

PLANNING BOARD MINUTES
PUBLIC MEETING
JULY 13, 2017 - 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 a copy of same at Borough Hall
- ❑ Forwarding a 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:

Thomas Connolly, John Madden, Jason Shafron, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilwoman Coira, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:03 P.M., ROLL CALL:

Present: Mrs. Rowin, Messrs. Madden, Shafron, Haymon, DiLandro, Hagberg, Morris and Councilwoman Coira.

Absent: Mr. Connolly, Mayor Schwager and Chairman Potash.

Motioned by Mrs. Rowin and seconded by Mr. DiLandro, to excuse the absence of Mr. Connolly, Mayor Schwager and Chairman Potash was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney, David Novak, Burgis Associates and Rebecca Mejia, Boswell Engineering were also in attendance.

Mr. Morris sitting in as Vice-Chairman to the Board.

Mr. Madden sitting in for Chairman Potash.

OPEN TO PUBLIC FOR MATTERS NOT ON THE AGENDA:

Motioned by Mrs. Rowin and seconded by Mr. DiLandro, 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 Mr. DiLandro, to close the meeting to the public for matters not on the agenda was voted unanimously by the Board.

PUBLIC HEARING:

1. RBARI – Raritan Road, Block 4003, Lots 1, 2, 3. Public hearing for an amended site plan, minor subdivision and bulk variances has been carried to the July 13, 2017 hearing with no further notice.

Mr. Gary Hall, Esq. was before the Board on behalf of the Ramapo-Bergen Animal Refuge, Inc. He explained that he is representing the applicant for an amended site plan, minor subdivision with variances. The improvements include an addition of 2,293 square feet to the rear of the existing building, renovation to the existing building, removing a structure on the property eliminating one of the variances. The neighboring property has donated 1,534 square feet from their property to the applicant which will trigger a minor subdivision. This will improve the rear yard situation by moving the lot line. In addition, a lot line delineation is being proposed to merge lots 2 and 3. Lastly, relief is being requested for proposed signage. He introduced Ms. Arlene Jurovitsky who is the president and board of trustee for the animal shelter.

Ms. Jurovitsky was sworn in and testified that RBARI has been in existence since 1975. Currently a much needed upgrade to the facility is being proposed to make it look more professional and allow room to medically treat sheltered animals and offer behavioral sessions to make them more adoptable. In addition, they want to improve the living conditions for the animals since this is a no-kill shelter and space is limited. She assured the Board that they are not increasing the number of animals but trying to make the facility look more pleasing to encourage people to adopt.

Ms. Jurovitsky gave some information concerning moving the lot line. She explained that the neighbor's mother was one of the creators of animal welfare and RBARI approached them to purchase some of their property to expand. The neighbor offered to donate the property.

Mr. Morris questioned the number of animals and the day to day operation. Ms. Jurovitsky responded that there are approximately 35 dogs and 40 cats waiting to be adopted. She explained that dogs show better to prospective adopters when they are

outdoors but their runs are currently not covered. RBARI has a good number of volunteers who walk the dogs outside.

Mr. Russo questioned the reason for the proposed residential space. Ms. Jurovitsky responded it will be used for a caretaker because someone needs to be at the shelter overnight in the event of an emergency. Ms. Rowin questioned the caretakers hours. Ms. Jurovitsky responded that it would be a person who works during the day and would stay overnight.

Mr. Hall introduced Mr. Tyler VanderValk to testify as a licensed engineer by the state of New Jersey. He offered his credentials and the Board accepted his qualifications.

Mr. VanderValk testified that the application involves three individual lots. Lots 2 & 3 owned by the applicant and Lot 1 owned by FIMS Holding, LLC consenting to the application. The subject property is in the I-3 Industrial zone. He entered an exhibit.

Exhibit A-1, Subdivision Plan, prepared by T.C. VanderValk of Houser Engineering last revised June 26, 2017.

He explained details of the minor subdivision that includes a donation of 1,532 square feet from lot 1 to lot 2. He reviewed the current and proposed bulk status of lots 2 and 3 which are non-conforming. The existing sheds will be removed improving the variance situation. He entered exhibit A-2. A 2,293 two-story square foot addition off of the existing building is being proposed. An existing structure used for the caretaker will also be removed.

Exhibit A-2, Layout and Dimensioning Plan, prepared by T.C. VanderValk of Houser Engineering last revised June 26, 2017.

The existing parking lot will expand from 5 to 8 parking stalls and a second parking lot is being proposed offering 33 stalls which includes two ADA parking stalls. A protective cover to both dog runs off of the building and a covered pavilion is being proposed to allow more than one dog to run and play at a time. A digital monument sign has been removed from the original submission and now a letter sign over the front entrance and a wall sign on the new addition is being proposed. One of the wall mounted signs will require variances.

Mr. Morris questioned the number of existing and proposed parking spaces. Mr. VanderValk responded that currently there are a total of 16 parking spaces and the applicant is proposing 33 stalls which includes the two ADA compliant spaces. There are 25 employees and volunteers at this time. He entered an exhibit.

Exhibit A-3, grading, Drainage and Utility Plan, prepared by T.C. Vandervalk of Houser Engineering last revised June 26, 2017.

Mr. VanderValk explained the location of existing utilities, stormwater management and improvements being proposed. He explained that drywells in two location would receive the runoff from the covered dog runs and parking area and a property inlet would supply emergency overload runoff and for roof leaders.

