

PLANNING BOARD MINUTES
PUBLIC MEETING
APRIL 14, 2022- 7:00 P.M.
HELD AT THE OAKLAND SENIOR CENTER
20 Lawlor Drive, Oakland, NJ
www.oakland-nj.org

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 a copy of same at Borough Hall and the Borough's website
- ❑ Advertised in The Record more than 48 hours in advance of the meeting
- ❑ 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:

Sarah Michel, Andrea Levy, Gregory Liss, Joseph Marscovetra, Michael Rose, Thomas Connolly, Lee Haymon, John Morris, Councilman Pignatelli, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:05 P.M., ROLL CALL:

Present Members: Mmes. Michel and Levy, Messrs. Liss, Rose, Morris, Mayor Schwager and Chairman Potash.

Absent Members: Messrs. Marscovetra, Connolly, Haymon and Councilman Pignatelli,

EXCUSE ABSENCES:

Motioned by Mr. Rose and seconded by Mr. Liss, to excuse the absence of Messrs. Marscovetra, Connolly, Haymon and Councilman Pignatelli was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney was in attendance.

BOARD PROFESSIONALS SWORN IN:

None.

Ms. Michel sitting for Mr. Marscovetra and Ms. Levy sitting for Mr. Haymon.

OPEN MEETING TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA.

Chairman Potash announced that there is no public present.

PUBLIC HEARING:

None.

PAYMENT OF BILLS:

Motioned by Mr. Rose and seconded by Mr. Levy, to approve the bills list subject to the availability of funds.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Liss, Rose, Morris,
Mayor Schwager and Chairman Potash.
Nays: None
Abstain: None
Absent: Messrs. Marscovetra, Connolly, Haymon and Councilman Pignatelli

APPROVAL OF MINUTES:

Motioned by Mr. Rose and seconded by Ms. Liss, to approve the March 8, 2022 Minutes.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Liss, Rose, Mayor Schwager and
Chairman Potash.
Nays: None
Abstain: Morris
Absent: Messrs. Marscovetra, Connolly, Haymon and Councilman Pignatelli

MEMORIALIZATIONS:

None

NEW BUSINESS:

Chairman Potash informed the Board that they found some errors in the Land Use application. He explained that there are some items found in the application that may not apply such as a 'major' or 'minor' site plan. The Board simply uses 'site plan' when a development application is submitted. It was confirmed that preliminary and final site plan as well as Major and minor subdivision are commonly used and will remain in the application. Passaic County will need to be replaced with Bergen County. The Board discussed changing the size of the application from legal to letter size.

Mr. Russo informed the Board that the Hovnanian application is still going through a completeness review and they will inform the applicant what should be submitted to the Board. He questioned whether the Board members prefer to receive the application digitally and/or paper copy. The consensus of the Board was that 4 full sized sets of the plans should be available at the meeting for review and 11" by 17" plans along with the digital file distributed to all Board members. Chairman Potash explained that in addition, the professionals will need full size plans and a full size set should be on file at Borough Hall.

Mr. Russo also informed the Board that the first cannabis application for manufacturing should be coming soon. He explained to the Board members that he, the Borough attorney, Mr. Lydon, Mr. Yakimik and the Chairman discussed this and are in agreement that the applicant will have to agree with many conditions since approval will need a license from the state, approval from the Board of Health, police report, etc. Since this is new and this is the first cannabis application, the land use act allows the Board to grant approvals subject to conditions. A discussion ensued concerning signage. Mr. Morris responded that they will need to meet the Borough's code for signs. Mayor Schwager informed the Board during her tour of a medical dispensary and up Route 23 where they have manufacturing and cultivation facility, there are no signs displayed. This may be done for security reasons. Mr. Morris questioned if requirements should include a security plan. Mayor Schwager responded that she asked to tour a cultivation facility and was declined so she believes they have a very secure plan. Mr. Rose added that a UL2 step program which is used in banks can be used as a security system.

Ms. Levy questioned the status of the old Burger King site. Mr. Russo responded that one of the tenants is going to be Kessler Rehabilitation and he has been going back and forth on whether it was a permitted use. They gave them the go ahead. Mayor Schwager informed the Board that another emergency medical outfit may be interested in the old Oakland Drugs site.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 7:30 P.M.

Motioned by Mr. Rose and seconded by Mayor Schwager, to adjourn the meeting by a unanimous vote by the Board.

Respectfully Submitted by,

Kathlyn Gurney, Administrative Assistant

*Next meeting on May 12, 2022