

MINUTES
HOPATCONG PLANNING BOARD
Hopatcong Borough Hall, Hopatcong, NJ
February 7, 2006

CALL TO ORDER: Scott Wallis 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, Sam Hoagland, Molly Comerford, Peter A. Ecklund, Borough Engineer John Ruschke, Borough Planner Ken Nelson and Board Atty. William Haggerty

ABSENT: Anthony Lagomarsino

Mollie Comerford was sworn in as a Class IV member for a four-year term ending 12/31/09.

Scott Wallis resigned as Chairman as he is now a Class II member because he works for the Borough and a Class II member cannot serve as Chairman.

A motion to nominate Peter Ecklund to be the Chairman was made by Hodson, seconded by Hoagland.

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

A motion to nominate Sam Hoagland to be the Vice Chairman was made by Hodson, seconded by Comerford.

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

Chairman Ecklund resumed the meeting.

MINUTES:

A motion to approve the minutes of January 17, 2006 was made by Armeno, seconded by Wallis.

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

NEW APPLICATIONS:

ILYA SHLAKMAN, BLOCK 30320, LOT 6, 38 Hopatchung Street

Request for Waiver of Site Plan Approval. Ilya Shlakman was sworn in. He wants to reopen the gas station and put the tanks and pumps back in the same location. The tanks will be the new NJ standard tanks and instead of putting in three 10,000 gal. tanks they will put in one double walled tank with two 10,000 tanks inside. The 1993 approved site plan that was submitted showed 13 parking spaces, however, some of the spaces may be used for tank refills as had been in the past. There will be a credit card system so there will only be one employee. They will sublet space to a mechanic but Mr. Shlakman doesn't want a lot of cars parked on the site because it would discourage customers. He

will sell kerosene if there is a demand and might put the tank underground to keep the lot clear.

Engineer Ruschke suggested that storm drains be installed, a water quality discharge system was recommended for the grass area. There are premanufactured water quality devices available for surface runoff. He said there is a groundwater contaminant in that area.

Mr. Shlakman said any remediation of the site would be Shell's responsibility; it is NJ law. His operation will have the latest environmental standards with double-walled piping, sensors and computers monitoring the tanks. Changing oil outside is against the NJ law; there will be no oil put in the dumpster, and oil waste has its own disposal. There will be no offsite parking, they will use the existing signage and are just replacing the piping, tanks and pumps. Their approximate hours of operation will be 5:30 am to 10:00 pm. They will hook up to the sewers if this has not been done already. The lighting on the property has been previously addressed and there will be no change.

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

They will have to comply with the original site plan. Ruschke will check on the remedial work before a Certificate of Occupation is issued.

A motion to grant the Waiver of Site Plan Approval based on the conditions that the facility operates as per the current site plan and Resolution; that a storm separator system be installed to comply with the Storm Water Ordinance and that there will be no off site parking was made by Wallis, seconded by Comerford.

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

The memorialization will be adopted at the March 21, 2006 meeting.

WALKER, DENNIS BLOCK 20002, LOT 2 McMickles Road

Preliminary and Final Site Plan Approval, Minor Subdivision Application. Attorney Ursin represented the applicant. Darren Phil from Suburban Consultants was sworn and qualified as an expert engineer. Mr. Ursin explained that this is a mostly unimproved lot with unorganized uses that the applicant proposed to build two "flex leasing" buildings on. This would help satisfy the Borough's need for properly housing equipment and supplies for home-based businesses. A variance for steep slope is involved and this application had been noticed.

Mr. Phil gave an overview of the 13-page site plan and a colored rendering of the site plan was marked Exhibit A-1. The total area of the lot is 17 acres off Stanhope Sparta Road and they plan on subdividing 5 acres and constructing two buildings. This lot has already been disturbed; there is a garage/warehouse there with gravel access and a dirt road on the property. They laid out the buildings and parking and determined the setbacks and lot coverage and came up with a 5 acre lot. They cut off the lower area at the Stanhope border. This will be an independent lot. The State will be realigning the Route 605 bridge and this will affect the entry into the property. A site plan showing the realignment was marked A-2.