Mr. Morris questioned the flood event year used to do the stormwater calculations. Mr. VanderValk responded that they based their calculations on a ten year flood event. A discussion ensued concerning the need for a seepage near the dog runs and pavilion. Mr. Morris questioned the material to be used on the floor of the pavilion and dog runs. Mr. VanderValk responded that the individual dog runs have concrete flooring and mulch would be used for the flooring of the pavilion. Mrs. Rowin questioned if the pavilion would be used for dog interaction. Ms. Jurovitsky responded that they intend to use it more like an agility course with staff to supervise. Mr. VanderValk entered exhibit A-4.

Exhibit A-4, Lighting and Landscaping plan prepared by T.C. VanderValk of Houser Engineering last revised June 26, 2017.

Mr. VanderValk informed the Board that the lighting is insufficient on the property so they are proposing 3 pole mounts lights, 3 candles each, throughout the new parking area. Shade trees, shrubs and perennials will be added as part of the landscaping plan.

Mr. Morris questioned the size of the parking spaces. Mr. VanderValk responded that parking spaces will be 9' X 18'. Mr. Morris suggested that Mr. VanderValk review the variances being requested by the Board. Mr. Vandervalk responded that a variance for impervious coverage for lot one, a rear setback for lot 2 and two sign variances.

Mr. Hagberg informed Mr. VanderValk that there was no fire hydrants listed on the site plan and questioned the location. Mr. VanderValk responded that the fire hydrants exist and gave their location.

Mr. Novak inquired about the existing monument sign, lot line adjustment, proposed lighting and nearest dwellings. Mr. VanderValk responded that the existing monument sign will be removed, the lot line adjustment will make more room for the dumpster area and the lights would remain on throughout the night. The subject property is surrounded by Route 208, Susquehanna Railroad and industrial buildings. Mr. Hagberg informed the applicant that a front yard setback would require a variance as well as a side yard setback. Mr. Morris reviewed comments from the various departments.

Mr. Hall introduced Mr. William G. Brown to testify as a licensed architect by the state of New Jersey. He offered his credentials and the Board accepted his qualifications. He entered an exhibit.

Exhibit A-5, Addition/Renovation Plan for first floor prepared by William G. Brown Architects dated July 5, 2017.

Mr. Brown explained they propose to replace the existing reception area with a new enlarged reception area, sitting area, conference room and a “meet and greet” dog showcase area which they believe will improve the adoption experience. He entered an exhibit.

Exhibit A-6, Second Floor Plan prepared by William G. Brown Architects dated July 5, 2017.

He explained that the second floor would consist of a front office, lunchroom, storage area and a studio that will serve as living quarters for the caretaker. He entered an exhibit.

Exhibit A-7, New Addition/Renovation Elevations plans prepared by William G. Brown Architects dated July 5, 2017.

Exhibit A-8, Colored rendering of New Addition/Renovation Elevations plans prepared by William G. Brown Architects dated July 5, 2017.

Mr. Brown explained that the exhibits show elevations of all four sides of the improved building which are compliant to the height requirements for that zone.

Mr. Morris requested testimony on the size and relocation of the signs being proposed. Mr. Brown responded that the sign size will be the same however, they are proposing two building signs where one wall sign is permitted in that zone. An existing façade sign will be relocated on the new addition and a letter sign that reads RBARI, will be located over the entrance door. Mrs. Rowin questioned the size of the letters in the RBARI sign. Mr. Brown responded that the letters would be approximately 1.4-feet in height and the length of the sign would be 7-feet in width. A discussion ensued concerning extending the canopy over the entrance to add protection in the inclement weather. Mr. Haymon suggested that the applicant to consider solar energy. Mr. Morris entertained a motion to open the meeting to the public.

Motioned by Mr. DiLandro and seconded by Mrs. Rowin, to open the meeting to the public regarding matters concerning the RBARI application was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mr. Haymon, to close the meeting to the public regarding matters concerning the RBARI application was voted unanimously by the Board

Mr. Russo reviewed the additional variances needed and variances being proposed for the application. The applicant will need variances for minimum lot area for lot 2, rear yard setback for lot 2, additional building sign, front yard setback and a side yard setback for lot 2. Mr. Morris entertained a motion.

Motioned by Mrs. Rowin and seconded by Mr. Shafron, to approve the RBARI application with proposed variance and additional variances needed.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Hagberg, Morris and Councilwoman Coira.
Nays: None
Abstain: None
Absent: Mr. Connolly, Mayor Schwager and Chairman Potash.

MEMORIALIZATION:

None

PAYMENT OF BILLS:

Motioned by Mr. DiLandro and seconded by Mrs. Rowin, to pay bills subject to the availability of funds.

Roll Call: Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Hagberg, Morris and Councilwoman Coira.
Nays: None
Abstain: None
Absent: Mr. Connolly, Mayor Schwager and Chairman Potash.

APPROVAL OF MINUTES:

Motioned by Mrs. Rowin and seconded by Mr. Haymon, to approve the June 8, 2017 minutes was voted unanimously by the Board.

NEW BUSINESS:

Discussion of Borough Ordinance 17-Code-757.

Mr. Russo explained that Mayor and Council requested that the Planning Board consider an ordinance proposing to regulate the construction of Oil and Hazardous Substance Pipelines within the Borough. He reminded the Board that they have considered a similar pipeline ordinance in the past and decided not to take a position or make any

recommendations as to whether this ordinance should be adopted. The Board would leave it to Mayor and Council to make that decision.

A discussion ensued concerning revising some of the wording used in the ordinance. The Board revised some of the wording but would continue with taking no position or make any recommendations concerning the ordinance. The Board authorized Mr. Russo to draft a letter to Mayor and Council explaining the revised wording.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 9: 10 P.M.

Motioned by Mrs. Rowin and seconded by Mr. DiLandro, to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on August 10, 2017.