

NOVEMBER 15, 2022 MINUTES  
OAKLAND BOARD OF ADJUSTMENT  
COUNCIL CHAMBERS - 8:00 P.M.  
PUBLIC HEARING

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.

FLAG SALUTE, MEETING OPENED AT 8:02 P.M.

ROLL CALL: Present: Mmes. Campanelli and Fleeson, Messrs. Pereira, Kurz, Elston, Hetherington, Rose, Bremer and Chairman Smid.  
Absent: None

Also in attendance were Ms. Sophy Sedarat, Board Attorney and John Yakimik, Boswell Engineering.

EXCUSE ABSENCES:

None

PROFESSIONALS SWORN:

Mr. John Yakimik from Boswell Engineering was sworn in.

PUBLIC MEETING:

1. Kroog- 19 Ramapo Valley Road, Block 2517, Lot 5. The applicant requests to carry this matter to the December 13, 2022 public hearing for an addition and circular driveway.

Motioned by Mr. Rose and seconded by Mr. Kurz, to carry the Kroog application to the December 13, 2022 public hearing with no further notice was voted unanimously by the Board.

2. Harris – 108 Pawnee Avenue, Block 5401, Lot 24. Public hearing for a 10' X 2' shed.

Mrs. Campanelli reported that the subject property is located in the RA-3 Residential zone on a secondary road with no outlet and medium traffic. A site inspection was conducted on November

12, 2022 by Chairman Smid, Mrs. Campanelli, Ms. Fleeson, Messrs. Elston and Hetherington. Messrs. Rose, Periera, Kurz and Bremer also conducted a site inspection.

Mr. Kenneth and Mrs. Kerry Harris were sworn in and testified that they wish to install a 10' by 20' shed for additional storage. The maximum shed height will be 14.7-feet in height and partially located on an existing concrete pad. The shed will require a variance for an accessory building in excess of 200 square feet in area and a side yard setback of 14.3-feet where 15-feet is required in that zone.

Chairman Smid confirmed that the shed will be a least 10-feet away from the septic and leach field. A discussion ensued concerning drainage, electric hook-up and when does approval expire for a variance. Mr. Harris did agree that drainage from the shed would not be directed towards the neighboring properties. He was not planning to add electric to the shed but changed his mind. The Board amended his application to include electric to be connected to the shed. Chairman Smid explained to the applicant that a variance expires after a year if no improvements have been started. The applicant can always request an extension of time before the anniversary of the variance. No further questions. Chairman Smid entertained a motion to open the meeting to the public.

Motioned by Mr. Rose and seconded by Mr. Elston, to open the meeting to the public with regard to testimony given by Mr. and Mrs. Harris concerning their application was voted unanimously by the Board.

No comments.

Motioned by Mr. Bremer and seconded by Ms. Campanelli, to close the meeting to the public with regard to testimony given by Mr. and Mrs. Harris concerning their application was voted unanimously by the Board.

Ms. Sedarat stated for the record that the hardship is due to exceptional narrowness and shallowness of the property having no adverse impact to the surrounding properties. Chairman Smid entertained a motion.

Motioned by Mr. Kurz and seconded by Mr. Bremer, to approve the Harris application.

Roll Call Vote:	Ayes: Ms. Campanelli, Messrs. Kurz, Elston, Hetherington, Rose, Bremer and Chairman Smid.
	Nays: None
	Abstain: None
	Absent: None

MEMORIALIZATION OF RESOLUTIONS:

None

PAYMENT OF BILLS:

Motioned by Mr. Rose and seconded by Mr. Bremer, to approve the payment of bills subject to the availability of funds was voted unanimously by the Board.

APPROVAL OF MINUTES:

Motioned by Mr. Rose and seconded by Mr. Kurz, to approve the October 11, 2022 Minutes was voted unanimously by the Board.

NEW BUSINESS DISCUSSION:

Adopt 2023 Zoning Board Meeting Schedule:

Motioned by Mr. Rose and seconded by Mr. Kurz, to approve the 2023 Zoning Board meeting schedule was voted unanimously by the Board.

Chairman Smid informed the Board that he will be ordering jackets for Zoning Board members to be worn during site inspections. Mr. Hetherington made mention that the Board received the engineer's report a day before the meeting and expressed that it would be helpful to receive the report before the Board members conduct their site inspection.

OLD BUSINESS DISCUSSION:

None

MEETING ADJOURNED:

Motioned by Mr. Rose and seconded by Mr. Elston, to adjourn the meeting at 8:36 p.m. was voted unanimously by the Board.

Respectfully submitted by,

Kathlyn Gurney, Board Secretary

\*Next meeting is December 13, 2022.