

PLANNING BOARD MINUTES
PUBLIC MEETING
MAY 8, 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, Elaine T. Rowin, John Morris, Councilman Kulmala, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:05 P.M., ROLL CALL:

Present: Mrs. Steele, Messrs., Knapp, Shafron, DiLandro, Haymon, Morris, Councilman Kulmala, Mayor Schwager and Chairman Potash.
Absent: Mr. Hagberg and Mrs. Rowin.

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 Mr. Shafron, to excuse the absences were voted unanimously by the Board.

Chairman Potash announced that Mrs. Steele would be sitting in for Mrs. Rowin and Mr. Knapp would be sitting in for Mr. Hagberg.

Chairman Potash announced, for the record, that there was no public.

PUBLIC HEARING:

None

MEMORIALIZATION:

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

Mr. Russo informed the Board that Mr. Cavaliere, Zoning Board Attorney, drafted the resolution. Chairman Potash entertained a motion.

Motioned by Mr. Morris and seconded by Councilman Kumala, to memorialize the above resolution of approval.

Roll Call Vote: Ayes: Mrs. Steele, Messrs. Shafron, Haymon, Councilman
 Kulmala, Morris and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Hagberg and Mrs. Rowin.

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

Mr. Russo expressed that there were no changes to the resolution and the only variance being issued was for the parking.

He recommended that Mr. Lydon draft a revision to the parking ordinance changing the size of off-street parking spaces from 20-feet by 10-feet to 18-feet by 9-feet for the Board to review at the next meeting.

Motioned by Mr. Morris and seconded by Mr. Haymon, to memorialize the above resolution of approval.

Roll Call Vote: Ayes: Mrs. Steele, Messrs. Shafron, Haymon, Councilman
 Kulmala, Morris and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Hagberg and Mrs. Rowin.

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

APPROVAL OF MINUTES:

A discussion ensued concerning some corrections in the minutes. Chairman Potash entertained a motion to approve the minutes as amended

Motioned by Mr. Morris and seconded by Mr. Shafron, to approve April 10, 2013 minutes.

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

NEW BUSINESS:

Mr. Haymon announced that he would like have the opportunity for the Environmental Commission to introduce the newly draft NRI (Natural Resource Inventory) at the next meeting. A discussion ensued concerning the possibility of somehow combining the ERI (Environmental Resource Inventory) and the NRI so that this could be adopted as an element of the master plan. Mr. Lydon advised the Board that before any element of the master plan can be adopted, there are notice and distribution requirements.

Chairman Postash expressed that the NRI could be introduced at the next meeting and the Board could take that opportunity to comment or make suggestions then possibly at the July meeting, the Board could recommend NRI to Mayor and Council for adoption.

OLD BUSINESS:

Mr. Lydon informed the Board that his office inspected 15 different properties in the Borough that could possibly qualify as areas of Development Redesignation. In addition to the DR Mullen property, they inspected Ramapo Valley Road close to the Doty Road intersection reconfiguring these areas to achieve the 70 percent impervious coverage. He explained that they used government mapping system, aerial photos and NJDOT (New Jersey Department of Traffic) road maps which made it easier to calculate impervious coverage estimations.

He explained that by reconfiguring areas such as the Shoprite/Burger King and Post Road properties along with properties down Ramapo Valley Road such as Oakland Diner, the gas station and the veterinarian hospital, could help these areas meet the requirements for Redevelopment. In addition, he mentioned that they looked at West Oakland Industrial area again and the area will qualify for an area of Redevelopment.

He explained that he is not expecting the Board to indorse the plan at this time but the objective is to get the sanitary sewer capability to these lots allowing these businesses to easily hook into sanitary sewers if they wish.

Mr. Lydon informed the Board that he did meet with the Highlands Council, NJDEP and Northwest Bergen Sewer Authority last week and are making progress with the Wastewater Management Plan and identifying areas to be sewerred.

He explained that the next step would be scheduling with Highlands and NJDEP a time to walk the sites being proposed for Redevelopment Designation and getting property

owners consent. He is confident that these areas discussed would meet the criteria to go ahead with the Redevelopment Designation.

Mr. Russo questioned why the Highlands have stalled with the Redesignation of the DR Mullen property. Mr. Lydon responded that the Highlands Council is waiting to see what the Borough decides on doing and if the Borough seeks the Redevelopment Designation for more properties, they would include DR Mullen's property.

Mr. Lydon explained if the Borough is successful with Redevelopment Designation, ideally sewers would be placed down Ramapo Valley Road, passed the Shoprite and Burger King down Doty Road and into the Industrial Park area.

He mentioned that he would like to include the Pleasureland area in the sewer project. However, this would involve another process allowing sewers to properties in the Preservation Area with a history of public health problems. Since the sewer line is going to be right there, Highland and the NJDEP may push to get the Pleasureland area sewered since it may qualify due to its location in the flood plain, small lot sizes and septic failures. A discussion ensued concerning possible opposition from the homeowners in the Pleasureland area due to the cost. Mr. Lydon responded that West Bergen Sewer Authority has been most generous with Oakland in terms of preparing the Borough's Wastewater Management Plan and perhaps their generosity could go further.

Chairman Potash expressed that he believes that this would be an area of strong consideration by the Highlands and NJDEP since septic systems in this area are not functioning properly and possibly contaminating the river. In addition, the pumping station close by in Pompton Lakes pumps water out of the Ramapo River to the Wanaque Reservoir which supplies some areas in the Borough their drinking water. Mr. Lydon agreed and informed the Board that he would report this information to the Highlands and NJDEP as well as alerting them that septic malfunctions for this area date back as far as the 1990 master plan.

Mr. Lydon concluded that he would call his contacts at Highlands and NJDEP to schedule a field meeting to keep progress moving.

PUBLIC MEETING ADJOURNED AT 8:30 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 June12, 2014.