

PLANNING BOARD MINUTES  
PUBLIC MEETING  
JUNE 14, 2018 - 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, Sandra Coira, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilman Levy, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:02 P.M., ROLL CALL:

Present: Mmes. Rowin and Coira and Messrs. Messrs. Connolly, Madden, DiLandro, Hagberg, Councilman Levy, Mayor Schwager and Chairman Potash.  
Absent: Messrs. Haymon and Morris.

Motioned by Mrs. Rowin and seconded by Councilman Levy, to excuse the absence of Messrs. Haymon and Morris was voted unanimously by the Board.

Mr. Madden sitting in for Mr. Morris and Mr. Connolly sitting in for Mr. Haymon.

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

OPEN TO THE PUBLIC:

No public.

PUBLIC HEARING:

None

MEMORIALIZATION:

1. Conklin – 353 West Oakland Avenue, Block 2510, Lots 2 & 3. Approval for construction in the floodplain.

Motioned by Mr. Connolly and seconded by Councilman Levy, to memorialize the above resolution of approval.

Roll Call:       Ayes: Mmes. Rowing and Coira, Messrs. Connolly, Madden, Hagberg,  
                      Councilman Levy, Mayor Schwager and Chairman Potash.  
                      Nays: None  
                      Abstain: None  
                      Absent: Mr. Haymon

2. Laura Lane Associates, LLC – 6 Laura Lane, Block 3301, Lot 23.04 and 133 Long Hill Road, Block 3301, Lot 18. Approval for a minor subdivision and soil move.

Motioned by Mr. Connolly and seconded by Mr. Madden, to memorialize the above resolution of approval.

Roll Call:       Ayes: Mmes. Rowing and Coira, Messrs. Connolly, Madden, Hagberg,  
                      Councilman Levy, Mayor Schwager and Chairman Potash.  
                      Nays: None  
                      Abstain: None  
                      Absent: Mr. Haymon

PAYMENT OF BILLS:

Motioned by Councilman Levy and seconded by Mr. Connolly, for the payment of bills subject to the availability of funds.

Roll Call Vote:       Ayes: Mmes. Rowin and Coira, Messrs. Connolly, Madden,  
                              DiLandro, Hagberg, Councilman Levy, Mayor Schwager and  
                              Chairman Potash.  
                              Nays: None  
                              Abstain: None

Absent: Messrs. Haymon and Morris.

#### APPROVAL OF MINUTES:

Motioned by Mr. Connolly and seconded by Mr. Madden, to approve the May 10, 2018 minutes as amended.

Roll Call Vote:           Ayes:   Mmes. Rowin and Coira, Messrs. Connolly, Madden, Hagberg, Councilman Levy, Mayor Schwager and Chairman Potash.  
                              Nays: None  
                              Abstain: DiLandro,  
                              Absent: Messrs. Haymon and Morris.

#### NEW BUSINESS:

##### 1. Shed and Pod Ordinance Discussion

Mr. Hagberg expressed that the Pod and shed ordinance needs to be better defined. The building department has been receiving shed permit requests for shipping containers from residents and landscapers. He expressed that the ordinance is vague and difficult to enforce since these containers can fall under the category of a shed. A discussion ensued concerning combining the two ordinances, adding to the POD ordinance or expand on the definition of a shed. There was discussion concerning the material used to construct a container and adding esthetic guidelines such as a pitched roof. In addition, the name "POD" is a brand name and needs to be addressed. It was decided that Mr. Russo and Mr. Hagberg would look into redefining the existing POD and shed ordinance and advise accordingly.

##### 2. Discussion of Central Business District Plan Addendum

Mr. Lydon gave a presentation on the amendment to the 2006 Central Business District Plan to eliminate a portion of the Oak Street extension. The amendment was sent to the county and public hearing will be held next month for possible adoption as an element in the Borough's master plan.

#### OLD BUSINESS:

##### 1. Residential Complaint

There was a complaint from one of the residents living at the Oak Crest Condominiums concerning an unpainted bay door for deliveries and deliveries occurring at all different hours for the Pet Supplies Plus in the Copper Tree Mall. Mr. Hagberg would look into the matter.

2. Oakland BOE- Playground Improvements.

Mr. Russo explained that a letter was sent to the Board of Education Business Administrator informing her that based on Mr. Yakimik's review, a formal review was not necessary but suggested that his recommendations be incorporated into the plans.

3. Discuss Ordinance 18-Code-767:

Tabled by Mayor and Council until further notice.

PUBLIC MEETING ADJOURNED AT 7:50 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 July12, 2018.