

MINUTES
HOPATCONG PLANNING BOARD
Hopatcong Borough Hall, Hopatcong, NJ
August 1, 2006

CALL TO ORDER: Chairman Peter Ecklund 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 New Jersey Herald and the Sunday New Jersey 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: Mayor Hodson, Councilman Armeno, Scott Wallis, Mollie Comerford, Anthony Lagomarsino, Chairman Peter A. Ecklund, Borough Engineer John Ruschke, Planner Ken Nelson and Borough Attorney William Haggerty

ABSENT: Sam Hoagland
LATE: Scott Wallis, 7:35 PM

MINUTES:

A motion to approve the minutes of July 18, 2006 was made by Armeno seconded by Hodson.

Roll Call: Hodson – yes, Lagomarsino – abs., Armeno – yes, Wallis –abt, Comerford – yes, Ecklund – yes

CONTINUED APPLICATION:

HUGGINS, APRIL DBA NEXT GENERATION CHILD CARE Block 41203, Lots 2, 442 Maxim Drive

Waiver of Site Plan to use property for a daycare. April Huggins was sworn in and distributed a site plan to the Board members. They have a signed lease for this property and plan on using two rooms downstairs. The rest of the building is vacant. The Bureau of Licensing for daycares will inspect the facilities and make recommendations. Based on her experience, she didn't think approval of the site would be a problem; she is familiar with the manual. There will be three employees at the most, they will have 15 children, minimum age will be 2 ½ and they meet the correct ratio. The hours of operation are 6:30 a.m. to 6:00 p.m.

The Board cannot build use of the nearby Borough park into the operation of the facility.

The landlord, Chen Hsieh, was sworn in. Five parking spaces will be dedicated to the daycare. They are not the owners of Block 40004, Lot 1 although some of their parking encroaches on this area. The previous owner paved this and Hsieh agreed not to use that area and fence it off.

The Board was concerned with the parking. If they have an open house or family day they will need more. Huggins said she does not do that. It was suggested that the shed be removed to increase the parking. They cannot park at the firehouse or on Indian Trail.

There are two exits, each classroom has its own exit, there is no handicapped entrance. Wallis suggested another set of steps off the deck for evacuation.

The meeting was open to the public. No one from the public commented. The meeting was closed to the public.

Ecklund was uncomfortable that not enough information had been provided and it would have been better to have the site plans before the meeting.

Huggins was working on changing the bus stop for better drop off of her school age children. She felt the present drop off was safer than where she presently was. They need no dumpster and there will be Borough pick up of the trash. She has immediate deadlines to move her facility.

Mr. Hseih agreed to provide an accurate site plan showing the parking and he also agreed that any new tenant would have to be approved by this Board.

Huggins was aware that if the day care is approved, they must be in compliance with their regulatory board, the School Board must approve the change in bus stop, their site plan must be approved by our professionals and delineated, stairs installed on the deck and a state approved evacuation plan was needed.

They will not be able to use the facility until the professionals approve the site plan. They will provide escrow for the reviews. If there is a problem in the future with the parking they must come back to the Board to address this. They also need Health Department approval. They will have an inspection of the septic and will provide a copy of the letter.

Ruschke felt the encroaching parking should be addressed either as a zoning enforcement issue for non-compliance to the site plan or the new owners should remove the paving. The Board approves no parking encroachment as part of this approval.

A motion to approve this application with approval of a five-space parking plan by our professionals, reversed traffic flow, storage only in the vacant space in the building, Board approval of any new tenants and with the other conditions that they agreed to meet was made by Wallis, seconded by Comerford.

Roll Call: Hodson – no, Lagomarsino – abs., Armeno – yes, Wallis – yes, Comerford – yes, Ecklund – no

NEW APPLICATIONS:

WELDON QUARRY BLOCK 70001, LOT 1 Woodport Road

Waiver or Amendment of Site Plan. Attorney Bill Butler represented the applicant. He said there is little difference in the requirements for a waiver or amendment of site plan. They are here for approval of enlarging their maintenance building. The existing building is 5292 sf and the new building will be 7992 sf. Exhibit A-1 was a site plan and they had submitted architectural plans of the building. Bob Weldon was sworn in and explained the present garage is not big enough for the larger 70 ton trucks and front end loaders they now use. They will keep the existing maintenance building but need a garage because they are now doing the work inside because most of the repairs are done in the winter. These larger trucks are used internally; they enable them to make less trips raising less dust. They are noisier but comply with the noise requirement.

The builder, Mark Anunsiata was sworn and said the new building was designed to accommodate larger trucks and front loaders that they may use in the future. There will be no increase in lighting. It is a steel frame building and the same type of materials will be stored there that are presently being stored in the existing building. The building will be heated.

The Mayor moved that is not a waiver of a site plan, but an amendment of a site plan. and an updated site plan of the property needs to be provided, seconded by Wallis

Roll Call: Hodson – yes, Lagomarsino – yes, Armeno – yes, Wallis – yes, Comerford – yes, Ecklund – yes

Nelson was concerned as to how the building fit into the topography. They will level for the building, the construction would be done by February. They have hired a residential blaster to do the work. They will blast and extra 20-30 feet away from the building. They will provide the new site plan in April with an as built.

Ruschke asked if they needed to amend their Soil Erosion Plan for this project. The disturbance is less than 5000 sf. and the stormwater is contained on site.

The meeting was open to the public. No one from the public commented. The meeting was closed to the public.

A motion to approve the Minor Amendment with a time line of April 1st for the final amended plan showing all current improvements to the property including this addition was made by Wallis, seconded by Comerford.

Ruschke felt that Weldon had not addressed the conditions of the prior approval with regard to wetland reports and the report from Engineer Starcher. This could be a violation issue. Butler presented pictures showing no breach of the ground water depth that was Starcher's issue. There was no water at 970'. This issue will not be resolved tonight. This could be discussed under new business at the September 5th meeting. Ruschke will research this, send a report and the Secretary will advise Butler of the date of the discussion.

Roll Call: Hodson – yes, Lagomarsino – abs., Armeno – yes, Wallis – yes, Comerford – yes, Ecklund – yes

**LAKE HOPATCONG JEWISH COMMUNITY CENTER BLOCK 30705, LOT 4
445 River Styx Road**

Waiver of Site Plan: Approval for a new tenant, daycare facility. Jody Verdi, President of the Board of Trustees, explained that this facility has been used for a nursery school for many years and they have a new tenant, also a daycare. There is no site plan or Resolution in the file.

The meeting was open to the public. No one from the public commented. The meeting was closed to the public.

Metra Contracting is also using some of the property. The Synagog was dedicated in 1972. The daycare facility was originally a Hebrew school.

Laura VanHouten will be operating the daycare. The ages of the children are from 2 ½ to 6 and she will have 15-20 children as per what the state allows.

The parking is not lineated because it is gravel and if paved would require stormwater management.

A motion to grant the Waiver of Site Plan was made by Wallis, seconded by Armeno.

Roll Call: Hodson – yes, Lagomarsino –yes, Armeno – yes, Wallis – yes, Comerford – yes, Ecklund – yes

**BOROUGH OF HOPATCONG, Dept. of Public Works BLOCK 30318, LOT 2
120 River Styx Road**

Courtesy Hearing for construction of a vehicle storage unit/ building: Ruschke explained the site plan showing the proposed two new carports that will have a metal façade that will be used to house trucks parked in this area. The area is compacted stone so there is no increase in impervious coverage. The second carport will be for the garbage trucks. The smaller building has no doors in the front.

The Mayor asked what would screen this building from the road? The trees that exist there now will not be removed. They will apply to the DEP for wetlands determination. There is a land swap so the building will be entirely on Borough property. Mead Road needs to be shown as vacated on the new survey and the correct property lines shown also. The buildings will be tan with green steel roofs. Six feet of the building plus the roof will be seen from the road.

The meeting was open to the public. No one from the public commented. The meeting was closed to the public.

There will also be appropriate landscaping between the residential zone and the building.

A motion to favorably recommend the project to the governing body with the corrected survey showing landscaping and lighting was made by Wallis, seconded by Comerford.

Roll Call: Hodson – abs., Lagomarsino – yes, Armeno –abs., Wallis – yes, Comerford – yes, Ecklund – yes

RESOLUTIONS: Auriemma 31603/22

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

Roll Call: Hodson – abs., Lagomarsino – yes, Armeno – abs., Wallis – yes, Comerford – yes, Ecklund – yes

BILLS:

Dolan & Dolan

Shlakman	30320/6	\$24.00
Shlakman	30320/6	\$143.75
Friel	41101/22	\$50.00
Cingular Wir.	40003/1	\$75.00
General	5/2 mtg.	\$250.00

Hatch Mott MacDonald

Cingular Wir.	40003/1	\$52.50
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A motion to pay the bills was made by Armeno, seconded by Wallis.

Roll Call: Hodson – yes, Lagomarsino – yes, Armeno – yes, Wallis – yes, Comerford – yes, Ecklund – yes

ESCROW REFUNDS: NONE

OLD BUSINESS:

The Mayor said the Council authorized a review of the Master Plan regarding Sparta Stanhope Road for recommendations to reevaluate the zoning. Topography, the Highlands, water and sewer disposal are now a factor.

A motion to authorize Ken Nelson to analyze the Master Plan was made by Hodson, seconded by Wallis.

Roll Call: Hodson – yes, Lagomarsino – yes, Armeno – yes, Wallis – yes, Comerford – yes, Ecklund – yes

Nelson will have the information by the September meeting.

COAH: Nelson talked to Sean Thompson, the staff person from COAH. Thompson’s report on the objection will be done at the end of August and he will do a site inspection and then discuss the matter with us.

NEW BUSINESS:

WALKER, DENNIS BLOCK 20002, LOT 2 McMickles Road

Discussion on changing the building exterior: Dennis Walker explained that the buildings he had proposed in his site plan approval were originally steel with a block wall on the bottom. After researching the buildings, he learned that a steel building with the block omitted would guarantee better insulation. He wanted the Board to be aware of the change. No other changes were proposed.

A motion to approve the change was made by Hodson, seconded by Armeno.

Roll Call: Hodson – yes, Lagomarsino – yes, Armeno – yes, Wallis – yes, Comerford – yes, Ecklund – yes

OPEN TO THE PUBLIC:

No one from the public commented. The meeting was closed to the public.

ADJOURNMENT:

A motion to adjourn was made by Hodson, seconded by Armeno

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 10:30 p.m.