

PLANNING BOARD MINUTES  
PUBLIC MEETING  
APRIL 10, 2014 - 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: Mmes. Steele and Rowin, Messrs., Shafron, Haymon, Hagberg, Morris, Councilman Kulmala, and Chairman Potash.

Absent: Messrs. Knapp, DiLandro and Mayor Schwager

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

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

Chairman Potash announced that Mrs. Steele would be sitting in for Mayor Schwager.

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

No comment.

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

PUBLIC HEARING:

1. Metropolitan Vacuum Cleaner Co., Inc. - 5 Raritan Road, Block 4005, Lot 4. Public hearing for an amended site plan.

Mr. Russo recused himself from the above referenced application. Mr. Cavaliere, Board of Adjustment Attorney, filled in as council for the Board.

Mr. Ben Cascio, Esq. located in Franklin Lakes was before the Board to represent the applicant.

Mr. Robert Stevenson, general manager and Mr. Fred Klenk, the architect for the project were sworn in.

Mr. Cascio explained the application as an amended site plan to enclose an existing loading dock and canopy. The location of the loading dock is pre-existing non-conforming requiring a front yard setback of 32-feet where 50-feet is required.

Mr. Stevenson testified that he was the general manager for Metropolitan Vacuum Cleaner Co., Inc. and purchased the building one year ago. The company manufactures and distributes air movement and vacuum products for homes, cars and businesses. He informed the Board that his company donated an industrial blow dryer used by dog grooming businesses and kennels to the local animal shelter in Oakland.

He informed the Board that hours of operation would be between 8:30 a.m. - 5:00 p.m. Monday through Friday with approximately 45-48 employees during the busy season. Parking is sufficient since most of the employees' carpool.

Mrs. Rowin pointed out that there was no designated handicapped space indicated on the plans. Mr. Stevenson responded that there would be two handicapped spaces designated for the lot. Ms. Mejia questioned if the handicapped spaces have adequate access to the building and complies with the ADA (American with Disabilities Act) requirements. Mr. Klenk responded that the handicapped spaces have adequate access and comply with ADA requirements.

Mr. Fred Klenk offered his credentials and the Board accepted his qualifications.

He explained that the building is approximately 17,000 square feet and the applicant proposes to enclose an existing 300 square-foot loading dock. The loading dock would be sealed so when trucks pull up dock they would avoid the inclement weather when loading and unloading.

Chairman Potash verified that the enclosure would go no closer to the road than what exists. Mr. Klenk responded that the existing front yard setback would not change and the elevation would go no higher than what exists at 15-feet. In conclusion, the

enclosure would not go beyond the existing footprint and would not cause any significant detriment.

A discussion ensued between Mr. Cavaliere and Mr. Klenk concerning the need for protective bollards securing the loading dock area. Mr. Klenk responded that there would be no need for bollards since there is an elevation change which would not interfere with cars or pedestrians.

Mr. Cavaliere suggested that exhibits be entered as evidence.

Exhibit A-1, Photograph dated April 10, 2014 of the location of the loading dock.

Exhibit A-2, Photograph dated April 10, 2014 of the loading dock.

Exhibit A-3, Site plan submitted Hals Engineering consisting of one sheet dated February 25, 2014.

Exhibit A-4, Architectural plans of proposed alterations consisting of one sheet dated November 4, 2013 last revised February 25, 2014.

Exhibit A-5, Photograph of side showing difference in elevations.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to open the meeting to the public regarding matters concerning Metropolitan Vacuum Cleaner Co., Inc. was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to close the meeting to the public regarding matters concerning Metropolitan Vacuum Cleaner Co., Inc. was voted unanimously by the Board.

Mr. Cascio concluded that the proposed improvements do not increase square footage or affect parking. Chairman Potash entertained a motion.

Motioned by Mr. Morris and seconded by Mr. Haymon, to approve the Metropolitan Vacuum Cleaner Co., Inc. application.

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

2. Tracer Tool & Machine Co., LLC. - 32 Iron Horse Road, Block 2101, Lot 5.  
Public hearing for a preliminary and final amended site plan.

Mr. Ben Cacsio, Esq. located Franklin Lakes was before the Board to represent the applicant. He explained that the applicant is proposing a 5,500 square foot addition.

Mr. Douglas Doolittle, licensed engineer and planner and Mr. Lindsay Conner, owner of Tracer Tool, were sworn in.

Mr. Conner testified that he is the President and in charge of operations for his business that specializes in contracting and manufacturing orthopedic/spine instrumentation for large OEM companies.

Regulations and requirements for these machines doing the manufacturing have changed and have outgrown the footprint of the building now that some of the out sourced processing is done on site.

He explained that there would continue to be 13 employees so requirements would not change leaving adequate parking for the site.

Mr. Doolittle offered his credentials and the Board accepted his qualifications. He explained that the applicant proposes a 5,500 square-foot addition at the end of Iron Horse Road. Elevations would remain the same as the existing building.

The parking lot would be improved become more functional with new striping providing 16 parking spaces but a variance is being requested to allow the lot to exist without having to add the required curbing.

Two pads would be installed for dumpsters and an existing shed would be re-located to allow for a handicapped parking space.

Mr. Doolittle informed the Board that the applicant has filed the appropriate paperwork with Highlands Council and Bergen County Soil Conservation.

Ms. Mejia informed the Board that she received and reviewed drainage calculations for the site as well as verifying parking. She questioned if the handicapped space was ADA (Americans with Disability Act) compliant. Mr. Doolittle responded that the handicapped space is ADA compliant and a seepage pit would be installed to handle the addition.

Mr. Lydon suggested that fencing surround the dumpsters and that lighting be installed as building mounts on both sides of the building to illuminate the parking lot.

A discussion ensued concerning hazardous materials. Mr. Conner responded that they have a management company come and remove residue created by chips from the machinery which are stored in the outdoor sheds.

A discussion ensued concerning access for emergency vehicles to the rear of the building. Mr. Hagberg responded that he had no concerns with the access for emergency vehicles.

Exhibit A-1, Preliminary & Final Site Plan prepared by McNally Engineering dated September 30, 2013 consisting of 7 sheets, a through g.

Exhibit A-2, Architectural drawings by Louis A. Salamone dated February 27, 2014.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to open the meeting to the public regarding matters concerning the Tracer Tool & Machine, Co., LLC application was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to close the meeting to the public regarding matters concerning the Tracer Tool & Machine, Co., LLC application was voted unanimously by the Board.

Mrs. Rowin questioned the parking stall sizes. Mr. Doolittle responded that the applicant would also request a variance to allow the parking space measurements to remain at 9' by 18.

Chairman Potash summed up that the two variances involved being one for the parking stall size and to omit the required curbing in the parking lot.

Motioned by Mr. Morris and seconded by Mr. Shafron, to approve the Tracer Tool & Machine Co., LLC application.

Roll Call Vote: Mmes: Rowin and Steele, Messrs. Shafron, Haymon, Hagberg, Morris, Councilman Kulmala and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Messrs. Knapp, DiLandro and Mayor Schwager.

#### MEMORIALIZATION:

None

#### PAYMENT OF BILLS:

Motioned Mr. Shafron and seconded by Mrs. Rowin, for the payment of bills subject to the availability of funds.

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

#### APPROVAL OF MINUTES:

Motioned by Mr. Morris and seconded by Mr. Shafron, to approve the March 13, 2013 minutes.

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

## NEW BUSINESS:

Mrs. Steele announced that she has been appointed a member of the Green Team and representative of the Planning Board. She had a conversation with Green Team member Mr. Michael Coszack who informed her that Oakland has qualified as a bronze member and in order to renew, the team needs to do exercises that would qualify them for points.

She continued that the Green Team would like to see more green activity at a Planning Board level when reviewing applications and by making suggestions to applicants which could earn the team additional points. Mr. Coszack is better versed in costs, ideas and the use of a green building scorecard which is being used by other towns. She explained that this system in other towns provides applicants applying for variances or building permits with green information.

