above referenced application.

Mr. Battersby explained that this is an application for a Certificate of Occupancy located at 5 Fir Court in the I-3 Industrial zone.

Mrs. Edith Sauter, owner of the building and Ms. Kerry Kapriadis, applicant, were both sworn in.

Ms. Kapriadis explained that she is the Vice President of operations for Kinesys Automation, Inc. They design and assemble automated equipment.

There would be 7 full-time employees working between the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday with an occasional Saturday. The applicant would be provided with 11 parking spaces which comply with the Borough's Ordinance.

Ms. Kapriadis explained that they would be occupying a total of 8,618 square feet. Office space would consist of 1,700 square feet with the remaining 6,400 square feet would be used as warehouse/light assembly space.

Mr. Tichacek informed the applicant that it was difficult to distinguish office from warehouse space with no floor plans. Mr. Tichacek expressed that office space and warehouse space have different parking requirements which could be as few as 5 spaces or up to 18 spaces. Mr. Battersby responded that a key showing the amount of office and warehouse space was included with the application detailing office and warehouse space.

A discussion ensued concerning the number of handicapped parking spaces and whether they were located near the front entrance. Mrs. Sauter informed the

(NJDEP) verifying that the Bartholome application had been reviewed by the appropriate agencies.

Motioned by Mrs. Councilwoman Marcalus and seconded by Mr. Colyer, to memorialize the above referenced resolution of approval.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Kulmala, Baczewski, Colyer and Councilwoman Marcalus.
 Nays: None
 Abstain: None
 Absent: Mr. Morris and Chairman Potash.

3. Wallace Trucking, LLC – 342 West Oakland Avenue, Block 103, Lot 5. Approval for a Certificate of Occupancy.

Motioned by Mr. Colyer and seconded by Councilwoman Marcalus, to memorialize the above referenced resolution of approval.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Kulmala, Baczewski, Colyer and Councilwoman Marcalus.
 Nays: None
 Abstain: None
 Absent: Mr. Morris

4. Brisby Landscape Design & Development, LLC – 342 West Oakland Avenue, Block 103, Lot 5. Approval for a Certificate of Occupancy.

Motioned by Mr. Baczewski and seconded by Councilwoman Marcalus, to memorialize the above referenced resolution of approval.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Kulmala, Baczewski, Colyer and Councilwoman Marcalus.
 Nays: None
 Abstain: None
 Absent: Mr. Morris

PAYMENT OF BILLS:

Motioned by Councilwoman Marcalus and seconded by Mr. Colyer, to approve the payment of bills subject to the availability of funds.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Kulmala, Colyer, Baczewski, Hagberg and Councilwoman Marcalus.
 Nays: None
 Abstain: None
 Absent: Mr. Morris, Mayor Szabo and Chairman Potash.

APPROVAL OF MINUTES:

Motioned by Councilwoman Marcalus and seconded by Mr. Colyer, to approve the July 8, 2010 Minutes was voted unanimously by the Board.

NEW BUSINESS:

None

OLD BUSINESS:

A discussion ensued between the Board members concerning the possibility of handling the Certificate of Occupancy applications administratively. Mr. Tichacek explained that an ordinance would be necessary modifying the procedure to be done administratively.

Mr. Russo reminded the Board that, a few years back, an ordinance was passed eliminating some of the causes for triggering variances in the Industrial zone. This would eliminate the noticing process allowing the applicant to be placed on the agenda quicker.

Mr. Hagberg informed the Board that there would be certain things that may require the applicant to go before the Board such as changes in signage. Mr. Russo suggested that he would prepare a draft ordinance separating certain Certificate of Occupancies to be dealt administratively and Certificate of Occupancies with issues would be directed to the Board by the Building for approval.

PUBLIC MEETING ADJOURNED AT 7:40 P.M.

Motioned by Councilwoman Marcalus and seconded by Mr. Hagberg to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant