

PLANNING BOARD MINUTES
PUBLIC MEETING
JANUARY 14, 2021 - 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 Kulmala, Mayor Schwager and Chairman Potash.

Absent Members: None

EXCUSE ABSENCES:

NONE

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

Chairman Potash welcomed Councilman Kulmala back as liaison to the Planning Board.

BOARD PROFESSIONALS SWORN IN:

None

REORGANIZATION:

CHAIRMAN:

Chairman Potash entertained a motion.

Motioned by Mayor Schwager and seconded by Mr. Haymon, to nominate Thomas Potash to continue as Board Chairman.

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon,
 Councilman Kulmala, Morris and Mayor Schwager.
 Nays: None
 Abstain: None
 Absent: None

VICE CHAIRMAN:

Chairman Potash entertained a motion.

Motioned by Mayor Schwager and seconded by Mr. Rose, to nominate John Morris to continue as Board Vice Chairman.

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon,
 Councilman Kulmala, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: None

SECRETARY:

Chairman Potash entertained a motion.

Motioned by Mr. Rose and seconded by Mr. Haymon, to nominate Sandra Coira as Secretary to the Board.

Roll Call Vote: Ayes: Messrs. Rose, Marscovetra, Connolly, Haymon, Morris, Councilman
 Kulmala, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: None

Chairman Potash reminded the Board that sub-committees were formed at the last meeting consisting of himself, Mr. Morris and Mr. Liss to review RFQ's of professional engineers, planners and attorneys. The sub-committee met last night during a Zoom conference to discuss their recommendations.

BOARD ATTORNEY:

Mr. Liss reported that RFQ's were received from 2 respected law firms however, the committee recommended to continue with the excellent service Mr. Russo's firm delivers. Chairman Potash entertained a motion.

Motioned by Mr. Rose and seconded by Mr. Marscovetra, to nominate Joseph Russo to continue as Board Attorney.

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon, Morris, Councilman Kulmala, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: None
Absent: None

BOARD ENGINEER:

Chairman Potash explained that 2 proposals were received for Board Engineer. All firms are reputable, highly qualified and rates are comparable. However, the committee recommends that the Board continue with the services of Boswell Engineering. He entertained a motion.

Motioned by Mr. Rose and Mr. Connolly, to nominate Boswell Engineering to continue as Board Engineer with Mr. Yakimik as the representative.

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon, Morris, Councilman Kulmala, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: None
Absent: None

BOARD PLANNER:

Chairman Potash explained that 2 proposals were received for Board Planner. Mr. Morris reported the firms are reputable, highly qualified and rates were comparable. However, the committee recommends that the Board with the services of Burgis Associates and Steve Lydon as the representative to the Board. Chairman Potash entertained a motion.

Motioned by Mr. Morris and seconded by Mr. Rose, to nominate Burgis Associates to continue as Board Planner.

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

ADMINISTRATIVE ASSISTANT:

Chairman Potash entertained a motion.

Motioned by Mr. Rose and seconded by Mr. Marscovetra, to nominate Kathlyn Gurney to continue as Administrative Assistant to the Board.

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon, Morris, Councilman Kulmala, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: None
Absent: None

OFFICIAL NEWSPAPER:

Chairman Potash entertained a motion.

Motioned by Mr. Rose and seconded by Mrs. Coira, to nominate The Record as the official newspaper for the Board.

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon, Morris, Councilman Kulmala, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: None
Absent: None

BY-LAWS:

Chairman Potash announced that they will carry the vote to adopt the By-Laws to the next meeting.

A discussion ensued concerning requesting firms to submit their RFQ's electronically.

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

None

PUBLIC HEARING:

None

MEMORIALIZATIONS:

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

Motioned by Mr. Rose and seconded by Mr. Haymon, to memorialize the approval of a minor subdivision.

Roll Call Vote: Ayes: Mmes. Levy and Coira, Messrs. Rose, Marscoventra, Connolly, Haymon and Morris.
 Nays: None
 Abstain: None
 Absent: None

PAYMENT OF BILLS:

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

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon, Morris, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: Councilman Kulmala
 Absent: None

APPROVAL OF MINUTES:

Motioned by Mr. Rose and seconded by Mr. Morris, to approve the November 12, 2020 Minutes.

Roll Call Vote: Ayes: Messrs. Rose, Marscovetra, Connolly, Haymon, Morris, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: Mrs. Coira
 Absent: None

Motioned by Mr. Rose and seconded by Mr. Haymon, to approve the December 14, 2020 Minutes as amended.

Roll Call Vote: Ayes: Mrs. Coira, Messrs. Rose, Marscovetra, Connolly, Haymon, Morris
 and Chairman Potash
 Nays: None
 Abstain: Mayor Schwager
 Absent: None

NEW BUSINESS:

Mr. Lydon briefly explained that as a condition of a court settlement agreement in a fairness hearing this past December, the Borough will be adopting a Housing Element and Fair Share plan which will need to be in compliance by March 8, 2021. A discussion ensued concerning the tracts of land involved and Mr. Lydon explained the possible changes but the settlement agreement involves the Fanale tract. The Mayor questioned if a development being proposed on Berdan Avenue in Wayne could impact the Bi-County tract and the Borough's affordable housing. Mr. Lydon responded that the Bi-County settlement agreement is still being enforced and did not anticipate that would change.

OLD BUSINESS:

Mr. Yakimik informed the Board that he received a package concerning the Burger King site. He expects that it is the County approval and they will be breaking ground soon.

The Mayor informed the Board that the Luca property was sold and questioned the improvement timeframe for CityMd's. Mr. Yakimik responded that since they have their approvals, all they need to do now is apply for their building permits and they should be underway.

A discussion ensued concerning a streetscape grant the Borough applied for. Mr. Yakimik is certain that the Borough will receive the grant but is waiting for feedback. This grant will help improve the area of circulation involving Terhune, Yawpo and the Railroad also including lighting, sidewalks, curb improvements and the construction of Station Park.

PUBLIC MEETING ADJOURNED AT 7:45 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 February 13, 2021.