Mrs. Steele suggested that Mr. Coszack come and speak at a future Planning Board meeting. Mr. Haymon, member of the Environmental Commission, agreed with Mrs. Steele. He explained that they have held the status of bronze sustainability member status for a while and it would be helpful if the Green Team could be instrumental in aiding the Planning Board with applications in this area.

Chairman Potash welcomed to possibility of Mr. Coszack coming and sharing suggestions and information with the Board. He did share with Mrs. Steele and Mr. Haymon that the Planning Board recommended the recently adopted a solar panel ordinance by Mayor and Council which falls under this category.

New topic...

Mrs. Rowin questioned correspondence received concerning Pinnacle/Bi-County. Mr. Russo informed the Board that he has put a call into Bi-County's attorney but has not received a return call. He explained that it appears by the letter received that Bi-County is going to continue to move forward. However, according to the settlement agreement, they have reduced the number of units which would require Bi-County to come back before the Board to receive amended approval.

Councilman Kulmala questioned if Mr. Chewcaskie was aware of this matter. Ms. Gurney informed Mr. Kulmala that Mr. Hagberg forwarded a copy of the letter received by the Board. Also, she informed the Board that Mr. Kunze is also aware.

## OLD BUSINESS:

Mr. Lydon informed the Board that the Borough is moving forward with the wastewater management plan with the help from Northwest Bergen County Utilities Authority. The significant issues for the Borough are that the Highlands regulation does not allow for the extension of sewer service into the Preservation area. However, there are some exceptions to this regulation such a Designation of Redevelopment which allows regulated development in the Preservation Area.

Mr. Lydon and Mayor Schwager met with the Highlands to discuss the Borough's plan for Designation of the Redevelopment an area in the Industrial Park off of West

Oakland Avenue. The Highlands expressed that they had no objection to the request but questioned why the town is not seeking Designation of the Redevelopment Area for the entire area. Chairman Potash added that he remembered Kevin Boswell suggesting that the whole Industrial area be Designated Redevelopment Area.

He reminded the Board of a request made by DR Mullen Construction in the Industrial Park area, located in the Preservation Area, seeking Designation of the Redevelopment Area for his property.

Mr. Lydon responded to the Highlands that the Borough was focusing on their wastewater management plan at this time. Highlands responded that this could be the interconnection by deeming this area in need of a Designated Redevelopment Area which would permit the Borough to sewer that area.

He stressed that timing is critical, while preparing the Borough's wastewater management maps, other areas in the Preservation Area could be included when considering a Designation of Redevelopment. Mr. Lydon expressed to the Highlands that DR Mullen Construction's request of Designation Redevelopment for their property is taking a long time and questioned the length of time it would take the Highlands to respond to the Borough since they are actively working on their wastewater management plan for sewers. He got the impression from the Highlands that this request could be done in a few months.

A discussion ensued concerning a possible drawback if it is required to have property owners sign petitions in favor of their property being included in the Designation Redevelopment Area. Chairman Potash responded that having petitions signed would not be necessary for the Borough. The reason DR Mullen Construction was required to get the signatures of certain property owners, because he included their property in the calculations for his request and needed their signoff. .

Mr. Lydon expressed that the Highlands had to be more cautious with DR Mullen Construction's request but by having the Borough's backing, he believes the Highlands would be more favorable.

He explained that impervious coverage calculations are the primary data collected which could be done faster by using NJDEP mapping. The Shoprite and Burger King area is also in the Preservation Area which and could be considered for Designated Redevelopment Area. This could easily be achieved by accumulating the properties and impervious coverage area and even properties along Ramapo Valley Road by Portobellos and the diner could be included.

Mr. Russo questioned if there could be ramifications with Bi-County's sewer line. Mr. Lydon responded that in the settlement agreement the wastewater management plan from 1990 with Wayne is now an invalid plan. There is a good possibility that if Oakland were able to sewer Ramapo Valley Road, it would include the Bi-County project.

Mr. Shafron left the meeting at 8:25 p.m.

