

PLANNING BOARD MINUTES  
**PUBLIC MEETING**  
AUGUST 12, 2021 - 7:00 P.M.  
HELD AT THE OAKLAND SENIOR CENTER  
20 Lawlor Drive, Oakland, NJ  
[www.oakland-nj.org](http://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:

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

FLAG SALUTE, MEETING OPENED AT 7:06 P.M., ROLL CALL:

Present Members: Mmes. Coira and Levy Messrs. Liss, Marscovetra, Connolly, Councilman Kulmala, Mayor Schwager and Chairman Potash.  
Absent Members: Messrs. Rose, Haymon and Morris

EXCUSE ABSENCES:

Motioned by Mayor Schwager and seconded by Mr. Liss, to excuse the absences was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney, Mr. John Yakimik, Boswell Engineering and Mr. Steve Lydon, Burgis Associates were also in attendance.

Chairman Potash informed the Board that there was a positive Covid-19 case reported after the Zoning Board meeting this week and he reminded the Board that CDC guidelines should still be followed. These requirement do not included social distancing at this time however, it is required that unvaccinated people attending the meeting wear a mask and if you are not feeling well, stay home. Changes have been happening but as of now we are still meeting here at the Senior Center in person next month.

BOARD PROFESSIONALS SWORN IN:

None

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

No public.

PUBLIC HEARING:

1. Karni – 637 Ramapo Valley Road, Block 1301, Lot 40. Public hearing for a major subdivision.

Chairman Potash announced that this matter will be heard at the September 9, 2021 public hearing. He explained that he will need to recuse himself from the application and Mr. Morris will chair that portion of the meeting. Mr. Lydon informed the Board that he would not be present for the next meeting but will be sending a replacement to cover for his absence.

REVIEW OF WATER USE AND CONSERVATION MANAGEMENT PLAN (WUCMP):

Chairman Potash informed the Board that Mr. Yakimik will review the Water Use and Conservation Management Plan.

Mr. Yakimik explained that since the Borough is part of the Highlands and the Borough is eliminating individual sanitary disposal (septic), systems, it is required to prepare a Water Use and Conservation Plan, to be adopted in order to move forward with sewers. Adequate notice of this hearing has been given to the public as part of the process.

The plan for sewer collection system is to take water within Oakland's topographic basin, Ramapo River, and transfer it to the Northwest Bergen County Utilities Authority (NBCUA) Wastewater Treatment Plant (WWTP) in Waldwick and within a different basin without causing detrimental effects to the water supply within Oakland basin.

The main objective of the WUCMP is to identify and provide a framework to reduce and eliminate surface and ground water deficits by identifying strategies that can help mitigate these deficits by focusing on water supply source areas.

The WUCMP utilizes and evaluates hydrological units (watersheds) or HUC14's and sub-watersheds. The Borough of Oakland WUCMP encompasses 3 sub-watersheds commonly known as the Ramapo River from Bear Swamp Brook to Crystal Lake Bridge (Upper Ramapo) Ramapo River below Crystal Lake Bridge (Lower Ramapo) and Pond (Allerman) Brook.

The WUCMP identifies and evaluates water sources and uses and water availability such as deficits and surplus. It presents a revised version of the Net Water Availability (NWA) and proposes 5 strategies to promote/achieve water deficit reduction such as Water Bill Structure/Comparison, Irrigation System Design, Leak Detection and repair, Rate Structure, Assisted Infiltration/Enhanced Recharge and Stormwater Ordinance. In addition, it identifies funding opportunities and establishes a monitoring plan to assess the effectiveness of strategies that can save approximately 51,500 gallons of water per day.

There was a minor revision to the WUCMP in August pertaining to the proposed Fanale development which may help with Oakland's water deficit since the development will be supplied by water from the Suez Water Company.

Chairman Potash entertained a motion to authorize Mr. Russo to prepare a resolution adopting the Water Use Conservation Management Plan.

Motioned by Mr. Connolly and seconded by Mayor Schwager, to authorize Mr. Russo to prepare a resolution adopting the Water Use Conservation Management Plan.

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

#### REVIEW STORMWATER CONTROL ORDINANCE:

Mr. Yakimik explained that as a result of the amendments to the New Jersey State Stormwater Management rules adopted March 2, 2020, all New Jersey municipalities are required to revise their local stormwater control ordinance to reflect the current State amendments.

The Borough adopted a stormwater control ordinance back in 2004. As a result of the amendments to the New Jersey State Stormwater Management rules adopted March 2, 2020, all New Jersey municipalities are required to revise their local stormwater control ordinance to reflect the current State amendments. Much of the rules remain in place with the exception to:

- Currently, the rules apply to new land development that disturbs one acre of land or creates ¼ acre of new impervious surface. The amended rule will apply to land development which disturbs one acre of land or ¼ acre of new impervious surface since February 2, 2004 or the creation of ¼ acre of "regulated motor vehicle surface" (parking areas) since March 2, 2021 or a combination of which is over ¼ acre of impervious surface.
- "green" type stormwater control methods must be attempted to be implemented rather than an optional or secondary method. Smaller and more numerous bio-retention and infiltration basins, grass swales, pervious paving systems, sand filters etc. will be required

methods. Large retention basins and Manufactured Treatment Devices (water quality chambers) will no longer be accepted.

- More stringent controls are being imposed over private stormwater management facility maintenance. The Borough is responsible to maintain its own stormwater management facilities and private owners will be required to do the same. The State is now relying more on municipalities to assure private facility maintenance and give municipalities options to achieve this goal. This ordinance is structured so the Borough can identify the locations of the private facilities and monitor compliance activities yearly through the office of Property Maintenance with assistance from the Borough Engineer. Should a private entity fail to perform the required yearly reporting or maintenance, the ordinance empowers the Borough to perform the necessary duties and charges the private entity accordingly. Penalties are also included within the Oakland ordinance.

Motioned by Mr. Connolly and seconded by Mr. Liss, to authorize Mr. Russo to draft a letter to Mayor and Council recommending the amendment to the Stormwater Control ordinance.

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

#### MEMORIALIZATIONS:

None

#### PAYMENT OF BILLS:

Motioned by Mayor Schwager and seconded by Councilman Kulmala, to approve the bills list subject to the availability of funds.

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

#### APPROVAL OF MINUTES:

Motioned by Mayor Schwager and seconded by Mr. Connolly, to approve the July 8, 2021 Minutes.

Roll Call Vote:           Ayes: Mmes. Coira and Levy, Messrs. Liss, Marscovetra, Connolly,

Councilman Kulmala, Mayor Schwager and Chairman Potash.

Nays: None

Abstain: Mr. Liss

Absent: Messrs. Rose, Haymon and Morris.

NEW BUSINESS:

None

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 7:55 P.M.

Motioned by Mr. Connolly and seconded by Councilman Kulmala, to adjourn the meeting by a unanimous vote by the Board.

Respectfully Submitted by,

Kathlyn Gurney, Administrative Assistant

\*Next meeting on September 9, 2021