

PLANNING BOARD MINUTES
PUBLIC MEETING
APRIL 10, 2008 - 7:40 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, Christopher Baczewski, Daniel Hagberg, John Morris,
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, Mayor Szabo and Chairman Potash.
Absent: None

Also in attendance, Joseph Russo, Esq., Board Attorney.

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 Mr. Morris, 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. requesting an extension of time be withdrawn.

2. JMJ Nissirios/Lenape Valley Grill – 176 Ramapo Valley Road. Discussion of changes made to the exterior of the building after prior amended preliminary and final site plan approval.

Mr. Vassilios Cocoros with Vassilios Cocoros Architects located in Fort Lee, New Jersey explained that the Applicant has switched to his firm for the design the building. He informed the Board that the Applicant has maintained the approved height and footprint of the building. A mutual decision was made by Mr. Cocoros and the Applicant to go straight up with the building eliminating the original designed pitch to the roof.

The Board questioned what the use of the second floor would be. Mr. Cocoros explained that the use for the second floor would remain as storage. The Board questioned if the volume had increased on the second level. Mr. Cocoros responded that it did but the ceilings would remain under 7 feet in height. He explained that there would be stairs to access the second floor outside the rear of the building.

The Board questioned if the HVH system is going to be in the original location. Mr. Cocoros responded that it would be in the rear center of the building.

The Board questioned if the proposed sign is the same size as existing 6 by 7 sign. Mr. Cocoros responded that the sign would be the same.

A discussion ensued concerning the windows and the materials used to design the front of the building. Mr. Cocoros responded that the windows would not be glazed and a stucco finish with scoring would design the front of the building.

The Board questioned if the Lenape Valley Grill lettering would be used on the front portion of the building. Mr. Cocoros responded that the name of the Grill would be placed on the front portion of the building. The Board requested that the Applicant use less scoring design in the front of the building. Mr. Cocoros agreed.

The Board advised that they are requesting that the Applicant use indirect lighting with “goose neck” lights. Mr. Cocoros agreed with the Board’s request.

The Board expressed their appreciation for the Applicant’s appearance to review the design of the building.

MEMORIALIZATION:

None

APPROVAL OF PAYMENT OF BILLS:

Motioned by Mayor Szabo 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
 Councilwoman Marcalus, Mayor Szabo and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: None

APPROVAL OF MARCH 13, 2008 MINUTES:

Motioned by Mayor Szabo and seconded by Mr. Morris, to approve the March 13, 2008 Minutes was voted unanimously by the Board. Mayor Szabo abstained from voting on the minutes.

OLD BUSINESS:

Chairman Potash requested that a discussion of the amendment to the definition of the Schedule A ordinance be placed on next month's agenda.

Chairman Potash expressed that he would like to see recognition of service to the latest Board members that resigned for their years of service. Mayor Szabo suggested that plaques be issued recognizing the member's years of service to the Borough at a Mayor and Council meeting.

NEW BUSINESS:

Mayor Szabo informed that the Planning Board is down four members and he is currently in the process of looking for new members. He expressed that if any Board members had suggestions or recommendations of new members, to please inform him.

Councilwoman Marcalus mentioned that correspondence she received from the Community Builders Association requesting consideration of their resolution be placed on the next Mayor and Council agenda for discussion. The resolution pertains to the their review of the Highlands Final Draft Regional Master Plan.

PUBLIC MEETING ADJOURNED AT 8:10 P.M.

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

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant