

PLANNING BOARD MINUTES  
PUBLIC MEETING  
MAY 9, 2019 - 7:00 P.M.  
HELD AT OAKLAND COUNCIL CHAMBERS  
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:

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

FLAG SALUTE, MEETING OPENED AT 7:04 P.M., ROLL CALL:

Present Members: Messrs. Marscovetra, Liss, Rose, Connolly, Haymon, Hagberg, Councilman Levy, Mayor Schwager and Chairman Potash.

Absent Members: Mrs. Coira and Mr. Morris.

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

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

Mr. Marscovetra sitting in for Mr. Morris and Mr. Liss sitting in for Mrs. Coira.

OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA:

No public.

#### PUBLIC HEARING:

None.

#### MEMORIALIZATIONS OF RESOLUTIONS:

None

#### PAYMENT OF BILLS:

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

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

#### APPROVAL OF MINUTES:

Motioned by Councilman Levy and seconded by Mr. Connolly, to approve the April 11, 2019 Minutes.

Roll Call Vote:       Ayes:   Messrs. Liss, Connolly, Haymon, Hagberg, Councilman Levy and Chairman Potash.  
                              Nays:  
                              Abstain: Messrs. Marscovetra, Rose, Haymon and Mayor Schwager  
                              Absent: Mrs. Coira

#### NEW BUSINESS:

It was discussed that at the next meeting, they will go ahead and recommend the amendment to Ordinance No. 07-CODE-560. At the last meeting, the Board agreed that the last paragraph in Section 2 should be removed to make the ordinance consistent with the other residential zones requirements.

Mr. Yakimik referred to the Board concerning a recent application, Stern and Stern. They're requesting to make a de minimis change to their site plan by shifting the sidewalk, eliminating additional stairs and using pea gravel in place of pavers. The applicant will still meet all criteria including no change to the parking or ADA standards. A discussion ensued concerning snow removal and the conclusion was

that this would cause no issues. The consensus of the Board was that they agreed that the amendments were de minimis and that the applicant did not need to return back to the Board as long as the changes satisfy Mr. Yakimik.

#### OLD BUSINESS:

Mr. Yakimik explained that Boswell had signed the final site plan for Interstate Advertising and the Chairman and Secretary would need to sign. Chairman Potash explained that he was recused from that application so Mr. Morris will need to sign. Since Mr. Morris is absent, the Board Secretary would make arrangements for him to sign.

Chairman Potash expressed that he would like to form the sub-committee to discuss changes in the master plan concerning the Central Business District. Mr. Lydon explained that he needs to get documents to the Highlands so he can file for the grant. There may be some issues with the plan and amendments concerning affordable housing, sanitary sewers and transportation. He suggested that preliminary meetings of no more than 4 members be formed and the Chairman will make the selection of members. Chairman Potash selected the Mayor Schwager, Councilman Levy, Mr. Connolly and himself.

Mayor Schwager announced that Mr. Haymon will take Mr. Hagberg's Class II Official position, Mr. Marscovetra will move to Mr. Haymon's Class IV position, Mr. Liss will move into the Alternate I position leaving the Alternate II position open. She asked if anyone knew of a person wishing to serve on the Board and if so, let her know.

Chairman Potash announced that this was Mr. Hagberg's last Planning Board meeting since he will be retire the end of the month. On behalf of the Board, he thanked him for his dedication, knowledge and sense of humor and wished him well during his retirement.

PUBLIC MEETING ADJOURNED AT 7:26 P.M.

Motioned by Mr. Connolly 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 June 13, 2019.