

PLANNING BOARD MINUTES
PUBLIC MEETING
MARCH 12, 2020 - 7:00 P.M.
HELD AT OAKLAND COUNCIL CHAMBERS
10 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:

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 7:04 P.M., ROLL CALL:

Present Members: Mmes. Levy and Coira, Messrs. Liss, Connolly, Haymon, Morris, Mayor Schwager and Chairman Potash.

Absent Members: Messrs. Rose, Marscovetra and Councilman Van Eck.

Motioned by Mr. Connolly and seconded by Mr. Haymon, to excuse the absence of and Messrs. Rose, Marscovetra and Councilman Van Eck was voted unanimously by the Board.

Chairman Potash announced that Mrs. Levy will sit in for Mr. Rose and Mr. Liss will sit in for Councilman Van Eck.

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

BOARD PROFESSIONALS SWORN IN:

Mr. Lydon with Burgis Associates and Mr. Yakimik with Boswell Engineering were sworn in.

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

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

Mr. Kevin Heffernan, 40 Grove Street, approached the Board offering his views on preserving the character and heritage of Oakland by managing development. He referred to the Downtown Redevelopment Area.

Mr. Heffernan explained that sewers down Ramapo Valley Road will be a challenge and could have a further negative impact to the downtown area. He referred to the destruction of Oakland's 19th century architectural buildings along the main street. He is disappointed with results of the current condition of the downtown area and expressed that the town can do better.

He expressed his concerns and the implications sewers could have on the downtown area. Revitalization of the downtown area can be done before sewers by requiring businesses and future businesses to improve and enhance buildings of a Victorian nature. This can be done by implementing law 40A:21-1E NJ Tax Abatement Program which can help support businesses in areas in need of rehabilitation.

Mr. Heffernan reviewed some of the goals in the master plan such as streetscape thematic design which he believes that a Victorian style could enhance the Borough's downtown character. He showed the Board some overlay images of what current store fronts could look like in his PowerPoint presentation.

In conclusion, Mr. Heffernan expressed that most development cannot be denied however, implementing revised zoning laws can be taken to ensure architectural conformance to enhance the historical character of Oakland. He thanked the Board for the time to present his views.

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:

None

MEMORIALIZATIONS:

Eligible voters: Mrs. Levy, Messrs. Marscovetra, Rose, Connolly, Haymon, Morris, Mayor Schwager and Chairman Potash.

Mr. Russo reviewed revisions to the Resolution.

1. IE Holdings, Inc. – 8 Van Vooren, Block 3202, Lot 2. Approval for a preliminary and final site plan with variances.

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

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

PAYMENT OF BILLS:

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

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

APPROVAL OF MINUTES:

Motioned by Mr. Connolly and seconded by Mr. Morris, to approve the February 13, 2020 Minutes.

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

NEW BUSINESS:

Oakland Care Center:

Mr. Yakimik, Mr. Tabback and Mr. Russo had discussions concerning Oakland Care Center's failing wastewater sewage treatment plant. Mr. Tabback expressed that the replacement of the plant triggers enough change to warrant an amended site plan application before the Planning Board. However, Mr. Russo and Mr. Yakimik had decided that the replacement of the facility did not require Board approval and that an internal review between the Construction Department and Mr. Yakimik would be sufficient.

In the meantime, Oakland Care Center had their engineer attend the meeting tonight to briefly explain the improvements being made and any needed direction from the Board. Mr. David Clark with C.T. Engineering was sworn in to give testimony concerning the improvements.

Mr. Clark explained that the Oakland Care Center is located on Breakneck Road in the RA-1 zone and has been there since 1978. The sewage treatment plant was installed at that time and 40+ years later is now failing and because of this, the Oakland Care Center has been receiving violations.

He explained that wastewater treatment facility will be comprised of four structures. The main structure will remain during the replacement of the system but then removed leaving two of the existing equalization tanks to remain. All improvements will use less area and encroach less into the side yard. However, due to state regulations, the main structure will need to protrude above ground approximately 8'.

Mr. Morris questioned if the capacity of the treatment plant will increase. Mr. Clark responded that there will be no increase in the capacity of the system. Mr. Morris requested testimony concerning odor control. Mr. Clark responded that currently, the existing wastewater treatment plant has no cover and there have been no odor complaints. Mayor Schwager expressed that she has visited the Oakland Care Center many times and never even noticed the treatment plant. She added that their Center is highly regarded and agrees with the proposed upgrade.

Mr. Yakimik expressed that his only concern was an 8' chain link fence being proposed. He informed the Board that the fence will be visible to homes on Breakneck Road. Mr. Lydon pointed out that no more than 6' is allowed so an 8' fence will require a variance and a trip to the Zoning Board. He also recommended that he contact the Shade Tree Committee and add screening along the fence line. Mr. Clark responded that he will agree to comply with the height of the fence and will get Shade Tree approval on the type of screening to be used to buffer the site.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 8:19 P.M.

Motioned by Mr. Connolly and seconded by Mr. Haymon, to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on April 9, 2020.