

PLANNING BOARD MINUTES
PUBLIC MEETING
OCTOBER 8, 2015 - 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:

Robert Knapp, Jason Shafron, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilman Jensen, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:03 P.M., ROLL CALL:

Present: Mrs. Rowin, Messrs. Madden, Knapp, DiLandro, Haymon, Hagberg, Morris, Councilman Jensen and Mayor Schwager and Chairman Potash
Absent: Mr. Shafron

Also in attendance Mr. Joseph Russo, Esq., Board Attorney, Ms. Rebecca Mejia, Board Engineer and Steve Lydon, Board Planner.

Mr. Madden sitting in for Mr. Shafron.

Motioned by Mrs. Rowin and seconded by Mr. DiLandro, to excuse the absences were voted unanimously by the Board.

Motioned by Mrs. Rowin and seconded by Mr. Knapp, to open the meeting to the public regarding matters not on the agenda was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to close the meeting to the public regarding matters not on the agenda was voted unanimously by the Board.

PUBLIC HEARING:

1. Barnstable Academy – 8 Wright Way, Block 3301, Lot 8. Continued public hearing for an amended site plan.

Mr. Michael Lavigne, Esq. explained was before the Board last month to review details of the Barnstable Academy application. During this review, there were suggestions and recommendations from the Board which required the applicant to revise their site plan addressing these changes and resubmit to the Board consultants.

In addition, the Board directed Mr. Russo to draft a resolution in the affirmative so the applicant did not have to wait to begin the improvements. Mr. Russo added that a new canopy was being proposed to replace the existing canopy which was added to the revised drawings. No letters are being proposed on the signage.

Mr. Matthew Greco, previously sworn, entered the revised submitted preliminary and final site plan.

A-3 Exhibit, Revised preliminary and final site plan dated September 25, 2015.

He went through the revisions:

- Retaining wall has been changed from module stone to concrete. Also included were wall calculations and distance of 6-feet from the property line showing on site plan.
- Two 6-foot emergency gates accessing the basketball and turf field area.
- Twelve feet of depressed curbing closest to the rear gate.
- Light relocated within parking island away from property line.
- Fence line will run straight rather than on a curve.
- Paving details.
- Modified one side of the curbing on the west side to Belgium block.
- New canopy replacing existing canopy, of black canvas material, located in the rear of the building covering the entire sidewalk area.
- Letter verifying that no adverse runoff will be created.

Chairman Potash questioned Ms. Mejia if she was satisfied with the drainage calculations. Ms. Mejia expressed her satisfactory. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to open the meeting to the public regarding matters concerning the Barnstable Academy application was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to close the meeting to the public regarding matters concerning the Barnstable Academy application was voted unanimously by the Board.

Mr. Lavigne concluded and informed the Board that he had no more testimony to offer. He expressed his appreciation and hoped that the Board would vote in favor application as well as duly memorializing the application in advance.

Mr. Russo went over some minor changes in the resolution. Chairman Potash informed the Board that at this point, Mr. Knapp would sit in for Mr. Shafron since he is an eligible voter. He entertained a motion.

Motioned by Councilman Jensen and seconded by Mr. Morris, to approve the Barnstable Academy application and memorialize the resolution of approval.

Roll call: Ayes: Mrs. Rowin, Messrs. Knapp, DiLandro, Hagberg, Morris, Councilman Jensen, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Shafron

MEMORIALIZATION:

None

PAYMENT OF BILLS:

Motioned Mr. DiLandro and seconded by Mr. Haymon, for the payment of bills subject to the availability of funds.

Roll call: Ayes: Mrs. Rowin, Messrs. Knapp, DiLandro, Haymon, Hagberg, Councilman Jensen, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None

Absent: Mr. Shafron

APPROVAL OF MINUTES:

Discussion:

Councilman Jensen questioned Ms. Gurney if whether the minutes are done by a synopsis of what was said at the meeting because he remembers the discussion was different from what he remembers. He requested that this portion of the minutes be transcribed.

Councilman Jensen informed the Board that the Mayor never explained that the ordinance was for unregulated pipelines, it was his comment that brought "unregulated" pipelines to the Boards attention.

He referred to a statement made by the Mayor at the last Council meeting and he said he would stand by the Planning Board Minutes but wanted to make sure this is accurately stated.

Motioned by Mrs. Rowin and seconded by Mr. Morris, to table the September 10, 2015 minutes.

Roll call: Ayes: Mrs. Rowin, Messrs. Knapp, DiLandro, Hagberg, Morris, Councilman Jensen, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: Mr. Haymon
Absent: Mr. Shafron

NEW BUSINESS:

Mr. Hagberg consulted the Board as to whether Verizon antennas being placed on telephone poles would require site plan approval. He explained that these antennas are about the size of coffee cans and are used to help disburse dead zone areas. The Board consensus was that these antennas do not require site plan approval.

OLD BUSINESS:

A discussion ensued concerning upcoming applications. Mr. Russo explained that one of the applications in the flood zone would require NJDEP approval before coming to the Board.

PUBLIC MEETING ADJOURNED AT 7:40 P.M.

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

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on November 12, 2015.