Mr. Walker was sworn in. He runs a trucking repair business out of the existing concrete building and plans on enclosing the slab that is there for equipment storage. He distributed photos marked A-3 through A-6 that show how he would like the buildings to look. A full width access drive is proposed with loading zones and parking spaces. The buildings would be 22' high and the "flex space" would be determined by what the tenant needs. There is 600 sf. of office space in each building; there are garage doors and entry doors. There are restrooms in the building and a septic system has been designed. They have also designed a water infiltration system. This is an M-1 zone and they agreed that heavy equipment would be stored inside.

Ruschke was concerned about the remaining lot presently being used for storage of equipment that was screened by trees. Last year they were processing fill from the sewer project without site plan approval and there was site disturbance that should have been addressed. Phil said they would clean up this site. There is a second driveway to this site

and any connecting driveways will be eliminated. Nelson said if there is no principal building on this property the use of equipment storage would not conform to the Borough Ordinance so they would have to go to the Zoning Board. Ursin asked for a six-month window to make an application for the other lot.

There are delineated wetlands on adjacent Lot 1 and there is no disturbance proposed closer than 40' from the 150' buffer zone.

Walker said the proposed buildings would not be used for retail establishments but expects warehousing and light manufacturing tenants, plumbers, printers, etc. The plans show 6 units with garage doors. They anticipate a total of 30 employees; the hours of operation will depend on the tenants' needs. He doesn't expect any high water usages. The lighting plan is low glare and there will be lights on at night for safety. There will be no gate. They are willing to plant a buffer behind both buildings at the Planner's recommendation when the buildings are complete. Large areas of this tract will not be disturbed and the areas around the building will be grassed. They have not recently contacted the County regarding this site plan because they are working with the State on the access to the property. They will contact the County regarding this application.

They proposed a gravel driveway to the second building but the recharge basin was designed to handle runoff if it was paved in the future. There was no place for trucks to turn around and the site plan needed to be amended to show an area for this. The existing garage on the property cannot be easily screened from the road but they will work with the Planner to accomplish a buffer. The signage at the road will indicate the road address and each unit will have an identifying sign on the door. Nelson informed the applicant that a COAH obligation will be required.

Ruschke felt a site plan on the other lot should be submitted and was not in favor of a waiver of the topography in the area not to be disturbed. This area might be subject to a conservation easement in the future. He also recommended that the total driveway be paved. Wander Ecological Consultants had submitted a report on the Wetlands. He suggested they maintain McNickles Road as a condition of the site plan approval. There is existing discharge and encroaching parking onto the neighbor's property. This discharge pipe will be sealed and the parking removed. The amended site plan will also show the parking spaces for the existing building. With regard to fire protection, they should get the Fire Marshall's input. There will be a water main extension eventually in this area.

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

The Board would like the applicant to make the revisions to the plan discussed at this meeting. The applicant requested an extension to make the revisions to the March meeting.

A motion to carry this matter to the March 7, 2006 meeting with no further notice was made by Hodson, seconded by Wallis.

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

RESOLUTIONS: Borough of Hopatcong 31503/32 & 33

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

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

Brennan & Schwartz 11016/7

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

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

Bott 10103/1

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

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

BILLS:

Nelson Consulting Group

Bott	10103/1	\$275.50
Gruber & Colabella	10705/4,5	\$228.00
Walker	20002/2	\$323.00
Mtg. Att.	12/6 & 1/17	\$440.00

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

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

Dolan & Dolan

Weldon Quarry	70001/1	42.00
Barber Shop	30704/6	\$192.00
Gruber & Colabella	10705/4,5	\$24.00
General & 12/6 mtg.		\$388.00
Bott	10103/1	\$210.00

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

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

OLD BUSINESS:

The Mayor had recently had an opportunity to talk to members of the Highlands Council about Hopatcong Borough specifically.

The enactment of a tree ordinance to prevent homeowners from cutting down all the trees on their property was discussed.

There is a joint meeting on changing the Floor Area Ratio Ordinance on February 15, 2006 and there was a discussion on this.

ADJOURNMENT:

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

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 10:36 p.m.

Eugenia Wiss, Secretary