

MINUTES  
HOPATCONG PLANNING BOARD  
Hopatcong Borough Hall, Hopatcong, NJ  
May 20, 2008

CALL TO ORDER: Chairman Sam Hoagland called the meeting to order at 7:30 PM.

CHAIRMAN'S STATEMENT: The Chairman stated that this meeting is held in accordance with the Open Public Meetings Act 10:4-1 et seq. Annual notice having been forwarded to the Jersey Herald and the Sunday Herald and posted on the bulletin board maintained in the Municipal Building for public announcements.

SALUTE TO THE FLAG: The Members joined in a salute to the Flag.

ROLL CALL PRESENT: Councilman Mike Francis, Robert Daddis, Mollie Comerford, Cliff Lundin, Sam Hoagland, Board Atty. William Haggerty, Mayor Petillo arrived at 7:35 PM

ABSENT: Ron Jobeless, Alt. Alan Gilbert, Alt. Robert Duncan, Board Planner Chuck McGroarty, Board Engineer John Ruschke

**MINUTES:**

A motion to approve the minutes of the May 6, 2008 Planning Board Meeting with a minor correction was made by Lundin, seconded by Francis

Roll Call: Francis – yes, Comerford – yes, Daddis – yes, Lundin – yes, Hoagland – yes.

**CONTINUED APPLICATIONS:** none

**NEW APPLICATIONS:**

**ATKINS, HOPATCONG LLC. BLOCK 10712, LOT 38 & 48**

Worksession to discuss development of the property with townhouses. Atty. John Wyciskala represented the applicant. Scott Fishbone and Planner Sean Meronski were also in attendance. They were here for the Mariner's Point Project. They are the contract purchaser of 10.3 acres in the R-1 zone owned by the New Community Corporation. It was a former camp and this land is mostly vacant. They have been under contract for a year and a half and originally proposed 70 non age-restricted townhome and had whittled the project down to 30 age-restricted and a Master Plan Change had been made last year and a Ordinance drafted. Because of changes in the Real Estate market and DEP flood hazard regulations they would like to proceed with non age-restricted townhouses. They still anticipate most of their customers will be empty nesters, snowbirds and weekend residents. This change would require the Planning Board to amend the Master Plan again and that is why they are here tonight. They will not increase the density.

Their Planner, Mr. Meronski, stated his qualifications. Their only hold up is the change in age-restriction; however, the number of units might go down because of DEP regulations. He presented a new conceptual the showed 27 units that honors the new buffers of 150', instead of 50'. They might be able to get in three more units depending on the DEP. He felt this development was consistent with the Master Plan, this type of housing unit is desirable along with the cluster design. His research indicated this type of housing would generate 5 school age children according to the Center for Urban Policy Research. The Lakeshore Development in Mount Arlington has three school-age children for 80 units. The taxes revenue would offset the cost of educating.

The Board preferred the age-restriction but Mr. Fishbone explained that there is an overbuilding of age-restricted housing.

They would ideally like to provide dock space for each unit and a swimming area. The lake is the amenity. There is an adjacent beach that they might look into purchasing from the Hopatcong Gardens Swimming Club.

Since they were last in front of the Planning Board, they surveyed the entry point and can have two-way access from Rapalyea eliminating the access from Randolph. They have done a traffic light warrant analysis for a light on Lakeside Boulevard and it was not even close to what was required with trip generation and the need doesn't meet DOT standards.

They propose to build six COAH units offsite. Daddis felt Atkins had a good reputation and was concerned that the project would be sold. They intend to build the project but did not want to be legally restricted.

Concern over the Master Plan could be addressed by being specific about density and limitation of bedrooms. They anticipate the project would take 18 months to build.

Petillo suggested less units but more expensive units might be more marketable. The bulk of the units would be two-bedroom and they will have high-end upgrades. They will try to put pathways from the units on West Shore drive so they can access the Lake. They are complying with RSI parking requirements with 23 guest spaces for 27 units. One and two car garages and driveway spaces are not included in this.

They have been maintaining the property. They have cleaned up litter but the property has trespassing issues.

They will prepare a fiscal report and suggest conditional use standards for the Master Plan.

**RESOLUTIONS:** Byram Bus Inc. 20001/3

A motion to approve the Resolution with a correction was made by Petillo, seconded by Lundin

Roll Call: Petillo – yes, Francis – yes, Comerford – yes, Daddis – abs., Lundin – yes, Hoagland – yes.

Katz 30703/12 & 12.01

A motion to approve the Resolution with a correction was made by Petillo, seconded by Lundin

Roll Call: Petillo – yes, Francis – yes, Comerford – yes, Daddis – abs, Lundin – yes, Hoagland – yes.

Weng 10601/19

A motion to approve the Resolution was made by Comerford, seconded by Lundin

Roll Call: Petillo – yes, Francis – yes, Comerford – yes, Daddis – abs., Lundin – yes, Hoagland – yes.

**BILLS:** Dolan & Dolan

Byram Bus	20001/3	\$58.50
Sniffen	40001/8.03	\$26.00
Gen.		\$32.50

A motion to approve the bills was made by Comerford, seconded by Lundin

Roll Call: Petillo – yes, Francis – yes, Comerford – yes, Daddis – abs., Lundin – yes, Hoagland – yes.

**OLD BUSINESS:**

COAH: McGroarty's proposal will be emailed to the Board members.

**WENG, JIA GUI BLOCK 10601, LOT 19 22 Lakeside Boulevard**

Daddis reported that he met with the owner of this property and there was a waste container on site that the owner will enclose. He will install a grease box and trap, and he will make sure the lighting meets our standards. He will repair the black top and restripe. He has complained about to the County about the runoff from the County road that causes

the erosion and they won't correct the situation. Mr. Weng will be sent a copy of the Resolution that his attorney will translate for him.

**NEW BUSINESS:** none

**MEETING OPEN TO PUBLIC:**

**ADJOURNMENT:**

A motion to adjourn was made by Petillo, seconded by Francis.

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 8:37 p.m.

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Eugenia Wiss, Secretary