

PLANNING BOARD MINUTES
PUBLIC MEETING
SEPTEMBER 25, 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 7:42 P.M., ROLL CALL:

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

Absent: Mrs. Rowin, Mr. Morris and Mayor Szabo.

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

PUBLIC HEARING BEGINS:

Motioned by Mayor Szabo 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 Mayor Szabo 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.

1. Ekato Corporation – 3 Fir Court, Block 2302, Lot 7 (f.k.a. 2212/1.05).
Public hearing for a Certificate of Occupancy.

Mr. Clinton A. Poff, Esq. with Poff & Bowman, LLC located in Hawthorne, New Jersey was before the Board to represent the above application.

Mr. James McKeithan, property owner and Mr. Paul Dwelle, Applicant, was sworn in. Mr. Dwelle testified that Ekato Corporation warehouses and distributes rotating/agitator-type equipment. The equipment is manufactured off-site.

Mr. Dwelle explained that they are moving the sales department from Spruce Street located in Oakland. Approximately, 10 employees would occupy the building and adequate parking would be provided.

Mr. Clinton reviewed Boswell's Engineering report with the Board. He informed the Board that there would be no people visiting the site except on occasion a computer technician or repairperson.

A discussion ensued concerning the location of the dumpster. Mr. Tichacek informed the Board that there was no dumpster within a stockade fence designated for the dumpster location. Mr. McKeithan responded that there is a screened dumpster on the premises. Mr. Poff expressed that there is very little waste material to dispose of.

It was recommended in Boswell's report that the parking area be re-stripped. Mr. McKeithan responded that he has been considering repaving or surfacing the parking area and would agree to re-stripe the area.

Mr. Russo entered exhibits into evidence.

Exhibit A-1, Site Plan by Robert J. Weissman, revised November 15, 2001.

Exhibit A-2, Architectural drawings for "National Electronic Alloys, Inc. by Stanley J. Kufel, Jr. dated November 2000

Exhibit A-3, Location survey by EID Associates, Inc. revised February 27, 2006.

The Board questioned if any external renovations or modifications would be done to the building. Mr. Dwelle responded not at this time.

Motioned by Councilwoman Marcalus and seconded by Mr. Hagberg, to approve the Ekato Corporation application.

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

MEMORIALIZATION:

None

APPROVAL OF PAYMENT OF BILLS:

None

APPROVAL OF September 11, 2008 MINUTES:

Motioned by Councilwoman Marcalus and seconded by Mr. Colyer, to approve the September 11, 2008 Minutes was voted unanimously by the Board.

NEW BUSINESS:

The Board questioned four utility poles located on the curb line of the entryway to Route 287. A discussion ensued concerning the approval which included the installation of underground utilities. Mr. Tichacek expressed that he believes that the poles are in the county right of way and that all other utilities would be installed underground. Mr. Tichacek and Mr. Hagberg would clarify the situation.

OLD BUSINESS:

A discussion ensued concerning signage at the "Drug Fair" strip mall. Mr. Hagberg expressed that Mayor Szabo and Mr. Kennedy, property owner, have had discussions concerning this matter. It appears that Mr. Kennedy is having resistance with his tenants about the illumination of their signage. The signs are currently internally lit and the approval was for external lighting. Mr. Tichacek expressed that his experience with retailers are that they are particular their signs and how they are lit.

Dan Hagberg suggested that Burgis Associates clarify footnotes below the bulk variance schedule.

PUBLIC MEETING ADJOURNED AT 8:00 P.M.

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

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant