

PLANNING BOARD MINUTES  
PUBLIC MEETING  
JANUARY 12, 2017 - 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:

Thomas Connolly, John Madden, Jason Shafron, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilwoman Coira, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:01 P.M., ROLL CALL:

Present: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Morris, Councilwoman Coira, Mayor Schwager and Chairman Potash.

Absent: Mr. Hagberg

Motioned by Mr. Haymon and seconded by Mr. DiLandro, to excuse the absence was voted unanimously by the Board.

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

Chairman Potash noted that there was no public present. He welcomed Councilwoman Sandra Coira back as liaison to the Board.

Chairman Potash expressed that he would like to thank Mr. Morris for chairing the meeting he missed in December and took the opportunity to thank the Board for their effort and commitment for 2016. He shared with the Board that he attended some land use board meetings down at Long Beach Island and expressed his admiration for the expertise of this Planning Board and how they conduct business.

#### REORGANIZATION OF THE BOARD:

##### CHAIRMAN

Chairman Potash requested nominations for Chairman of the Board.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to nominate Thomas Potash to continue as Chairman of the Board.

Roll call vote:           Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Morris, Councilwoman Coira and Mayor Schwager.  
                              Nays: None  
                              Abstain: None  
                              Absent: Mr. Hagberg

##### VICE-CHAIRMAN

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

Motioned by Mr. DiLandro and seconded by Mayor Schwager, to nominate John Morris to continue as Vice-Chairman of the Board.

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

##### SECRETARY:

Chairman Potash requested nominations for Secretary of the Board.

Motioned by Mr. Morris and seconded by Mr. Haymon, to nominate Elaine T. Rowin to continue as Secretary to the Board.

Roll call vote:           Ayes: Messrs. Madden, Shafron, DiLandro, Haymon, Morris Councilwoman Coira and Chairman Potash.  
                              Nays: Mayor Schwager

Abstain: None  
Absent: Mr. Hagberg

Chairman Potash informed the Board that a sub-committee consisting of himself and Mr. Shafron reviewed the RFQ's for professional services for the Board and would give their recommendation.

#### ATTORNEY:

Chairman Potash explained that he and Mr. Morris reviewed two RFQ proposals. The committee recommends that the Board continue with the services of Uscher, Quiat & Russo to represent the Board because of his years of experience with Oakland.

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

Roll call vote: Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Morris Councilwoman Coira, Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Mr. Hagberg

#### ENGINEER:

Chairman Potash explained that they received two RFQ proposals for Board Engineer. He informed the Board that he and Mr. Morris recommend that the Board continue with the services of Boswell Engineering with Rebecca Mejia as the Board's representative. He entertained a motion.

Motioned by Mr. Morris and seconded by Mrs. Rowin, to appoint Boswell McClave Engineering as Board Engineer with Ms. Mejia as the Board's representative.

Roll call vote: Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Morris Councilwoman Coira, Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Mr. Hagberg

#### PLANNER:

Chairman Potash explained that they received one RFQ submittal from Burgis Associates, Inc. He informed the Board that he and Mr. Morris recommend that the Board continue

with the services of Burgis Associates and Steve Lydon as the Board's representative. He entertained a motion.

Motioned by Mr. Morris and seconded by Mrs. Rowin, to appoint Burgis Associates as Board Planner for 2016 and to continue to have Mr. Lydon as the Board's representative from that firm.

Roll call vote:           Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Morris Councilwoman Coira, Mayor Schwager and Chairman Potash.  
                              Nays: None  
                              Abstain: None  
                              Absent: Mr. Hagberg

#### ADMINISTRATIVE ASSISTANT:

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

Motioned by Mr. DiLandro and seconded by Mrs. Rowin, to nominate Kathlyn Gurney as Administrative Assistant to the Board.

Roll call vote:           Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon, Morris Councilwoman Coira, Mayor Schwager and Chairman Potash.  
                              Nays: None  
                              Abstain: None  
                              Absent: Mr. Hagberg

#### 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, Messrs. Madden, Shafron, DiLandro, Haymon, Morris Councilwoman Coira, Mayor Schwager and Chairman Potash.  
                              Nays: None  
                              Abstain: None  
                              Absent: Mr. Hagberg

#### BY-LAWS

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

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

Roll call vote:           Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon,  
Morris Councilwoman Coira, Mayor Schwager and Chairman  
Potash.  
Nays: None  
Abstain: None  
Absent: Mr. Hagberg

Chairman Potash noted for the record that there is no public.

Mr. Madden sitting in for Mr. Hagberg.

#### PUBLIC HEARING:

1. A & E Ventures of Oakland – Plaza Road, Block 2702, Lots 1.01 and 1.02.  
Continued public hearing for an amended preliminary and final site plan.

A discussion ensued concerning the length of time the appeal of A&E Ventures of Oakland would be before the Zoning Board of Adjustment. Mr. Russo responded that he was not sure but suggested that the application be carried one more month and if they have not returned in February, they should be required to re-notice to the surrounding property owners.

Chairman Potash announced that A & E Ventures of Oakland (Wawa) would be carried to the February 9, 2017 public hearing.

#### MEMORIALIZATION:

None

#### PAYMENT OF BILLS:

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

Roll call vote:           Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon,  
Morris Councilwoman Coira, Mayor Schwager and Chairman  
Potash.  
Nays: None  
Abstain: None  
Absent: Mr. Hagberg

APPROVAL OF MINUTES:

Motioned by Mayor Schwager and seconded by Mr. Morris, to approve the December 8, 2016 minutes as amended.

Roll call vote:           Ayes: Mrs. Rowin, Messrs. Madden, Shafron, DiLandro, Haymon,  
Morris Councilwoman Coira, Mayor Schwager and Chairman  
Potash.  
Nays: None  
Abstain: None  
Absent: Mr. Hagberg

NEW BUSINESS:

None

OLD BUSINESS:

Solar Panel Ordinance 16-CODE-746

The Planning Board continues to await additional information concerning the ordinance. Mr. Russo was of the opinion that Councilman Knapp was still working on persuading the Governing body to keep the same ordinance in place for safety issues. Mayor Schwager discussed this issue with Wyckoff officials who plan to keep their original ordinance in place stating the safety issues is more important.

Mr. Morris confirmed that the lighting situation has been resolved.

Mr. Russo informed the Board that Burger King would be coming before them because they are changing their location to the Falls Grill location next to the Dairy Queen.

PUBLIC MEETING ADJOURNED AT 7:35 P.M.

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

Respectfully submitted by,

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Kathlyn Gurney/Administrative Assistant

\*Next meeting on February 9, 2017.