

PLANNING BOARD MINUTES
PUBLIC MEETING
OCTOBER 9, 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 7:06 P.M., ROLL CALL:

Present: Messes. Steele and Rowin, Messrs. Shafron, Hagberg, Councilman Kulmala, Morris and Chairman Potash.

Absent: Messrs. Knapp, DiLandro, Haymon and Mayor Schwager.

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

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

Chairman Potash announced that Mrs. Steele would be sitting in for Mr. DiLandro. Chairman Potash entertained a motion to open the meeting to the public for matters not on the agenda.

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

Mr. Brian Vitale, 46 Academy Circle, came before the Board to clarify approval he received a few months ago for landscaping he was required to add after the construction of his retaining wall. Mr. Vitale explained that according to the resolution, there was no specific plant list required by the Board for the plantings. However, the Board Engineer had suggested plantings such as 'sky pencil' or 'red berry holly' which he expressed was too pricey. In addition to the required plantings, he would need to run some type of system to irrigate the plants. He believes that forsythia bushes and tall grassy plants would be hardier and thrive better in any condition.

He informed the Board, that his neighbor Mrs. Touhy had even agreed to chip in for the purchase of planting to plant something more esthetically pleasing for herself. He apologized for not meeting the deadline for the plantings and requested if the Board would give him an extension until next spring to complete the plantings.

Chairman Potash expressed that he was aware that the resolution did not specifically address the type of plantings decided in the approval. However, he did remember that it was discussed at length that decent landscaping would be a condition of approval which would be followed up by the Board Engineer. He suggested that Mr. Vitale meet with his landscaper and come up with a plant list and submit this to the Building Department and Boswell Engineering.

The Board expressed that the timeframe was in the resolution and felt that Mr. Vitale had plenty of time to have the landscaping completed. In addition, specific landscaping was stressed upon since his neighbor was present and testified their concerns at the meeting. Chairman Potash explained to Mr. Vitale that the Board would allow an extension of time which would be no later than May 1, 2015, to have the landscaping completed. In the meantime, Mr. Vitale would need to submit a list of plantings to Boswell Engineering and the Building Department for their approval no later than October 17, 2014. In addition, the Board requested that a letter stating their satisfaction from the Touhys be submitted for planting selection.

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

MEMORIALIZATIONS:

1. Boodaghian – 158 Lakeshore Drive, Block 1607, Lot 4. Approval for construction in the Floodplain with variances.

Eligible voters: Mrs. Rowin, Messrs. Shafron, DiLandro, Haymon, Hagberg, Morris, Councilman Kulmala, Mayor Schwager and Chairman Potash.

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

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Shafron, Hagberg, Morris, Councilman Kulmala and Chairman Potash.

Nays: None

Abstain: None

Absent: Messrs. DiLandro, Haymon and Mayor Schwager.

2. Zuidema – 21 River Road, Block 1806, Lot 2. Approval for construction in the floodplain.

Eligible voters: Mrs. Rowin, Messrs. Shafron, DiLandro, Haymon, Hagberg, Morris, Councilman Kulmala, Mayor Schwager and Chairman Potash.

Motioned by Mrs. Rowin and seconded by Mr. Shafron, to memorialize the above resolution of approval.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Shafron, Hagberg, Morris, Councilman Kulmala and Chairman Potash.

Nays: None

Abstain: None

Absent: Messrs. DiLandro, Haymon and Mayor Schwager.

PAYMENT OF BILLS:

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

Roll Call Vote: Ayes: Messes. Steele and Rowin, Messrs. Shafron, Hagberg, Morris, Councilman Kulmala and Chairman Potash.

Nays: None

Abstain: None

Absent: Messrs. DiLandro, Haymon and Mayor Schwager.

APPROVAL OF MINUTES:

Motioned by Mr. Morris and seconded by Mrs. Rowin, to approve the August 14, 2014 minutes as amended.

Roll Call Vote: Ayes: Messes. Steele and Rowin, Messrs. Shafron, Hagberg, Morris and Chairman Potash.

Nays: None

Abstain: None

Absent: Messrs. DiLandro, Haymon and Mayor Schwager.

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

Roll Call Vote: Ayes: Messes. Steele and Rowin, Messrs. Shafron, Hagberg, Morris, Councilman Kulmala and Chairman Potash.

Nays: None

Abstain: None

Absent: Messrs. DiLandro, Haymon and Mayor Schwager.

NEW BUSINESS:

Mr. Hagberg informed the Board that the state has revised and lowered the flood elevation base to 4-feet since the storm Irene. He explained that, as suspected, the state determined that the people who

experienced flooding along the river can blame it on the dam that gave way up in Tuxedo New York. Therefore, raising the home 4-feet should be sufficient for homeowners by the river.

OLD BUSINESS:

The Board expressed their frustration with the matter involving Mr. Vitale's approval and discussed that he should have landscaped his neighbor's property before his own.

PUBLIC MEETING ADJOURNED AT 8:00 p.m.

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

Respectfully submitted by,

Kathlyn Gurney, Administrative Assistant

*Next meeting on November 13, 2014

