

PLANNING BOARD MINUTES
PUBLIC MEETING
FEBRUARY 10, 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 Kulmala, Mayor Linda H. Schwager and Chairman Thomas Potash.

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

Present Members: Ms. Levy, Messrs. Liss, Marscovetra, Connolly, Haymon, Morris
Councilman Pignatelli, Mayor Schwager and Chairman Potash.
Absent Members: Ms. Michel and Mr. Rose

EXCUSE ABSENCES:

Motioned by Mayor Schwager and seconded by Ms. Levy, to excuse the absence of Ms. Michel and Mr. Rose

Mr. Joseph Russo, Esq., Board Attorney and Mr. John Yakimik, Boswell Engineering were in attendance.

BOARD PROFESSIONALS SWORN IN:

None.

Chairman Potash welcomed Councilman Pignatelli as liaison to the Planning Board. Ms. Levy would sit in for Mr. Rose.

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

Chairman Potash announced that there was no public present.

PUBLIC HEARING:

None.

BYLAWS:

Chairman Potash reminded the Board that the adoption of the Board's Bylaws were carried from the last meeting. During a discussion, it was determined that the Bylaws have not been revised since 2009 and should be updated and include procedures to hold a virtual meeting.

A discussion ensued concerning the mask mandates that could possibly be lifted in the near future and whether the Board will be able to as well. Chairman Potash responded that the Borough is following the state recommendations and the Borough's policy concerning mask mandates however, private organizations can still enforce their own protocol. The Board will continue to follow the lead of the elected officials and administration.

Chairman Potash informed the Board that Mr. Liss will exam the Bylaws and Board members are welcome to offer their suggestions to Mr. Liss which can be discussed at the next meeting.

MEMORIALIZATIONS OF PROFESSIONALS:

Board Attorney:

Chairman Potash read the paragraph referencing payment in the resolution that was amended. He entertained a motion.

Motioned by Ms. Levy and seconded by Mr. Connolly, to memorialize the above resolution of approval adopting Joseph Russo with Usher, Quiat, Usher and Russo as Board Attorney for 2022.

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

Board Engineer:

Chairman Potash entertained a motion.

Motioned by Ms. Levy and seconded by Mr. Marscovetra, to memorialize the above resolution of approval adopting Mr. John Yakimik with Boswell Engineering as Board Engineer for 2022.

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

Board Planner:

Chairman Potash entertained a motion.

Motioned by Ms. Levy and seconded by Mr. Marscovetra, to memorialize the above resolution of approval adopting Mr. Steve Lydon with Burgis Associates as Board Planner for 2022.

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

MEMORIALIZATIONS:

1. DFLP – 17 Van Vooren Drive, Block 3203, Lot 2. Approval for a Preliminary and Final site plan.

Motioned by Mr. Haymon and seconded by Mr. Liss, to memorialize the above resolution of approval.

Roll Call Vote: Ayes: Ms. Levy, Messrs. Liss, Marscovetra, Haymon and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Ms. Michel

PAYMENT OF BILLS:

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

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

APPROVAL OF MINUTES:

Motioned by Mr. Liss and seconded by Mr. Haymon, to approve the January 13, 2022 Minutes.

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

NEW BUSINESS:

Chairman Potash informed the Board that the Mr. Russo's fees have exceeded the budgeted amount for his contracted services for 2021 due to the increase of land use ordinance reviews. The Board has not been able to reimburse Mr. Russo for a few the remaining bills in the amount of \$2,300.00. There is enough in the overall budget to amend his contract and finish paying Mr. Russo for his services. He entertained a motion to approve the amendment to the Attorney contract.

Motioned by Mayor Schwager and seconded by Ms. Levy, to amend the Board Attorney's contract by \$2,300.00.

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

OLD BUSINESS:

Mr. Morris made the suggestion that it be reconsidered and included in the Bylaws that the number of copies received for an application be reduced and applications and site plans be received and distributed digitally.

There was a discussion concerning the status of the Streetscape Ordinance. Chairman Potash responded that Mr. Lydon will update the Board at the next meeting. The Mayor mentioned that some towns have architectural ad-hoc committees and she would like to see Oakland do the same.

Chairman Potash explained that Mr. Lydon could not make the meeting tonight so the Downtown Committee meeting was canceled. He informed the Board that the committee will pick up again at the March 10th meeting at 6:30.

PUBLIC MEETING ADJOURNED AT 7:35 P.M.

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

Respectfully Submitted by,

Kathlyn Gurney, Administrative Assistant

*Next meeting on March 10, 2022