

PLANNING BOARD MINUTES
PUBLIC MEETING
MARCH 12, 2008 - 7:30 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, Barry Colyer, Christopher Baczewski, Daniel Hagberg, John Morris, Councilwoman Marcalus, Mayor John Szabo and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:32 P.M., ROLL CALL:

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

Absent: Mr. Morris and Mayor Szabo.

Also in attendance, Joseph Russo, Esq., (Board Attorney), Kevin Tichacek, (Board Engineer)

PUBLIC HEARING BEGINS:

Motioned by Mrs. Rowin 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 Mrs. Rowin and seconded by Councilwoman Marcalus, 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.

MEMORIALIZATION:

1. Knights of Columbus – 7 Court House Place, Block 4508, Lot 1. Public hearing for a preliminary and final site plan.

Motioned by Mr. Colyer and seconded by Mrs. Rowin, memorialized the above resolution of approval.

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

2. Pro Pack Group - 5 Fir Court, Block 2302, Lot 8 (f.k.a. 2212/1.06). Public hearing for a Certificate of Occupancy.

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

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

PUBLIC HEARING:

1. 31 Iron Horse Realty, LLC – 31 Iron Horse Road, Block 2101, Lot 4. Public hearing for an amended preliminary and final site plan.

Mr. Edward Trawinski, Esq. with Pojanowski and Trawinski located in Clifton, New Jersey was before the Board to represent the application. He explained that the Applicant had acquired ownership of the property and a Certificate of Occupancy before the Planning Board back in May 2008.

He reviewed that the property is located in the IP-Industrial Park Zone. The Applicant is proposing a first floor addition consisting of 100 square feet and paving approximately 9,000 square feet of loose gravel in the rear of the building to improve the parking.

Mr. Ronald Astrut was sworn in and testified that he is the owner and president of the company. The existing building consists of approximately 12,871 square feet used for warehouse and office space. He indicated that the company would anticipate 1 to 2 visits daily and 2 deliveries monthly of imported equipment from overseas. Park Plus imports stackable racks used in parking lots to park vehicles primarily in New York City. The racks are assembled on site. There are currently 8 employees working for the company.

Mr. Thomas Donohue, P.E. with Donohue Engineering located in Waldwick, New Jersey was sworn in. He reviewed his credentials and the Board accepted his qualifications.

Mr. Donohue entered exhibits into evidence.

Exhibit A-1, Site plan sheet 2 of 4 dated August 22, 2008.
Exhibit A-2, Stormwater Drainage Calculations dated August 8, 2008.

Mr. Donohue explained that the improvements include a first floor addition with an external overhang consisting of 100 square feet. In addition, the Applicant proposes to pave an uneven graveled portion of the rear consisting of 9,000 square feet making the warehouse easier to access for tractor-trailers deliveries.

Mr. Donohue informed the Board that an infiltration detention basin would be constructed to provide storm water discharge.

Exhibit A-3, Grading and Drainage Plan sheet 3 of 4 dated August 22, 2008.

Exhibit A-4, Soil Erosion & Sediment Control sheet 4 Of 4 dated August 5, 2008.
Exhibit A-5, Proposed Elevations and Section dated October 16, 2008.
Exhibit A-6, Existing Elevations dated October 16, 2008.
Exhibit A-7, Proposed First Floor Plan dated October 16, 2008.
Exhibit A-8, Existing First Floor dated October 16, 2008.

A discussion ensued concerning comments from the Health Department concerning the seepage pit being to close to the addition and Boswell's report concerning drainage calculations. Mr. Donohue responded that they have already implemented a new location for the seepage pit and would adjust drainage calculations as requested in Boswell's report.

The Board questioned the use of the addition. Mr. Donohue responded that the addition would include a meeting room, three additional offices and open space.

Exhibit A-9, Photos of existing grates.
Exhibit A-10, Photos of existing exterior and signage.

The Board commented that grates covering the drains would need to be replaced for bicycle safety reasons. Mr. Donohue responded that that would be done.

Mr. Donohue added that improvements would also include a canopy to cover an existing concrete pad at the rear of the warehouse as well as a new dumpster to be located in the rear yard.

A discussion ensued concerning signage on front of the building. The Board responded that if the sign will not be in compliance with the Borough's ordinance, the Applicant would then need to go before the Board of Adjustment for approval.

Motioned by Councilwoman Marcalus and seconded by Mr. Colyer, to approve the 31 Iron Horse Realty contingent to the Applicant complying with handicapped A.D.A. standards, Board of Health approval, Stormwater Management approval from Boswell and all grates replaced for bicycle safety.

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

APPROVAL OF PAYMENT OF BILLS:

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

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

APPROVAL OF MINUTES:

Motioned by Councilwoman Marcalus and seconded by Mr. Baczewski, to approve the February 12, 2009 Minutes.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Colyer, Hagber, Councilwoman Marcalus and Chairman Potash

Nays: None
Abstain: Mr. Baczewski
Absent: Mr. Morris and Mayor Szabo.

NEW BUSINESS:

Mr. Russo informed the Board that a question has come up regarding outdoor seating for Falls View Restaurant. He expressed that his understanding of the ordinance is not to prohibit outdoor dining in. He read the ordinance allowed. He explained that the ordinance is directed more to prohibiting "car-hops" which encourages loitering. The ordinance needs to be revised and sent to Mayor and Council for approval.

Mr. Russo reminded the Board that when Portobello Restaurant was denied for outdoor dining, it was because of limited parking. The Board reviewed instances where the maintenance of outdoor seating had become overlooked giving a sloppy appearance.

A discussion ensued concerning Starbucks not following through with their obligation to have plantings and planters with flowers along the fence. Mr. Tichacek responded that he would check the resolution and update the Board.

It was brought to the Board's attention that cross hatch lines have been used in front of the Bank instead of concrete sidewalks. Mr. Tichacek responded that there was a problem with the location of the sidewalks and the Applicant met with the Mayor and Boswell to come up with a solution to the problem. The decision was to use the cross-hatching instead of curbing.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 9:10 P.M.

Motioned by Mrs. Rowin and seconded by Councilwoman Marcalus to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant