

PLANNING BOARD MINUTES
PUBLIC MEETING
NOVEMBER 9, 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: Messrs. Connolly, Madden, Shafron DiLandro, Haymon, Morris, Councilwoman Coira, Mayor Schwager and Chairman Potash.
Absent: Mrs. Rowin, Mr. Hagberg and Councilwoman Coira.

Motioned by Mr. Morris and seconded by Mr. DiLandro, to excuse the absence of Messrs. Shafron, Haymon and Mrs. Rowin was voted unanimously by the Board.

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

Mr. Connolly sitting in for Councilwoman Coira.
Mr. Madden sitting in for Mrs. Rowin.

OPEN TO PUBLIC FOR MATTERS NOT ON THE AGENDA:

Chairman Potash announced that there is no public.

PUBLIC HEARING:

1. Green – 81 Lakeview Terrace, Block 2518, Lot 16. To be carried to the December 14, 2017 public hearing.

Chairman Potash announced that the Green application will be carried to the December 14, 2017 public hearing with no further notice.

2. Open Space and Recreation Plan Update Presentation given by The Land Conservancy.

Nancy Krause, Chairperson for the Environmental Commission, introduced herself and explained that this is a review of the draft 2017 Open Space Recreation Plan Update. This update was initiated by a grant from Green Acres funding.

The Borough has been able to preserve 1,370 acres of land, 25 percent of Oakland, through Open Space. She expressed her excitement about the document which will be a tremendous help to the Borough.

Barbara Davis, Planner for The Land Conservancy and Vice President of Programs, was accompanied by Mr. Steve Saliani, sitting in for the Recreation Commissioner. She explained the process involved in the O.S.R.P. update which would be adopted as an Element of the Borough's Master Plan. Ms. Davis began with a PowerPoint presentation for the Board.

The Plan Update is a result of good ground work made during the 2006 O.S.R.P. They used this update to set goals of recommending other parcels of land for preservation, expanding and creating trails within the parks and assessing existing open space for initiatives.

The Borough's Open Space Trust Fund was approved by residents back in 2003 and continues to generate approximately \$200,000 per year to continue at \$.01 per \$100 of the annual tax levy. In addition, Oakland received grant awards from Bergen County Open Space Trust Fund in the amount of \$6.5 million and \$2.87 million by NJDEP Green Acres Program. These funds have been used to pay for the acquisition of borough land, recreation projects and park improvements.

Planning Consistency is a required part of Green Acres and is intended to ensure that the open space and recreation goals and objectives for Oakland remain consistent.

The Plan Update should be done every 10 years and to date, the Borough has 1,371 acres of permanently protected open space. The Public Lands section has three categories; state land, county land and municipal land. Currently, the Borough has 747 acres of state land, 499 acres of county land and 396 acres of municipal. A broad look is taken for potential farm, vacant, public and charitable land. Oakland has 163 acres of farm land, 519 acres of vacant land, 121 public land and 40 acres of charitable land.

Building Connections covers the Borough's cultural and natural resources inventory which identifies potential connections to preserve land, local neighborhoods and recreation centers as well as explore opportunities to create more open space and partnership funding.

The Truman Field expansion is the result of the Borough's Flood Acquisition Plan where flood prone properties were purchased and converted to open space. This project was done in two phases and Oakland was the first town in Bergen County to conduct a Flood Acquisition buyout.

Back in 1996 the Planning Board approved a subdivision known as Ramapo River Reserve which set aside up to 30 lots designated to open space during that approval. The 142 acres designated to open space is restricted from ever being developed.

Greenways and Blueways looks at the municipality's natural and cultural resources such as trails, walking paths and demonstrates how they are linked together. The map is designed to give guidance to the municipality where open space and recreation should be considered for preservation and recreation development.

The Borough does not have an Open Space Committee but Administration works closely with the Environmental Commission so having an Action Plan will assist the Borough with short term, midterm, long term and ongoing goals. Mayor Schwager thanked Ms. Davis and the Environmental Commission and expressed that they have done a great job.

Mr. Morris suggested some clerical changes for the document. He suggested that the word "priority", when referring to the acquisition of the Bi-County and Sandy Beach property, be removed. He suggested that the balance underneath the municipal's Open Space Trust chart be removed. Along with pointing out the properties restricted from future development in the Reserve, he suggested that the properties not restricted be add. Lastly, some clarification on how the trust fund has been used.

A discussion ensued concerning the Bi-County property. Ms. Krause expressed the importance of protecting Oakland's water resources. She explained that the Bi-County property is a unique piece of property with endangered plants and vernal pools. She expressed concern about development and if it were to be built, the possibility of causing erosion to Great Oak Park and disturbing the C-1 stream. Mr. Russo explained that the courts gave them permission to develop. Mayor Schwager added that in order for Bi-

County to develop, they will need to get sewers which could end up being a benefit to Oakland.

Chairman Potash informed Ms. Davis that on table 6 of the document, they have his address listed for the P.C. Bogart house. He explained that the address may be 641 Ramapo Valley Road. Also, the Seldon Rodman house has been demolished and no longer exists.

Chairman Potash informed Ms. Davis that she would need to have the OSRP amended and reviewed by Mr. Russo and Mr. Lydon as soon as possible so that the Board can adopt the plan at the December meeting. Mr. Russo added that the proper notice must be made for the December meeting. Ms. Davis responded she would have the amended version to Mr. Russo and Mr. Lydon by next week.

MEMORIALIZATION:

None

PAYMENT OF BILLS:

None

APPROVAL OF MINUTES:

Motioned by Mr. Morris and seconded by Mr. Hagberg, to approve the October 12, 2017 minutes.

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

NEW BUSINESS:

The Open Space and Recreation Plan Update will be adopted at the December 14, 2017 public hearing.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 8: 00 P.M.

Motioned by Mr. Morris 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 December 14, 2017.