

PLANNING BOARD MINUTES
PUBLIC MEETING
DECEMBER 10, 2020 - 7:00 P.M.
HELD AT OAKLAND COUNCIL CHAMBERS
Via Video Conference
(Zoom link is located on the Borough's website)
www.oakland-nj.org

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 and the Borough's website
- ❑ Advertised in The Record more than 48 hours in advance of the meeting
- ❑ 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:

Andrea Levy, Gregory Liss, Joseph Marscovetra, Michael Rose, Thomas Connolly, Sandra Coira, Lee Haymon, John Morris, Councilman Van Eck, Mayor Linda H. Schwager and Chairman Thomas Potash.

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

Present Members: Mmes. Levy and Coira, Messrs. Liss, Rose, Marscovetra, Connolly, Haymon, Morris, Councilman Van Eck and Chairman Potash.

Absent Members: Mayor Schwager*

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

Mr. Joseph Russo, Esq., Board Attorney, Mr. John Yakimik, Boswell Engineering and Mr. Steve Lydon, Burgis Associates were also in attendance.

Chairman Potash announced that Ms. Levy will sit in for Mayor Schwager. He informed the Board that the Mayor is running late so they will take care of the other business and hopefully she will arrive in time for the application.

MEMORIALIZATIONS:

1. Oakland Diner – 72 Ramapo Valley Road, Block 2601, Lot 7. Approval for an amended site plan to add a second story addition and a four season dining pavilion.

Eligible voters: Ms. Levy, Messrs. Liss, Marscovetra, Haymon, Morris and Chairman Potash.

Roll Call Vote: Ayes: Ms. Levy, Messrs. Liss, Marscovetra, Haymon, Morris and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: None

PAYMENT OF BILLS:

Motioned by Mr. Morris and seconded by Mr. Rose, to approve the bills list subject to the availability of funds.

Roll Call Vote: Ayes: Mmes. Levy and Coira, Messrs. Liss, Rose, Marscovetra, Connolly, Haymon, Morris, Councilman Van Eck and Chairman Potash.
 Nays: None
 Abstain:
 Absent: Mayor Schwager

APPROVAL OF MINUTES:

Chairman Potash announced that Board members did not receive the November 12th minutes for review in their packets. He suggested that this matter be carried to the January 14th meeting.

NEW BUSINESS:

Chairman Potash formed an RFQ committee consisting of Mr. Morris, Mr. Liss and himself.

BOARD PROFESSIONALS SWORN IN:

Mr. Yakimik, Boswell Engineering and Mr. Lydon, Burgis Associates

OPEN THE MEETING TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA.

Motioned by Mr. Morris and seconded by Mr. Connolly, to open the meeting to the public for matters not on the agenda was voted unanimously by the Board.

None

CLOSE THE MEETING TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA.

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

PUBLIC HEARING:

1. Potash – 213 Ramapo Valley Road, Block 2302, Lot 13. Public hearing for a minor subdivision.

Chairman Potash announced that he will be recusing himself from the application. Mr. Morris will sit in to chair the meeting.

Mr. Ben Cascio, Esq., located in Franklin Lakes, was before the Board to represent the application. This is a joint application between family members and their neighboring properties. Mr. William Potash and Mr. David Potash were sworn in.

The joint application involves 211 Ramapo Valley Road owned by David Potash and 213 Ramapo Valley Road owned by William Potash. Mr. Cascio entered an exhibit into evidence.

Exhibit A-1, Minor subdivision site plan prepared by DAB Surveying Inc. dated August 27, 2020.

William Potash has an oversized lot that is approximately 1.039 acres and fronts Ramapo Valley Road. On his property there is an existing single family dwelling, accessory storage, and a shed. Both David and William Potash share a common driveway.

David Potash's property (211 R.V.R), known as a flag lot, sits behind William Potash's (213 R.V.R) property and consists of 1.276 acres. On his property there is an existing single family dwelling, accessory workshop, woodshed and greenhouse.

William Potash explained that he owns a parking area and play area which is used by David Potash and wants to move the lot line so that David's property will encompass this portion. There will be no further improvements to either property.

*Mayor Schwager entered the meeting at 7:18 p.m.

Mr. Morris requested testimony on the 2 variances being requested. Mr. Cascio informed the Board that the applicant is requesting a variance for impervious coverage and an existing side yard setback.

Mr. Yakimik informed the applicant that a variance for impervious coverage is not necessary. However, as a result of the subdivision, a rear yard setback variance will be required for an accessory structure. He explained any accessory structure greater than 199 square feet on an

interior lot line requires a 15-foot minimum rear yard where after the subdivision, the rear yard is 3-feet.

Mr. Morris confirmed with the applicant that the application will be amended to show the correct impervious coverage percentages required, accessory side yard requirements from 10 to 15-feet and to include a rear yard setback of 3-feet where 15-feet is required. He entertained a motion to open the meeting to the public.

Motioned by Mr. Rose and seconded by Mr. Connolly, to open the meeting to the public regarding matters concerning the Potash subdivision was voted unanimously by the Board.

No comments.

Motioned by Mr. Rose and seconded by Mr. Connolly, to close the meeting to the public regarding matters concerning the Potash subdivision was voted unanimously by the Board.

No further comments. Mr. Morris entertained a motion,

Motioned by Mr. Rose and seconded by Mr. Connolly, to approve the Potash subdivision with the added variances.

Roll Call Vote: Ayes: Mmes. Levy and Coira, Messrs. Marscovetra, Rose, Connolly,
 Haymon, Councilman Van Eck and Mr. Morris.
 Nays: None
 Abstain: None
 Absent: None

OLD BUSINESS:

Councilman Van Eck discussed the possibility of allowing breweries, wineries, distilleries and related uses to the town and how the Planning Board feels about this before he begins the process of have an ordinance introduced. A discussion ensued concerning the licenses required, types of breweries allowed and if food is involved. Councilman Van Eck explained that some of the breweries he knows rent out their space for parties allowing patrons to bring in food. Mr. Morris expressed both breweries and distilleries create a big water discharge.

In general, the Board favored the idea. Chairman Potash informed the Board that Councilman Van Eck will need to start the ordinance process with the Mayor and Council allowing breweries and then it will come back to the Board for review.

Mr. Russo informed the Board that he had a discussion with Chairman Potash and Mr. Yakimik concerning plans received from the Board of Education for site improvements to Manito and Dogwood Schools to install bollards adjacent to the student drop-off areas. Mr. Yakimik

reviewed the plans and it was his opinion that the improvements being made did not warrant a Planning Board application.

PUBLIC MEETING ADJOURNED AT 8:17 P.M.

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

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on January 14, 2021.