



Borough of Oakland, New Jersey

OAKLAND ENVIRONMENTAL COMMISSION

NOVEMBER 10, 2020 REGULAR MEETING on ZOOM

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1. **Meeting called to order** at 7:39 p.m.
2. **Meeting Announcement:** This meeting is being held in accordance with the open public meetings law, duly announced, advertised, and posted in the municipal building.
3. **Roll Call:** Chair Alison Fleeson, Carol Peterson, Nancy Krause, Erich Kamm, and Lee Haymon present. Alex Myers and Elisabeth Ochoa absent. Chair Alison Fleeson asked for a motion to excuse Alex Myers. Motion made by Lee Haymon and seconded by Carol Peterson. All in favor.
4. **Open to the Public:**
 - Motion to open to the public made by Alison Fleeson and seconded by Carol Peterson. All in favor.
 - Jerri Angermueller was present and asked if anyone attended the ANJEC conference for land use regulations.
 - Motion to close made by Alison Fleeson and seconded by Nancy Krause. All in favor.
5. **Old Business:**
 - **Sewage Treatment Plants:**
 - Alison Fleeson introduced Borough Administrator Richard Kunze, Councilman John Biale, and Robert DeBlock of DeBlock Environmental. Borough Administrator Kunze explained that the Administrative Consent Order from NJDEP is a result of non-reporting issues with the old sewer operator. There was also permit exceedances for chemical compounds at the site. It was agreed that the Borough would pay a fine and in return some of the permit limits would be modified for a period of time so that the Borough could be in compliance. Borough Administrator Kunze further explained that it is in the best interest of the Borough to decommission the treatment plants. The next steps include the financing application to the NJEIT. Zoom notice on the public hearing to be posted on the Borough website.
 - Alison Fleeson asked about sewage backups in residents homes. Borough Administrator Kunze explained that the backup was due to an intrusion of a root in the piping. There was 3 homes with backups as a result. Councilman John Biale added that re-lining the pipes will help prevent root intrusions and future issues. Lee Haymon asked how long DeBlock Environmental has been working for the Borough. Borough Administrator Kunze added that DeBlock Environmental has been with the Borough for 2 years and is a licensed operator with the State of NJ. Carol Peterson asked the Borough Administrator on the new stormwater management requirements. Borough Administrator Kunze added that the Borough is aware of the changes needed and a meeting will be scheduled soon.
 - Robert DeBlock provided an update on his companies COVID-19 protocols. Borough Administrator Kunze added that the Borough follows the same guidelines and meet all of the training requirements.

- The Commission asked what non-residential properties are affected by the project. John Biale responded with 10-15 businesses in the Copper Tree Mall Plaza. All of the commercial properties send their flow to the Oakwood Plant.
- Carol Peterson asked if the Borough violated the Clean Water Act. Robert DeBlock responded that the NJDEP is the regulated agency in New Jersey. Mr. DeBlock exited the meeting at 8:38 p.m.

6. New Business:

- **Ramapo Valley Road Downtown Revitalization Project (Rich/Michael):**

- Alison Fleeson was approached about writing a letter of support for the Borough's grant application to the NJDOT Transportation Alternatives Set Aside Grant Program. Borough Administrator Kunze added that Michael Carelli designed the conceptual renderings and designs. The Borough had applied in 2018 for the same grant. The project team came up with ideas on how to beautify and 'green' the Downtown in Oakland. The original thought was from I-287 overpass to Oak Street, but altered the plan when the Borough met with NJDOT. The focus is from Yawpo Avenue to Terhune Street. Station Park is included in the grant application. New sidewalks, crosswalks, trash cans, decorative lights, and much more is included in the project. Sidewalk widening is also a part of the scope. The conceptual idea for Station Park is more of a rain garden than a hardscape. The Borough is trying to focus on NJDOT criteria and project ranking. All of the intended scope depends on the grant award. Donations and private investments are certainly welcome too. The total dollar amount of the grant is over \$980,000.00. \$800,000 is for construction, with over \$100,000 with construction inspections. Councilman Pignatelli asked if the Borough reached out to local and federal officials for letters of support and tours. Michael Carelli added that the Borough has multiple letters of support. Borough Administrator Kunze added that the Station Park area was a good candidate for greening. All of the final design selections will be determined by a project team if the Borough is awarded the grant. The design process involves pre-qualified design specialists through the NJDOT. Carol Peterson asked about brands of pavers. Michael Carelli added that this is only conceptual and the Borough is not endorsing brands. Lee Haymon suggested using the Station Park plans from 2018 into this design. Borough Administrator Kunze added that the Borough is looking for more of a 'greening' plan this time around. The NJDOT scores stormwater and native gardens highly on the grant scaling system. Nancy Krause asked on the timeline. Borough Administrator Kunze stated that construction would be 2-3 years down the road should the Borough receive the grant award.
- Alison Fleeson asked if the Borough intends to pursue a Complete Streets Policy. Borough Administrator Kunze responded that the Borough would be interested and acknowledged that the policy could earn points through Sustainable Jersey.
- Borough Administrator Kunze added that the Borough received the grant award for the Roosevelt Riverfront Park for \$75,000.00. In addition, the Phase 4 of the flood buyouts have been awarded to the Borough.
- Hearing no further comments, Borough Administrator Kunze exited the meeting at 9:07 p.m.

7. Committee Updates:

- **Town Council (Councilman Pignatelli):**
 - No update.
- **Open Space (Erich Kamm):**
 - No update.

- **Pinnacle/Bi-County:**
 - No update.
8. **Planning Board/Board of Adjustment Update:**
- **Current Projects (Lee Haymon):**
 - No report.
 - **Review Plans:**
 - The Environmental Commission has received (9) nine sets of plans from the Planning Board. They have yet to be reviewed. The plans are with Michael Carelli.
 - Lee Haymon added that there will be a clean-up event in a few weeks at Great Oak Park. The park needs some garbage collection and if anyone is interested, an email will be sent out soon. Chair Alison Fleeson added that a Boy Scout has come and done clean-up recently. Chair Alison Fleeson added that the paving has been completed in Great Oak Park.
 - Lee Haymon moved all of the minutes for next month. Chair Alison Fleeson will create a Google folder for all members to initial on all of the minutes.
 - Councilman Pignatelli wishes everyone a Happy Thanksgiving.
 - Chair Alison Fleeson added that the Environmental Commission attended a meeting with the Oakland Board of Health regarding the proposed chicken regulation ordinance. Erich Kamm asked how the public attends a public meeting. Alison Fleeson responded that Michael Carelli puts up all of the links on the Borough website homepage. Councilman Pignatelli added that any member of the public can attend a Board, Committee, and Commission Meeting. The Board of Health is still reviewing the ordinance draft.
9. **Close Meeting:**
- Motion to close made by Carol Peterson and seconded by Erich Kamm. All in favor.
10. **Meeting Adjourned at 8:57 p.m.**

Next Meeting Tuesday February 2, 2021 at 7:30 p.m. on Zoom Video Conferencing

Respectfully Submitted,

Michael Carelli
Secretary