

**PLANNING BOARD  
BOROUGH OF OAKLAND RESOLUTION  
ADOPTING THE HIGHLANDS COUNCIL  
WATER USE AND CONSERVATION  
MANAGEMENT PLAN AS A SUB-ELEMENT  
OF THE CONSERVATION PLAN OF  
OAKLAND'S MASTER PLAN**

**WHEREAS**, the Planning Board of the Borough of Oakland, County of Bergen, State of New Jersey has a Master Plan which has been adopted and re-examined from time to time pursuant to the applicable laws of the State of New Jersey; and

**WHEREAS**, it has been deemed that the proposed Water Use and Conservation Management Plan ("WUCMP"), as initially drafted by the New Jersey Highlands Council ("Council") dated October 2020 and last revised August 2021, is an essential part of said Master Plan; and

**WHEREAS**, the Planning Board through its Engineer, John Yakimik of Boswell Engineering, presented and discussed the WUCMP at its duly-noticed public meeting held on August 12, 2021; and

**WHEREAS**, copies of the WUCMP were made available for review by the public at least 10 days prior to August 12, 2021 and adequate notice of the meeting advising that the WUCMP was on the agenda for discussion and the public was given the opportunity to attend and comment; and

**WHEREAS**, during his presentation to the Planning Board, John Yakimik highlighted the following:

1. In order for the Borough to eliminate individual sanitary disposal (septic) systems and provide an on overall collection system, they needed to develop a WUCMP as a requirement of the Council.
2. The overall plan for the sewer collection system is to take water within Oakland's topographic basin and transfer it to the Northwest Bergen County Utilities Authority

(NBCUA) Wastewater Treatment Plant (WWTP) in Waldwick and within a different basin without causing detrimental effects to the water supply within the Oakland basin.

3. The main objective of the WUCMP is to identify and provide a framework to reduce and where feasible eliminate surface and ground water deficits by identifying strategies that can help mitigate these deficits, focusing on water supply source areas.
4. The WUCMP utilizes and evaluates hydrological units (watersheds) or HUC14's and subwatersheds. The Borough of Oakland WUCMP encompasses three (3) subwatersheds, identified by 14-digit numbers and are commonly known as the Ramapo River from Bearswamp Brook to Crystal Lake Bridge ("Upper Ramapo"), Ramapo River below Crystal Lake Bridge ("Lower Ramapo") and Pond (Allerman) Brook.
5. That the WUCMP determined that there is a water deficit in the Borough but that deficit can be reduced by following certain strategies proposed by the WUCMP such as Water Bill Structure/Comparison Irrigation System Design, Leak Detection and Repair, Rate Structure, Assisted Infiltration/Enhanced Recharge, and Stormwater Ordinance.
6. That if these strategies are followed, the WUCMP estimates that approximately 51,500 gallons of water per day can be saved.
7. That there was a minor revision to the WUCMP in August 2021 pertaining to the finale tract. A statement was added that the proposed Fanale Development may help with Oakland's water deficit since the Development will be supplied by water from the Suez Water Company which provides water to the adjacent town of Franklin Lakes.

**WHEREAS**, based on the Planning Board's review of the WUCMP as well as the presentation of John Yakimik, the Planning Board has determined that the proposed WUCMP is consistent with the goals and objectives of the Borough's Master Plan and the adoption and implementation of the proposed WUCMP would be in the public interest by protecting the public health, safety and general welfare;

**WHEREAS**, the Planning Board has determined that it is in the best interest of the Borough to implement the WUCMP in order to eventually eliminate septic systems and provide an overall collection system.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board hereby adopts the Highlands Council's Water Use and Conservation Management Plan dated October 2020 and last revised August 2021 as a Sub-Element of the Conservation Plan of Oakland's Master Plan.

**BE IT FURTHER RESOLVED** that the adoption herein of the said Water Use and Conservation Management Plan shall be subject to the review and approval of the New Jersey Highlands Council as mandated by the Highlands Council Regional Master Plan.

The Planning Board voted to adopt the proposed Water Use and Conservation Management Plan as a Sub-Element of the Conservation Plan of Oakland's Master Plan on August 12, 2021 by the following vote:

Name	Motion	Second	Yes	No	Abstain	Absent	Ineligible
John Morris						X	
Lee Haymon						X	
Eric Kulmala			X				
Sandra Coira		X	X				
Thomas Connolly	X		X				
Joseph Marscovetra			X				
Michael Rose						X	
Mayor Linda Schwager			X				
Thomas Potash			X				
Gregory Liss			X				
Andrea Levy			X				

**APPROVED:**

  
 KATHLYN GURNEY, Secretary

**PLANNING BOARD OF THE  
 BOROUGH OF OAKLAND**

  
 THOMAS POTASH, Chairman