

MINUTES  
HOPATCONG PLANNING BOARD  
MEETING  
Hopatcong Borough Hall, Hopatcong, NJ  
July 17, 2007

CALL TO ORDER: Chairman Pete 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, Mark Jenkins, Councilman John Armeno, Mollie Comerford, Sam Hoagland, Chairman Peter A. Ecklund, Board Attorney William Haggerty, Board Engineer John Ruschke, Board Planner Ken Nelson

ABSENT: Cliff Lundin

**MINUTES:**

A motion to approve the minutes of the June 13, 2007 meeting was made by Armeno, seconded by Comerford.

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

**NEW APPLICATIONS:**

**WISS, THOMAS H. BLOCK 30408, LOT 28 215 Lakeside Boulevard**

Minor Subdivision Application. Thomas Wiss was sworn in. His wife is the Board secretary but she has no vote and the meeting is being recorded to it was proper to proceed according to Haggerty. He is the owner of a non-conforming lot with two homes on it and wanted to subdivide before the State regulations get too restrictive. In the future he would like to give one of the homes to his children and use the other home for retirement. There are two separate wells on the property and they have sewers with two separate grinder pumps. The variance needed is for lot frontage, one lot would be 118' wide and the other 97.7' wide; the ordinance requires 120'. Both lots would exceed the minimum lot size of 15,000 by quite a bit, 25,140 sf and 21,856 sf. No changes in access are proposed but an easement will be required. They also need to modify the sewer easement. The new lot coverage did not require a variance

The adjoining lots in the area are smaller than these proposed lots. Both lots can stand independently. The other variances are pre-existing or had been approved by the Zoning Board. Eliminating the non-conforming use with a subdivision would make the lots more conforming and the Resolution will reference the pre-existing non-conformance.

The meeting was open to the public. Peggy Prudden was sworn in. Her family was the previous owner of the property and she said they were two separate pieces, one was bought in 1927 and the other around mid century and her Father built a house on it. She didn't know why the Town combined the lots. Wiss had copies of two separate deeds and a letter from a lawyer stating that the town combined the lots in the mid-70's. The deeds will become part of the Town file.

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

A motion to approve the subdivision with the condition that a sewer and driveway easement be prepared was made by Hoagland, seconded by Jenkins.

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

**RESOLUTIONS: Syto 10101/6**

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

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

**Bd. Of Ed. 10001/6**

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

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

**BILLS: Hatch Mott MacDonald**

Bedford Woods	20002/5	\$1170.00
General mtg.	5/15/07	\$330.00
<b>Nelson Consulting</b>		
Atkins	10712/28	\$290.00
Boulevard Realty	10901/40	\$130.00
General mtg.	6/19/07	\$400.00

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

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

**ESCROW REFUNDS: none**

**OLD BUSINESS:**

**COAH:** We need a COAH Trust Fund Plan indicating how we are going to distribute the COAH money. Zoning and Building fees for a COAH/Habitat for Humanity home needs to be paid out of this fund and we need a plan according to Sean Thompson of COAH to disburse the funds.

A motion to have Nelson prepare a COAH Trust Fund Plan by the August 7<sup>th</sup> meeting was made by Hodson, seconded by Comerford.

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

**NEW BUSINESS:**

Business District Study: Nelson will prepare another draft with some corrections. The three Borough Business Districts are not in too bad shape but they could be much better. They need enhancement. His study outlines an approach including organization, coordinated promotional effort, physical improvements for aesthetics (facades, sidewalks, landscaping) and economic restructuring. The River Styx area is prime for development and we need serious discussions on this specifically.

The Board will be prepared to discuss this again at the August 7<sup>th</sup> meeting.

**Ordinance Change:**

Fence Ordinance: Haggerty had made a minor, clerical comment on this to Council. There was discussion about driveway setback, there is none and a fence could abut up to a driveway causing a gravel problem. Site distance is a determining factor in driveway placement.

Sign Ordinance: The Board would like to see a time limit on “For Sale” signs.

Ordinance 242-38 Amendment: The Mayor had prepared an amendment from parts of existing ordinances for age-restrictive housing. He wanted the Board's comments and had also received the developer's comments. He went through all the substantive points with the Board and will redraft the Ordinance for the next meeting and tentatively get it to Council for the Sept. 5<sup>th</sup> meeting. The developer will address the parking issue for the next meeting.

**OPEN TO THE PUBLIC:**

The meeting was open to the public. A resident was very concerned about the width of Randolph Avenue and the increased traffic from the proposed adult housing project. The project was not a formal Site Plan Application at this point.

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

**ADJOURNMENT:**

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

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 10:43 p.m.

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Eugenia Wiss, Secretary