



## BOROUGH OF OAKLAND, NEW JERSEY

PLANNING BOARD AGENDA

JUNE 10, 2021

PUBLIC MEETING

HELD VIA VIDEO CONFERENCE – 7:00 P.M.

(Meeting link below or located on the Borough's website)

[www.oakland-nj.org](http://www.oakland-nj.org)

Meeting link:

You are invited you to a scheduled Zoom meeting.

Topic: Planning Board Meeting

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88114604473>

Meeting ID: 881 1460 4473

One tap mobile

+19292056099,,88114604473# US (New York)

+13017158592,,88114604473# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 881 1460 4473

Find your local number: <https://us02web.zoom.us/u/kbL0m0MqMw>

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.

FLAG SALUTE, ROLL CALL, MEETING OPENED TO THE PUBLIC:

Chairman Thomas Potash, John Morris, Mayor Linda H. Schwager, Councilman Kulmala, Lee Haymon, Sandra Coira, Thomas Connolly, Michael Rose, Joseph Marscovetra, Gregory Liss and Andrea Levy.

EXCUSE ABSENCES:

BOARD PROFESSIONALS SWORN IN:

MEETING OPENED TO THE PUBLIC FOR MATTERS NOT ON AGENDA:

MEETING CLOSED TO THE PUBLIC FOR MATTERS NOT ON AGENDA:

PUBLIC HEARING:

1. Karni- 637 Ramapo Valley Road Rd, Block 1301, Lot 40. Approval for Major Subdivision has requested to carry to the July 8, 2021 public meeting.

ORDINANCE REVIEW:

Craft Distillery, Ordinance Draft  
Limited Brewery, Ordinance Draft  
Winery, Ordinance Draft  
Small Cell Facilities, Ordinance 21-Code-830 Final  
Ordinance 21-Code-835 Affordable Housing Final  
Ordinance 21-Code-836 Development Fee Final  
Ordinance 21-Code-837 Create RA-3AH Zone Final  
Ordinance 21-Code-838 Create RA-4AH Zone Final  
Ordinance 21-Code-839 Create RA-5AH Zone Final  
Ordinance 21-Code-840 20 Percent Set Aside Final  
Ordinance 21-Code-841 Senior Affordable Housing District Final  
Ordinance 21-Code-842 CBD I CBD II Affordable Housing Overlay Zone Final  
Ordinance 21-Code-843 Bi-County Final

MEMORIALIZATION OF RESOLUTIONS:

1. Liss- 59 Glen Grey Rd, Block 901, Lot 13. Approval for the construction of a new single family home in the floodplain.
2. Bellizzi – 62 Monhegan Avenue and 89 Manito Avenue, Block 5501, Lot 1 & 2. Approval for a minor subdivision.

PAYMENT OF BILLS:

Budget:

1. Boswell Engineering	\$280.00 (Engineering Services)
2. Boswell Engineering	\$46.25 (Engineering Services)
3. Boswell Engineering	\$92.50 (Engineering Services)
4. Burgis Associates	\$140.00 (Planning Services)
5. Joseph A. Russo, Esq.	\$375.00 (Housing Element)
6. Joseph A. Russo, Esq.	\$100.00 (Wineries)

Escrow:

1. Boswell Engineering	\$46.25(Cenzino's)
2. Boswell Engineering	\$138.75 (5 Laura Lane)
3. Boswell Engineering	\$508.75 (Nucifora)
4. Boswell Engineering	\$1,190.50 (Bellizzi)
5. Boswell Engineering	\$323.75 (Laura Lane)
6. Boswell Engineering	\$46.25 (Winkler)
7. Boswell Engineering	\$138.75 (M&T Bank)
8. Boswell Engineering	\$1,803.75 (A&E Ventures)
9. Boswell Engineering	\$508.75 (IE Holdings)
10. Boswell Engineering	\$92.50 (Karni)
11. Boswell Engineering	\$185.00 (Liss)
12. Boswell Engineering	\$765.23 (Laura Lane)
13. Boswell Engineering	\$6,120.75 (RVR Sidewalk ramps)
14. Boswell Engineering	\$925.00 (Bellizzi)
15. Boswell Engineering	\$248.50 (IE Holdings)
16. Boswell Engineering	\$804.13 (Laura Lane)
17. Boswell Engineering	\$185.00 (Liss)
18. Boswell Engineering	\$92.50 (Bellizzi)
19. Boswell Engineering	\$92.50 (IE Holdings)
20. Boswell Engineering	\$46.25 (Chase)
21. Boswell Engineering	\$669.75 (A&E Ventures)
22. Burgis Associates	\$210.00 (Liss)
23. Joseph A. Russo, Esq.	\$300.00 (Karni)
24. Joseph A. Russo, Esq.	\$750.00 (Bellizzi)
25. Joseph A. Russo, Esq.	\$125.00 (A&E Ventures)
26. Joseph A. Russo, Esq.	\$600.00 (Liss)

APPROVAL OF MINUTES:

May 13, 2021 Minutes

NEW BUSINESS:

None

OLD BUSINESS:

None

MEETING ADJOURNED:

\*Next meeting will be held on July 13, 2021