

PLANNING BOARD MINUTES
PUBLIC MEETING
SEPTEMBER 14, 2023- 7:00 P.M.
HELD AT THE OAKLAND SENIOR CENTER
20 Lawlor Drive, Oakland, NJ
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:

Andrew Gissonna, Edward Clark, Andrea Levy, Joseph Marscovetra, Michael Rose, Thomas Connolly, Lee Haymon, Gregory Liss, Councilman Kulmala, Mayor Linda H. Schwager and Chairman Thomas Potash.

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

Present Members: Ms. Levy, Messrs. Gissonna, Clark, Marscovetra, Connolly, Haymon, Liss, and Chairman Potash.

Absent Members: Mr. Rose, Councilman Kulmala, and Mayor Schwager

EXCUSE ABSENCES:

Motioned by Ms. Levy and seconded by Mr. Liss, to excuse the absence of Mr. Rose, Councilman Kulmala and Mayor Schwager was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney, Mr. John Yakimik, Board Engineer and Mr. Steve Lydon, Borough Planner were in attendance.

BOARD PROFESSIONALS SWORN IN:

Mr. Steve Lydon and Mr. John Yakimik were sworn in.

Mr. Gissonna sitting in for Councilman Kulmala and Mr. Clark sitting in for Mayor Schwager.

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

Motioned by Mr. Liss and seconded by Ms. Levy, to open the meeting to the public for matters not on the agenda was voted unanimously by the Board.

No comments.

Motioned by Mr. Liss and seconded by Ms. Levy, to close the meeting to the public for matters not on the agenda was voted unanimously by the Board.

PUBLIC HEARING:

1. Public hearing for the review of the Amended Land Use Element Plan.

Mr. Lydon informed the Board that modifications are still being made for the downtown area and the Amended Land Use Element Plan should be completed and distributed before the next meeting in October. Chairman Potash recommended that this matter be carried to the October 12th public hearing with no further notice to be given.

2. K. Hovnanian – McCoy Road, Block 4202, Lots 1, 2, & 3. Public hearing for a Final Major Subdivision and Site Plan.

Mr. Russo explained that Boswell Engineering has not fully completed their drainage report concerning the application. The applicant's options were to adjourn for the evening or continue but take it to a vote at the October meeting. Mr. Meese expressed that he would prefer to adjourn for this evening and wait until the drainage report is complete, so they have adequate time to review before it is discussed at the public hearing and voted on. Chairman Potash announced that this application will be carried to the October 12, 2023 public hearing with no further notice.

REVIEW OF ORDINANCES:

Streetscape Ordinance:

Chairman Potash informed the Board that the downtown subcommittee has been working on a streetscape ordinance for recommendation to the Mayor and Council for adoption. This ordinance will be reviewed by the Planning Board this evening before sending it to Mayor and Council. If the ordinance is adopted by Mayor and Council, it will return to the Planning Board for recommendation as a formality.

Mr. Lydon explained that the subject ordinance will affect the streetscape in the public right-of-way along Ramapo Valley Road in the B-2 Local Business Zone, DT-I and DT-II Downtown zones.

Any new development or site plan change may be required to include items such as benches, shade trees with grate, bicycle racks and lighting based on the extent of their street frontage.

The Board reviewed and discussed changes to the language concerning street frontage with regard to the distance and number of trees being planted in each of the zones. These streetscape standards will be required for any new development and site plan changes. Mr. Clark made recommendations to tweak the ordinance from a Shade Tree Commission perspective that would make him comfortable. A list shall be maintained by the Construction Office for the selection of shade tree species. A discussion ensued concerning trash receptacles in the right-of-way. Mr. Lydon recommended that no trash receptacles be included in the right-of-way due to maintaining the debris.

After review of the ordinance, the Board authorized Mr. Russo to draft a letter recommending Mayor and Council take the steps of first introduction of this ordinance. Chairman Potash entertained a motion.

Motioned by Mr. Marscovetra and seconded by Ms. Levy to authorize Mr. Russo to draft a letter of recommendation to Mayor and Council.

Roll Call Vote: Ayes: Ms. Levy, Messrs. Gissona, Clark, Marscovetra, Connolly, Haymon,
 Liss and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Rose, Councilman Kulmala and Mayor Schwager

MEMORIALIZATIONS:

None

PAYMENT OF BILLS:

Motioned by Mr. Liss and seconded by Mr. Connolly, to pay the bills subject to the availability of funds.

Roll Call Vote: Ayes: Ms. Levy, Messrs. Gissona, Clark, Marscovetra, Connolly, Haymon,
 Liss and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Rose, Councilman Kulmala and Mayor Schwager

APPROVAL OF MINUTES:

August 10, 2023 Minutes:

Motioned by Mr. Liss and seconded by Mr. Marscovetra, to approve the August 10, 2023 Minutes.

Roll Call Vote: Ayes: Ms. Levy, Messrs. Gisonna, Clark, Marscovetra, Haymon,
 Liss and Chairman Potash.
 Nays: None
 Abstain: Mr. Connolly
 Absent: Mr. Rose, Councilman Kulmala and Mayor Schwager

NEW BUSINESS:

Proposed Recycling Facility:

It was brought to the Board's attention that Bergen County Utilities Authority (BCUA) is holding a public hearing for the proposed construction of a Class B Recycling facility at 342 West Oakland Avenue.

The Board discussed the types of material to be recycled, the number of tons to be transported and the number of trucks daily. They discussed concerns with noise, odor and dust and traffic congestions which could impact the residential area. The facility would be in close proximity of the Ramapo River and Potash Lake and questioned whether the facility has received a Highlands exemption.

The Board expressed that it is important that the Borough do everything they can to prevent the facility from be constructed. Mr. Russo was authorized to send a letter urging Borough personnel and professionals to attend the hearing and address their concerns and express the negative impact it will have on the town. It was suggested to forward this information to the neighboring residents so they could appear and voice their objection at the hearing.

Amend Borough Engineer's Contract:

It was discussed that there is a need to amend Boswell Engineer's contract for 2022 an additional \$800.00. Chairman Potash reminded the Board that there was an over-abundance of ordinance work done between 2022 and 2023 which justifies the increase. He entertained a motion.

Motioned by Mr. Connolly and seconded by Mr. Liss, to authorize the amendment to increase the 2022 contract amount by \$800.00.

Roll Call Vote: Ayes: Ms. Levy, Messrs. Gisonna, Clark, Marscovetra, Haymon,
 Liss and Chairman Potash.
 Nays: None
 Abstain: Mr. Connolly
 Absent: Mr. Rose, Councilman Kulmala and Mayor Schwager

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 8:26 P.M.

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

Respectfully Submitted by,

Kathlyn Gurney, Administrative Assistant

*Next meeting on October 12, 2023