

PLANNING BOARD MINUTES
PUBLIC MEETING
AUGUST 13, 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, Jason Shafron, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilman Jensen, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:06 P.M., ROLL CALL:

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

Also in attendance Mr. Joseph Russo, Esq., Board Attorney, Ms. Rebecca Mejia, Board Engineer and Steve Lydon, Board Planner.

Mr. Morris chairing the meeting for Chairman Potash.

Mr. Madden sitting in for Mr. Shafron and Mr. Knapp sitting in for Chairman Potash

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

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

No comments.

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

PUBLIC HEARING:

1. Visions Federal Credit Union – 3 Post Road, Block 2703, Lot 2. Public hearing for an amended site plan.

Mr. Michael DuPont, Esq. was before the Board to represent the above referenced application. Mr. DuPont explained that Visions Federal Credit Union Bank is seeking to replace an existing canopy that was destroyed during the storm Sandy. They would be replacing the same size structure. He introduced Amy Waldenger, branch manager and she was sworn in.

Mr. Morris questioned the elevation of the canopy. Mr. DuPont responded that he did not know the exact elevation but the canopy would be the same dimensions, elevation and location of the existing canopy. Mr. Morris requested that dimensions be submitted to the Board's engineer which would be a condition in the resolution. He questioned if there would be any signage or lighting associated with the canopy. Mr. DuPont responded there would be no signage or lighting associated with the canopy. The canopy would be strictly for coverage and protection. The plan being referenced was entered as an exhibit.

Exhibit A-1, Proposed Metal Awning prepared by Emilio Rodriguez, AIA, dated November 14, 2014.

Motioned by Mrs. Rowin and seconded by Councilman Jensen, to open the meeting to the public concerning testimony with regards to the Visions Federal Credit Union application was voted unanimously.

No comments.

Motioned by Mrs. Rowin and seconded by Mayor Schwager, to close the meeting to the public concerning testimony with regards to the Visions Federal Credit Union application was voted unanimously.

Mr. Shafron entered the meeting at 8:12 p.m. Mr. Morris asked if there was any more discussion then he entertained a motion.

Motioned by Mr. Haymon and seconded by Mrs. Rowin, to approve the Visions Federal Credit Union application contingent to the applicant supplying Boswell Engineering elevations calculations for the proposed canopy.

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

MEMORIALIZATION:

1. Roy – 12 Silver Birch Avenue, Block 1703, Lot 6. . Approval for a minor subdivision and bulk variances.

Eligible voters: Messrs. DiLandro, Haymon and Morris

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

Roll Call: Ayes: Messrs. Dilandro, Haymon and Morris
 Nays: None
 Abstain: None
 Absent: None

PAYMENT OF BILLS:

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

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

APPROVAL OF MINUTES:

Motioned by Councilman Jensen and seconded by Mr. Morris, to approve the July 9, 2015 minutes.

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

NEW BUSINESS:

Mr. Russo informed the Board that the Borough made application for an extension of time to file for COAH certification and while that was pending, the Estate of Fanale put in a motion of intervention by stating they would like to build the maximum number of units on their tract. However, this could only happen if the town were to hookup to sewers.

Mr. Lydon expressed that the Borough has only petitioned for Highlands Plan Conformance and have not achieved all the conditions of Plan Conformance. It is important to either finalize Plan Conformance before the Borough runs into situations like this.

Councilman Jensen discussed an item concerning Dewey Electronic property and some possibilities with the owner and the property. A discussion ensued concerning Open Space and the Dewey Electronic property.

OLD BUSINESS:

Councilman Jensen had question with the ingress and egress for a recent recommendation by Planning Board for a request made by Ramapo Indian Hills H.S. parking. He referred to an original plan and a revised plan but did not recall the proposal was for an ingress and egress in the same location. The consensus of the Board was that the proposal was for an ingress and egress at the same location on Yawpo Avenue.

Mr. Russo explained that he was contacted by Leonard Divak concerning a project that was done 20 years ago called Ramapo Ridge. He informed the Board that none of the property owners wanted sidewalks so they were never installed and he has been paying for the bond. He would like to be released from the bond and the only way he can do this is by amending the developer's agreement with Brian Chewcaskie. Councilman Jensen expressed that he would like to see the installation of the sidewalks especially if that was what was intended.

PUBLIC MEETING ADJOURNED AT 7:45 P.M.

Motioned by Mr. DiLandro and seconded by Mr. Haymon, to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on September 10, 2015.