

PLANNING BOARD MINUTES
PUBLIC MEETING
MARCH 13, 2008, 8:00 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 11:00 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:30 P.M.

PLANNING BOARD MEMBERS:

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

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

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

Absent: Mr. Rotonda and Mayor Szabo.

Also in attendance, Joseph Russo, Esq.

PUBLIC HEARING BEGINS:

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

PUBLIC HEARING:

1. Heritage Hills/Clare – Ramapo Valley Road, Block 1122, Lots 1, 2 & 3, Block 2213, Lot 1. Request for a one-year extension.

Chairman Potash announced that a letter from Ms. Wendy Berger, Esq. has requested that this matter be carried to the April 10, 2008 public hearing. The Board consented to the request.

MEMORIALIZATION:

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

A discussion ensued between Mr. Morris and Mr. Russo concerning a footnote in the resolution. Mr. Morris questioned a footnote at the bottom of the page that had already been mentioned in the body of the resolution. He expressed that the footnote was not necessary. Mr. Russo responded that he wanted to make it clear that the variances granted, pertaining to the lot line configuration, were pre-existing conditions. Mr. Russo expressed that he would change the format.

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

ROLL CALL VOTE: Ayes: Mrs. Rowin, Messrs. Baczewski, Hagberg, Morris, Councilwoman Marcalus and Chairman Potash.
Nays: None
Abstain: None
Absent: None

2. Master Plan Re-examination Review.

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

ROLL CALL VOTE: Ayes: Mrs. Rowin, Messrs. Baczewski, Hagberg, Morris, Councilwoman Marcalus and Chairman Potash.
Nays: None
Abstain: None
Absent: None

APPROVAL OF PAYMENT OF BILLS:

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

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

APPROVAL OF FEBRUARY 14, 2008 MINUTES:

Motioned by Mr. Potash and seconded by Mrs. Rowin, to approve the February 14, 2008 Minutes was voted unanimously by the Board.

OLD BUSINESS:

None

NEW BUSINESS:

Mr. Russo discussed that the Board had a particular problem with an application regarding the Schedule A ordinance pertaining to the minimum building coverage / lot coverage. Recently, this matter again was brought to Mr. Russo's attention by Mr. Hagberg stating that the new Zoning Officer indicated that the Schedule A ordinance is incomplete and does not make sense.

After reading the ordinance to the Board members, Mr. Russo suggested that a letter be sent to Mr. Lydon requesting a recommendation and correction of this ordinance in order to better understand.

Mr. Hagberg explained that in the ordinance there is no definition as to what would be included in lot coverage and impervious coverage such as driveways, patios and pools. Currently, the Zoning Office is enforcing the 20 percent coverage requirements as total square footage of the building, excluding decks as well as any other improvements to the property and not applying the maximum coverage.

Mr. Hagberg informed the Board that he had a similar problem in another town he works for and offered to send a copy of that town's zoning schedule to Mr. Lydon for reference.

Mr. Russo suggested that Mr. Lydon submit suggestions and changes to the Board for review. The Board can then recommend these changes to Mayor and Council for adoption.

A discussion ensued concerning beginning the Planning Board meetings at 7:30 p.m. instead of 8:00 p.m. Mr. Russo explained that this would need to be changed in the Board's By-Laws.

The Board agreed that the meetings should begin at 7:30 p.m. and end at 10:30 p.m. with no new testimony after 10:00 p.m.

Motioned by Mrs. Rowin and seconded by Councilwoman Marcalus, to suspend in the By-Laws the section pertaining to meetings to begin at 8:00 p.m., changed to meetings to begin at 7:30 p.m., until By-Laws can be amended. This will begin April 2008.

ROLL CALL VOTE: Ayes: Mrs. Rowin, Messrs. Baczewski, Hagberg, Morris,
 Councilwoman Marcalus and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Rotonda and Mayor Szabo

Chairman Potash suggested that the Board discuss the changes made to the façade of the Lenape Valley Grill.

Mr. Hagberg explained that plans for Lenape Valley Grill were received by Building Department. He explained that the reason for the demolition of the building was due to the removal of walls with constructional concerns which were eventually approved by the Building Department. Mr. Hagberg advised the Applicant that they could continue the interior improvements, however, he would need to discuss the exterior improvements with the Board.

Mr. Hagberg explained that the main concern of the Building Departments were the changes made to the exterior of the building. He explained that there were no changes to the footprint or the height of the building. Mr. Hagberg reviewed with the Board an exhibit of the proposed façade and materials to be used on the exterior of the building.

The Board indicated that they should have the opportunity to talk with the Applicant concerning the design changes. Because this is not exactly what was presented, it was agreed that the Applicant should come back before the Board to prevent any deception to the neighboring properties. Chairman Potash expressed that he did not think that the Board could hold up any building permits for a façade change but agreed that the applicant should be required to come back before the Board. The Board requested that the Applicant submit drawings indicating the changes and colors to be used on the exterior of the building.

PUBLIC MEETING ADJOURNED AT 8:50 P.M.

Motioned by Mr. Morris and seconded by Mrs. Rowin to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant