

MINUTES
HOPATCONG PLANNING BOARD
Hopatcong Borough Hall, Hopatcong, NJ
February 21, 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: Scott Wallis, Mayor Hodson, Councilman Armeno, Molly Comerford, Chairman Peter A. Ecklund, Borough Engineer John Ruschke, Borough Planner Ken Nelson and Board Atty. William Haggerty

ABSENT: Anthony Lagomarsino, Sam Hoagland

MINUTES:

A motion to approve the minutes of February 7, 2006 was made by Armeno, seconded by Wallis.

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

NEW APPLICATIONS:

**HOPATCONG PROFESSIONAL BUILDING, BLOCK 10705, LOT 4 & 5
41 LAKESIDE BOULEVARD**

Preliminary Mayor Site Plan. Applicant would like to add approximately 5905 sf to the existing professional offices and relocate and enlarge the parking lot. Chris Colabella, Esq. represented Gruber & Colabella's Hopatcong Profession Building application. They had received Planning Board approval to put fill from the sewer project on their property. Now they would like to start the application process for the parking and addition. They had received the comments from the Borough Engineer and Planner and his engineer would specifically address the reports and stormwater issues.

A motion to accept William Gregor's qualifications as an Engineer was made by Armeno, seconded by Hodson.

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

Mr. Gregor submitted the last revision of the site plan dated 2/9/06 as Exhibit A-1. This is a 39,000 sf lot improved with an office building that appears two-stories from Lakeside Blvd. and is three-stories in the back where there is also an existing parking area and garage. The improvements are on Lot 4, Lot 5 is vacant and they will merge the two lots and proceed with an extension of the building. The project will be done in phases, first the parking area A will be done on Lot 5 and when done, the existing parking will be abandoned and the building will be constructed. Then the rear parking will be finished.

Mr. Gregor addressed the 37 issues in Borough Engineer Ruschke's report dated February 21, 2006 item by item. They agreed to provide a survey showing the lots merged with easements shown and provide a Deed of Easement. They agreed to provide a plan that shows existing conditions including drains. They will remove the front-loading area and provide dimensions on the rear loading area. There was a discussion about changing the handicapped parking location; there is no elevator in the building. They have applied for County approval and the proposed curb cuts could be changed. They will forward a copy of the plans to the Fire Official. They agreed to have a wetlands report prepared for Lot 6 that they also own and either get a variance for the wall or regrade. They will look into

purchasing Lot 2 from the Borough. The recycling containers will be put in the garage that they also use for storage. The 200' list on the plan will be updated.

The new space will be used for either offices, businesses or retail stores. They don't have sufficient parking as per the ordinance and other parking options were discussed possibly on Lot 2 or Lot 6. The proposed building might need a height variance and this must be determined by Zoning Officer Donegan and the Building Inspector should review the revised plans for code compliance.

They will need relief from Ordinance 242-25C, for a parking buffer. They agreed to provide landscaping along Ryerson and wanted to provide landscaping to the rear only if property was developed. The lighting will be no glare type and contained on the site.

They asked for a waiver of the Environmental Impact Statement. Mayor Hodson felt all Board members need to look at this site and the need for an EIS will be determined later and the applicant should be aware that the Board might want specific items addressed.

They agreed to comply with most of the items in the report, however, they asked for relief in complying with the Stormwater regulations since this was a minor development, they aren't disturbing a large area (less than an acre), and they don't have a lot of space to put in the required infiltration systems. The cost of the systems could make it prohibitive when applied to a small business.

Gregor gave an overview of his proposed stormwater management plan that maximizes the intent of clarifying the water before discharging into the road system and they would apply best management practices for the site.

Planner Nelson said they need to decide on the access from Ryerson or West Shore they are both residential streets, site distance and slope might be a factor. They will be before the County on March 6th and the access could be redesigned. There was a discrepancy on the size of the building on the site plan and the architectural plans.

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

Mr. Colabella requested that this matter be continued to the March 21, 2006 meeting to correct and redesign the site plans after the County meeting.

A motion to continue this matter to the March 21, 2006 meeting with no further notice was made by Hodson, seconded by Wallis.

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

RESOLUTIONS: Shlakman 30320/6

A motion to approve the Resolution with a change was made by Wallis, seconded by Armeno.

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

BILLS:

Dolan & Dolan

Bott	10103/1	\$262.50
Brennan	11016/7	\$62.50
Hopatcong Borough	31503/32&33	\$50.00
Gruber & Colabella	10705/4&5	\$25.00
Iannone	40106/10	\$62.50
Weldon Quarry	70001/1	\$25.00
General	1/17 mtg.	\$281.25

Nelson Consulting Group

Walker	20002/2	\$590.00
Mtg. Attend.	2/7/06	\$380.00

A motion to pay the bills was made by Armeno, seconded by Wallis

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

OLD BUSINESS:

Educational programs are being offered by NJ Planning Officials and the secretary will try and register interested Board members.

The Mayor updated the Planning Board on the discussion on Floor Area Ratio at the recent Council meeting.

NEW BUSINESS: none

OPEN TO THE PUBLIC:

No one from the public commented

ADJOURNMENT:

A motion to adjourn was made by Armeno, seconded by Wallis.

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 10:00 p.m.

Eugenia Wiss, Secretary