

MINUTES  
HOPATCONG PLANNING BOARD  
REORGANIZATION MEETING  
Hopatcong Borough Hall, Hopatcong, NJ  
February 6, 2007

CALL TO ORDER: 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 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: Mayor Hodson, Councilman Armeno, Sam Hoagland, Mark Jenkins, Peter A. Ecklund, and Board Atty. William Haggerty, Borough Engineer John Ruschke, Borough Planner Ken Nelson

ABSENT: Mollie Comerford, Cliff Lundin

**MINUTES:**

The minutes were not available for review.

**NEW APPLICATIONS:**

**JULIANO REMOVAL AND DISPOSAL, LLC. BLOCK 40001, LOT 11 149 SPARTA ROAD**

Waiver of Site Plan: Mr. Juliana has a demolition company. He will store eight 15-yard dumpsters in the back of the property and rent out Unit 4 of Lakeside Construction for the storage of tools and equipment. He will store no more than five gallons of gas in the Unit. They will park two trucks there every day. The trucks and dumpsters will be stored on an existing gravel area where Mr. Hoer of Lakeside Construction stores his equipment. They will not be seen from the road. The dumpsters will be empty when they are on the site because the DEP requires that they are emptied when they leave the work site before being stored.

Lakeside Construction has an approved site plan that was reviewed. The Mayor wanted to know what other businesses were on the site and Ruschke will check on the status of his Final Certificate of Occupancy and as to whether all the final site work was completed. Mr. Hoer could not attend this meeting but had given the applicant permission to make this application. Mr. Hoer should be informed that the 40% lot coverage was the maximum allowed.

They will not be changing the lighting or parking for this business. The dumpsters are cleaned at the transfer station. Any contamination of nearby wells or streams by the empty dumpsters would be the responsibility of the property owner. Ruschke said there are no specific DEP regulations on the storage of empty dumpsters. The Industrial Site Recovery Act might be applicable here and this should be included in the Resolution. Mr. Juliano works all over New Jersey, he is presently gutting an existing office building. He is not allowed to put any animal or food waste in the dumpsters and the transfer station checks the waste. He collects leaves, brush, scrap metal, concrete, construction debris, etc. The County would not have to review a Waiver of Site Plan.

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

Roll Call: Hodson – yes, Hoagland – yes, Armeno – yes, Jenkins – yes, Ecklund - yes

**RESOLUTIONS:** none

**BILLS:**

**Hatch Mott MacDonald**

Blvd. Realty	10901/40	\$357.50
Bedford Woods	20002/5	\$1668.13
Somjen	50208/14	\$367.50

As per Armeno’s request Hatch Mott MacDonald will provide more detail on their bills in the future.

**Dolan & Dolan**

Somjen	50208/14	\$343.75
Pilinch	10708/4	\$237.50
Patel	30707/7	\$62.50
Lee	10708/6	\$187.50
Bedford Woods	20002/5	\$31.25
Auremma	31603/22	\$25.00
General 11/21 mtg., Master Plan		\$743.75

A motion to approve the bills was made by Armeno, seconded by Jenkins.

Roll Call: Hodson – yes, Hoagland – yes, Armeno – yes, Jenkins – yes, Ecklund - yes

**OLD BUSINESS:**

COAH: Haggerty wrote a letter to the Board and summarized his opinion of the ruling by the New Jersey Appellate Court. Nelson reviewed the Borough’s actions to date regarding COAH and the status of the objection. He has a list of changes to the COAH Plan but was waiting to see what happens with the objection and litigation. Group homes and existing municipal lots for affordable housing need to be investigated and agreements needed to be included as part of the Plan change. He will start compiling this information. Whatever happens in Trenton, our obligation will probably not be less so we need to start working on this. Nelson will go through the Construction records to determine the actual growth obligation. This discussion will be continued to the February 20<sup>th</sup> meeting.

**Appointment of Board Planner:**

A motion to appoint Ken Nelson as the Planning Board Planner was made by Armeno, seconded by Hoagland

Roll Call: Hodson – yes, Hoagland – yes, Armeno – yes, Jenkins – yes, Ecklund - yes

Appointment of Bill Review Committee: The Bill Review Committee will remain the same: Ecklund, Hoagland and Armeno

There was a discussion on the Stormwater Management Plan and Ruschke explained how the Borough is complying.

**NEW BUSINESS:**

Walter Weglinski, Block 30703, Lot 12, 468 River Styx Road, was storing trucks on this property. This doesn’t comply with his approved site plan and he was sent a letter to this affect.

A motion to send a certified letter to Weglinski to appear at the February 20, 2007 meeting and, if he does not appear, he needs to remove all trucks and equipment from the property by February 20<sup>TH</sup> was made by Hodson, seconded by Armeno.

Roll Call: Hodson – yes, Hoagland – yes, Armeno – yes, Jenkins – yes, Ecklund – yes

Ruschke updated the Board on the status of Pilinchi's Site Plan Approval at Block 10708, Lot 4, 25 Lakeside Boulevard. Pilinchi or his representative, will appear before the Board for an amended Site Plan Approval on February 20, 2007. The Board needs to review compliance with the Resolution and set deadlines.

Lee's Nail Salon, Block 10708, Lot 6, will also be contacted regarding deadlines to comply with his Amended Site Plan Approval.

**OPEN TO THE PUBLIC:** No one from the public commented.

**ADJOURNMENT:**

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

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 9:18 p.m.

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Eugenia Wiss, Secretary