

PLANNING BOARD MINUTES
PUBLIC MEETING
JANUARY 8, 2015 - 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:

Robert Knapp, Gina Steele, Jason Shafron, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilman Kulmala, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:10 P.M., ROLL CALL:

Present: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash.

Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

Also in attendance Mr. Joseph Russo, Esq., Board Attorney, Steve Lydon, Burgis Associates and Ms. Rebecca Mejia, Boswell Engineering also in attendance.

Motioned by Mr. Morris and seconded by Mrs. Rowin, to excuse the absences were voted unanimously by the Board.

PUBLIC HEARING:

Chairman Potash announced for the record that there is no public to open the meeting to.

REORGANIZATION OF THE BOARD:

CHAIRMAN

Chairman Potash requested nominations for Chairman of the Board.

Motioned by Mayor Schwager and seconded by Mrs. Steele, to nominate Thomas Potash to continue as Chairman of the Board.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, and Mayor Schwager.
 Nays: None
 Abstain: None
 Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

VICE-CHAIRMAN

Chairman Potash requested nominations for Vice-Chairman of the Board.

Motioned by Mrs. Rowin and seconded by DiLandro, to nominate John Morris to continue as Vice-Chairman of the Board.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Mayor Schwager and Chairman Potash
 Nays: None
 Abstain: None
 Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

Chairman Potash requested nominations for Secretary of the Board.

SECRETARY:

Motioned by Mr. DiLandro and seconded by Mayor Schwager, to nominate Elaine T. Rowin to continue as Secretary to the Board.

Roll call vote: Ayes: Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash
 Nays: None
 Abstain: None
 Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

ATTORNEY:

Chairman Potash explained that the committee reviewing proposals received two RFQ submittals from Uscher, Quiat & Russo and Ronald Mondell, Esq. The committee has decided to continue having Uscher, Quiat & Russo represent the Board. The committee has decided to raise Mr. Russo's retainer from \$6,500.00 to \$7,900.00 more per year. They feel he deserves this increase of \$1,400.00 for his dedication and reliability for 23 years.

Motioned by Mr. Morris and seconded by Mr. DiLandro, to appoint Joseph Russo, Esq. as Board Attorney for 2015.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash
Nays: None
Abstain: None
Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

ENGINEER:

Chairman Potash explained that they only received one RFQ submittal from Boswell Engineering. He informed the Board that he and the committee decided to continue with the services of Boswell Engineering and Rebecca Mejia as the Board's representative. He entertained a motion

Motioned by Mr. Morris and seconded by Mr. Hagberg, to appoint Boswell Engineering as Board Engineer for 2015 and to continue to have Ms. Mejia be the Board's representative from that firm.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash
Nays: None
Abstain: None
Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

PLANNER:

Chairman Potash explained that they only received one RFQ submittal from Burgis Associates, Inc. He informed the Board that he and the committee decided to continue with the services of Burgis Associates and Steve Lydon as the Board's representative. He entertained a motion.

Motioned by Mr. DiLandro and seconded by Mr. Morris, to appoint Burgis Associates as Board Planner for 2015 and to continue to have Mr. Lydon as the Board's representative from that firm.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash
Nays: None
Abstain: None
Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

ADMINISTRATIVE ASSISTANT:

Chairman Potash entertained a motion for the nomination of Administrative Assistant.

Motioned by Mrs. Rowin and seconded by Mr. Hagberg, to nominate Christina Clipperton as Administrative Assistant to the Board.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash
Nays: None
Abstain: None

Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

OFFICIAL NEWSPAPER:

Chairman Potash entertained a motion for the official newspaper for the Board.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to nominate The Record as the official newspaper of the Board.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris,
Mayor Schwager and Chairman Potash
Nays: None
Abstain: None
Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

BY-LAWS

Chairman Potash entertained a motion to adopt the By-Laws of the Board.

Motioned by Mrs. Rowin and seconded by Mayor Morris, to adopt the By-Laws last revised June 2009.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris,
Mayor Schwager and Chairman Potash
Nays: None
Abstain: None
Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

PUBLIC MEETING PORTION:

1. Roy – 12 Silver Birch Avenue, Block 1703, Lot 6. Applicant has requested that there application be carried to the February 12, 2015 public hearing.

Mr. Russo informed the Board that the applicant's professionals were not able to make the meeting this evening. Chairman Potash entertained a motion to carry the Roy application.

Motioned by Mr. DiLandro and seconded by Mr. Hagberg to carry the Roy application to the February 12, 2015 public hearing with no further notice.

MEMORIALIZATION:

None

PAYMENT OF BILLS:

Motioned Mr. Morris and seconded by Mr. DiLandro, for the payment of bills subject to the availability of funds.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash
Nays: None
Abstain: None
Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

APPROVAL OF MINUTES:

Motioned by Mr. Morris and seconded by Mrs. Rowin, to approve the December 11, 2014 minutes.

Roll call vote: Ayes: Mrs. Rowin and Mrs. Steele, Messrs. DiLandro, Hagberg, Morris, Mayor Schwager and Chairman Potash
Nays: None
Abstain: None
Absent: Messrs. Knapp, Shafron, Haymon and Councilman Kulmala.

NEW BUSINESS:

Mr. Lydon suggested that the Board conduct another re-examination that would bridge over to a full master plan examination. He explained the last full master plan examination was back in 2000 with re-examinations in 2006, 2008 and 2012.

He informed the Board that he received a letter from the Zoning Board Chairman to re-examine zoning for the industrial park area. There has been an influx of use variances for special needs school being proposed in the industrial area. Many of these building owners are having a difficult time leasing their space due to the change in the industrial industry. However, these buildings are large enough in size to accommodate the number of students and teachers offering ample parking.

However, the Zoning Board is feeling uneasy approving the number of use variances without alerting Mayor and Council. They do not want to put the Borough in a position by granting these variances. This is a good reason to do a master plan re-examination in the event Council does not want any more schools in the industrial park. In addition, another good reason is the wastewater management plan will be submitted for approval this year to NJDEP for the preparation to sewer the Borough as well as having the Industrial zone on West Oakland Avenue deemed a Redevelopment Area. He informed the Board that the goals and objectives from the 1994 master plan re-examination need updating.

Mr. Morris questioned if the schools approved are taxed exempt. Mr. Lydon responded that they are but the Board is not allowed to consider this when deciding on an application. He added that industrial zones are known for employment opportunities and ratable for the town.

Chairman Potash questioned if the ordinance could be revised to ban schools from these areas. Mr. Lydon responded that this can be done by a re-examination report. He said that he could have a draft of the re-examination report by March and it could be adopted by May or June. During this time, the Board could include the amendment to the ordinance for the industrial zone.

Chairman Potash informed Mr. Lydon that he was not sure what was budgeted for Planning would cover this. He questioned Mr. Russo on the next step. Mr. Russo expressed that the uses have changed in the industrial park but the ordinance is still limited to what is permitted. Chairman Potash explained that if there needs to be a re-examination of the master plan this would need to be discussed with the Borough Administrator and Mayor and Council concerning the cost to the town for the proposed sewer for the town. Mayor Schwager recommended that Mr. Lydon submit a proposal with the goals discussed and the cost.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 7:45 P.M.

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

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on February 12, 2015.