

MINUTES
HOPATCONG PLANNING BOARD
REORGANIZATION MEETING
Hopatcong Borough Hall, Hopatcong, NJ
January 16, 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, Molly Comerford, Cliff Lundin, Mark Jenkins, Peter A. Ecklund, and Board Atty. William Haggerty

ABSENT: Borough Engineer John Ruschke, Borough Planner Ken Nelson

The meeting was turned over to Board Attorney William Haggerty

REORGANIZATION:

Board Attorney William Haggerty requested a nomination for Chairman.

Chairperson: Mayor Hodson nominated Peter Ecklund as Chairman, seconded by Comerford. There were no other nominations. The nominations were closed.

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

Vice Chairperson: The Chairman requested a nomination for Vice Chairman. Armeno nominated Cliff Lundin as Vice Chairman, seconded by Hoagland.

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund - yes

Board Professionals:

The appointment of the Board Planner will be held to the next meeting to insure that Ken Nelson has no conflicts.

A motion to appoint John Ruschke of Hatch Mott MacDonald as Board Engineer was made by Armeno, seconded by Jenkins

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund - yes

A motion to appoint William Haggerty of Dolan & Dolan as Board Attorney was made by Armeno, seconded by Hodson.

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund – yes

A motion to include the increase in fees for Dolan and Dolan and Hatch Mott MacDonald was made by Armeno, seconded by Hodson..

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund – yes

Board Secretary: A motion to appoint Eugenia Wiss as Board Secretary was made by Armeno, seconded by Comerford.

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund – yes

Meeting Dates and Official Newspaper: A motion to approve the meeting dates and to designate the The New Jersey Herald or Sunday Herald as the official newspaper for publication was made by Armeno, seconded by Hoagland.

A motion to approve the meeting dates was made by Armeno, seconded by Lundin

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund – yes

A motion to approve the The New Jersey Herald or Sunday Herald as the official newspaper was made by Lundin, seconded by Armeno

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund – yes

Nomination to the Open Space Committee: The Planning Board and Zoning Board can recommend a member to this Committee. The Zoning Board recommended Bob Daddis. The Planning Board can also make a recommendation and the Council will decide whom to pick.

A motion to nominate Cliff Lundin as the representative from the Planning Board was made by Hodson, seconded by Armeno

Roll Call: Hodson – yes, Hoagland – abs., Armeno – yes, Comerford – yes, Jenkins-yes, Lundin – yes, Ecklund – yes

MINUTES:

A motion to approve the minutes of December 19, 2006, was made by Hodson, seconded by Jenkins.

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

CONTINUED APPLICATIONS:

MAROTTA, CHARLES BLOCK 30315, LOT 1 406 River Styx Road

Worksession to discuss alternate design for storage building. They had been at the last meeting for the Board's input and had downsized the building to 50' x 80' and changed the entry from the side. They have a lot more clearance around the building. The building is 17' high and will be used for mainly storage, no painting. They will not store chemicals there. This is in the B-1 where a public garage is a permitted, conditional use.

The two existing entrances are needed for their business. The Sussex Planning Board had approved the existing entrances for their business. They need 6 spots for employees in the back. They don't have a lot of other parking needs.

They will have heat in the building because valuable cars will be stored inside and they will not have water in there. They will prepare a site plan. No lighting will be changed and one sign will be eliminated. They will have to notice for a Site Plan Approval and variance for accessory building size, his engineer will determine if any other variances are needed.

After the building is constructed all the cars will be stored inside. The Board would like it to be attractive and landscaped. They were advised to go to the County and get their input before preparing a site plan as they will also need the County's approval.

KENTWOOD ACADEMY BLOCK 41023, LOTS 1 & 2 442 Maxim Drive

Worksession to discuss school for children with learning disabilities: Atty. Dave Scalera represented the Diane Richards, the principal of Kentwood Academy. This building had been approved by the Planning Board as a daycare and but the applicant had not proceeded. Ms. Richards said her school is a New Jersey State approved private school for middle and high school students with learning disabilities. They only accept 25-30 students. They are currently in Andover and are looking for a new site immediately. They have 6 employees. The school would be open 8:25 to 2:30 pm with no summer hours.

The property is in a B-1 zone. Haggerty reviewed the permitted and conditional uses in the B-1 zone and determined that this was a matter for the Zoning Board. This would be a Site Plan Approval and Use Variance application.

They only use vans and cars and felt the parking was adequate. No parking would be permitted on the Fire Department property. Parking was a concern for the previous owner and they need to look carefully at it. This would also need County approval.

RESOLUTIONS: Bedford Woods 20002/5

After some discussion a motion to approve the Resolution was made by Hodson, seconded by Jenkins

BILLS: Nelson Consulting Group

Highlands Council MP	\$330.00
Pilinci 10708/4	\$220.00
Lee 10708/6	\$200.00

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

Roll Call: Mark Jenkins - yes, Hodson – yes, Hoagland–abs., Armeno – yes, Comerford – yes, Lundin – yes, Ecklund – yes

OLD BUSINESS:

NEW BUSINESS:

There was a discussion on Open Space and the Highlands.

OPEN TO THE PUBLIC:

ADJOURNMENT:

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

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 8:40 p.m.

Eugenia Wiss, Secretary