

PLANNING BOARD MINUTES
PUBLIC MEETING
JUNE 11, 2008 - 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, Barry Colyer, Christopher Baczewski, Daniel 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. Baczewski, Hagberg, Morris, Councilwoman Marcalus and Chairman Potash.

Absent: Mr. Colyer and Mayor Szabo

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

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. Continued Presentation on NJ Highlands Regional Master Plan Conformance.

Chairman Potash informed the Board that Mr. Lydon from Burgis Associates would not be able to make the meeting. However, he did have an update to be forwarded to the Board.

Since the last meeting, results of the recently submitted Module I have been completed. Mr. Lydon's explained to Chairman Potash that the Module I analysis submitted by Burgis Associates to the Highlands Council indicated that potentially there would be 250 acres of developable land existing in the Borough of Oakland according to the newly implemented Regional Master Plan.

However, the Highlands Council applied their formula which indicates that only 44 acres, supporting only 15 septic systems, would be eligible for development.

Chairman Potash explained that Mr. Lydon is now working on Module IV which analyzes the characteristics of the Borough's land such as steep slopes, wetlands, etc. This module will be submitted within the next few weeks.

In July, the Borough should have their affordable housing numbers set forth by the Highlands Council for the Preservation Area. The Highlands Council will not be able to rule on the affordable housing numbers for the Planning Area unless the Borough decides to opt into conformance with Highlands Council. A discussion ensued concerning the benefits of opting into conformance with Highlands Council which include a lower affordable housing obligation. However, opting into conformance with Highlands Council could restrict future development in the Planning Area.

A discussion ensued concerning the area, mentioned by Highlands Council, that would only support 15 septic systems. Mr. Russo informed the Board that it is most likely the tract of land behind the High School off of McCoy Road. This tract of land was before the Board of Adjustment for a use variance. The majority of the Zoning Board decided that the use variance was too large and felt it required a zone change. The Board of Adjustment referred the Applicant to Mayor and Council.

Chairman Potash informed the Board that Mr. Lydon would be at the next meeting to update the progress of the Conformance Modules.

ADOPTION OF BY-LAWS:

Chairman Potash explained that a few corrections were made and reviewed the changes.

A discussion ensued concerning the act of recusing members taking part in an "open to the public" session. Mr. Russo explained that this could have an influence on Board members and their decisions. The Board expressed that this would be violation of their constitutional rights. If a Board member had concerns and was unable to speak after recusing themselves, that member would make sure that someone would be there to speak out on their behalf.

Motioned by Mrs. Rowin and seconded by Councilwoman Marcalus, to adopt the revised by Planning Board By-Laws.

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

MEMORIALIZATION:

None

APPROVAL OF PAYMENT OF BILLS:

Motioned by Mr. Morris and seconded by Councilwoman Marcalus, to approve 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. Colyer and Mayor Szabo

APPROVAL OF MINUTES:

Motioned by Mrs. Rowin and seconded by Mr. Colyer, to approve the May 14, 2009 Minutes.

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

NEW BUSINESS:

None

OLD BUSINESS:

A discussion ensued concerning the status of the cross-hatching in front of the Columbia Bank.

PUBLIC MEETING ADJOURNED AT 7:40 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