

PUBLIC MEETING
FEBRUARY 14, 2008 – 7:45 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 11:00 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:30 P.M.

PLANNING BOARD MEMBERS:

Elaine T. Rowin, Donna Kurdock, Christopher Baczewski, Frank Rotonda, John Morris, Thomas Potash, Daniel Hagberg, Councilwoman Marcalus, Mayor John Szabo and Chairman Thomas Buonocore.

FLAG SALUTE, MEETING OPENED AT 8:02 P.M., ROLL CALL:

Present: Mrs. Rowin, Ms. Kurdock, Messrs. Baczewski, Hagberg, Morris, Potash, Councilwoman Marcalus, Mayor Szabo and Chairman Buonocore.
Absent: Mr. Rotonda.

Also in attendance, Joseph Russo, Esq., Kevin Tichacek, Boswell McClave Engineering, Steve Lydon, Burgis Associates and John Castiglione, C.S.R.

PUBLIC HEARING BEGINS:

Motioned by Mrs. Rowin and seconded by Mr. Potash, 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 Mr. Potash, 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.

APPOINTMENT OF BOARD ENGINEER:

Mr. Potash informed the Board that he and the committee appointed by the Board to review the qualifications of candidates for Board Engineer have come to a decision. He explained that the committee discussed and resolved a discrepancy concerning billing with Boswell Engineering. It was recommended by the committee that the Board re-appointment Boswell Engineering as Board engineer.

Motioned by Mr. Potash and seconded by Mrs. Rowin, to appoint Boswell Engineering as Board Engineer was voted unanimously by the Board.

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

ADOPTION OF BY-LAWS:

Mrs. Rowin informed the Board that this matter would have to be placed on the next agenda because she and the Mayor have not yet reviewed the draft.

2. Roy from Beck – 12 & 24 Silver Birch Avenue, Block 1703, Lots 5 & 6.
Public hearing for a minor subdivision.

Mr. Francis Battersby, Esq. from Oakland, New Jersey was before the Board to representing John and Denise Roy, the Applicant. He explained that the Roys are proposing to enlarge their property by subdividing an 8,640 portion of the Beck's property.

Mr. Battersby introduced Mr. Kevin Bogerman a licensed land surveyor with McNally Engineering in Oakland as the first witness. Mr. Bogerman reviewed his credentials and the Board accepted his qualifications.

Mr. Bogerman explained that Lot 5 consists of 23,460 square feet with a single-family dwelling, detached garage and shed. Lot 6 consists of 5,615 square feet with a single-family dwelling and shed. After the proposed subdivision, Lot 5 would consist of 15,000 square feet and Lot 6 would consist of 14,075 square feet. There would be no changes in structures or existing conditions for each property.

Mr. Bogerman explained that there would be no variances triggered for Lots 5 and 6 and the subdivision would reduce the extent of nonconformity in lot 6.

Mr. Tichacek reviewed with the Board the remaining conditions and nonconforming corrections to lot 6 that would result in the proposed subdivision.

The Board questioned location of the septic system and Mr. Bogerman responded that the septic systems for both properties do not lie in the area to be transferred.

The Board reminded the Applicant that they would have to comply with the Shade Tree ordinance.

Motioned by Mrs. Rowin and seconded by Mr. Potash, to open the meeting to the public regarding matters concerning the Roy from Beck application was voted unanimously by the Board.

No Comment.

Motioned by Mrs. Rowin and seconded by Mr. Potash, to close the meeting to the public regarding matters concerning the Roy from Beck application was voted unanimously by the Board.

Chairman Buonocore entertained a motion to approve the Roy from Beck application.

Motioned by Mr. Potash and seconded by Councilwoman Marcalus, to approve the Roy from Beck application was voted unanimously by the Board.

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

3. Master Plan Re-examination Review.

Mr. Lydon explained the changes that were made to the re-examination review as a result of comments and suggestions from the last meeting.

He explained that he has added in the review the benefits and importance of incorporating “Green Building” in both residential and non-residential construction. Mr. Lydon expressed that LEED principals and techniques should be encouraged in the construction of buildings as well as existing buildings.

Mr. Lydon explained that the need to incorporate sustainable design principles guided by “Smart Growth” was also added to the re-examination review. The benefits of Smart Growth to the Downtown area would decrease congestion and sprawl as well as efficient land use and the protection of natural resources.

Chairman Buonocore questioned when a re-evaluation could be started for the Borough’s land use element. Mr. Lydon responded that he could have re-evaluation prepared by June for the Board to begin working on this project.

Motioned by Mr. Potash and seconded by Mrs. Rowin, to open the meeting to the public regarding matters concerning the Master Plan Re-examination review was voted unanimously by the Board.

Mr. Ben Cascio, Esq. explained that he has been a resident of Oakland for 35 years. He expressed that the master plan should re-examine the benefits of rezoning properties from Oak Street to Yawpo Avenue permitting businesses on the first floor and residential living on the second floor. He explained that this would encourage more pedestrian traffic in the downtown area and help to satisfy the Borough's COAH obligation.

Mr. Cascio also suggested that a new traffic pattern be implemented by creating an additional road that would allow vehicles to avoid traffic down Ramapo Valley Road. Mr. Lydon responded that the ideas mentioned are already included in the master plan review and he would be happy sending Mr. Cascio a copy.

Motioned by Mrs. Rowin and seconded by Mr. Potash, to close the meeting to the public regarding matters concerning the Master Plan Re-examination review was voted unanimously by the Board.

Chairman Buonocore entertained a motion to approve the Master Plan Re-examination review.

Motioned by Councilwoman Marcalus and seconded by Mr. Potash, to approve the Master Plan Re-Examination review.

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

MEMORIALIZATION:

1. Café L' Amore (Poula, LLC) – 445 Ramapo Valley Road, Block 2403, Lots 7 & 9. Approval for a one-year extension of approval.

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

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

2. Robert Michael Shopping Center, Inc. – 332-340 Ramapo Valley Road, Block 3906, Lot 2. Approval for a minor site plan.

A discussion ensued concerning additional wording to the resolution requiring the Applicant to re-pave and re-stripe the parking lot with directional arrows included.

Mr. Hagberg informed the Board that the owner of the property did remove the used car for sale and it would be the police department jurisdiction to enforce prohibiting the sale of used cars in the parking lot.

Motioned by Mr. Potash and seconded by Mrs. Rowin, memorializing the above referenced resolution of approval.

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

3. Media Sciences, Inc. – 88 Allerman Road, Block 4003, Lot 1. Approval for an amended site plan.

Mr. Russo explained that there was one correction in the resolution for the grasscrete pavers to be installed in the southeastern corner not the western corner.

Motioned by Councilwoman Marcalus and seconded by Mr. Potash, memorializing the above mentioned resolution of approval.

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

APPROVAL OF PAYMENT OF BILLS:

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

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

