

MINUTES
HOPATCONG PLANNING BOARD
Hopatcong Borough Hall, Hopatcong, NJ
June 20, 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: Mayor Hodson, Councilman Armeno, Sam Hoagland, Scott Wallis, Chairman Peter A. Ecklund, Borough Planner Ken Nelson and Borough Attorney William Haggerty

ABSENT: Mollie Comerford, Anthony Lagamarsino,

EXCUSED: Borough Engineer John Ruschke

MINUTES:

A motion to approve the minutes of May 18, 2006 with a correction was made by Armeno seconded by Hoagland.

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

CONTINUED APPLICATION:

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. This matter was continued from the May 2, 2006, meeting.

The applicant has requested a continuation to the July 18, 2006 meeting.

A motion to continue the matter to the July 18, 2006 meeting at the applicant's request was made by Wallis, seconded by Armeno.

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

NEW APPLICATIONS:

LEE, SUN BLOCK 10708, LOT 6 17 Lakeside Boulevard

Conceptual hearing to discuss paving of property. The applicant has verbally requested a continuation to the July 18th meeting.

A motion to continue the matter to the July 18, 2006 meeting was made by Wallis, seconded by Armeno

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

PATEL, JASHVANT BLOCK 30313, LOT 3 50 Hopatchung Road

Worksession: Remodel the Three in One Deli and build an extra room for a kitchen and storage: Ravi Patel, part owner and his father, Mr. Patel, also a part owner appeared. Architectural plans were distributed along with photos of the back of the building where the addition is planned. Ravi Patel said they have been talking about doing this addition for 3 years because they need more room, they need a food prep area and more storage. They will build a new office and convert the old space. The addition will be align with the existing addition, approx. 28' out. They are also taking over two neighboring store fronts.

There will be no seating in the Deli. They are replacing the existing air conditioning units with newer, quieter ones and the dumpster will also be replaced.

Atty. Haggerty said this is a Minor Amendment to the Site Plan; it won't reduce the parking because it is in the back by the Fire lane. One variance will be needed for the parking so it will have to be noticed. They will need to submit a site plan showing the addition and condensers. Nelson would like a drawing of the front of the building as it will appear after they move into the other areas.

YOON, JIR (ELLIS CLEANERS, LLC.) BLOCK 30701, LOT 5 4 W. River Styx Road

Waiver of Site Plan. Mr. Yoon appeared with Jung-Ho (Mike) Yae, Esq. who said that he wanted to rent the above property and change the use from an auto parts store to a dry cleaning drop store with alteration. No cleaning will be done on the premises; there are five parking spaces in the front. An awning will be installed that will cover part of the walkway and the windows will not change. With regard to refuse, there will be very little associated with this business. The hours will be 7 to 7. The drop off for the dry cleaning will be done by a van that will be parked in front for five minutes. There will be two employees Mr. Yoon and his wife and they will drive one car to work that they will park in the back. There is an unofficial easement to access the back of the property. There is an apartment in this building that will remain.

They were advised to get a notarized letter from the owner of the property giving them permission to make this application.

This Waiver of Site Plan would permit the installation of the awning and the Board recognizes the mixed use of the building. The awning would not go past the sidewalk and the only signage will be on the awning. The signage on the awning will have to comply with the Ordinance, not the awning itself.

A motion to approve a Waiver of Site Plan was made by Wallis, seconded by Hoagland.

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

AURIEMMA, THERESE AND CHARLES BLOCK 31603, LOT 22 7 Dean Road

Worksession to subdivide 2 to three lots from property. Therese and Charles Auriemma appeared and handed out tax maps and surveys of their property. They would like to subdivide two lots that would be 15,000 sf each, however, the required width of the lots would be 90' instead of the required 120'. The frontage would be on River Styx Road. Adjacent Lot 21 is owned by the Borough. There is an overlap between the two properties, however, their deed says they own the property. After subdividing the lots off the remainder lot with an existing home on it would be over an acre. Lot 19 is also owned by the Borough and might be wetlands. The Mayor and Councilman Armeno recused themselves from the discussion.

This would be a minor subdivision application with a variance for frontage that could be heard at the Planning Board. Notice would be required.

PEPE, FRANCES BLOCK 10504, LOTS 1 & 6 34 Brooklyn Stanhope Road

Worksession: Age Restricted housing concept in a B-2 Zone. Fran Pepe appeared with her engineer, Jeff Careaga. She had been before this Board before on this concept and has also gotten input from the County. They had prepared a conceptual plan with the County and they had approved a new driveway location. The rough proposal showed 77 units on a five acre tract. Carreaga showed them the original and new site plan with the driveway moved. The units would be 1500 sf, three-story with a garage below ground. They would need a zone change of an overlay zone in a B2 zone. They need a wetland delineation done and also provide water and sewer allocations. There is an existing well on the property.

The Mayor said there are no other four-story buildings in Hopatcong and a proposed development down the road was set down in a depression.

Nelson said only 5 units would be permitted per acre. This would allow 25-27 units. He was not in favor of an overlay zone that would require a study. The preferred route would be to extend the R2T zone down to the property but they would still have to conform to 5

units per acres. They were informed of the COAH obligation; only half of the units could be accommodated on site so there would be a financial contribution. If she wanted to change the density it would be a Zoning Board matter but approval would be unlikely. They were informed that the possibility of endangered species like the Red-shouldered Hawk could also jeopardize development and they should check with the DEP for classifications. The R2T zone allows 3.5 apartment units per acre. This property also abuts the State Park and they might have restrictions.

They need to rethink how many units they can put on the property to make it feasible and address the water, sewer and wetland issues.

DESIGNER HOMES OF NJ BLOCK 10106, LOT 17, 18 & 19

Minor subdivision Application. John Ursin for Designer Homes appeared. They own Lot 18 that is undersized and as part of the Zoning application to build a new home on a vacant property, they had to offer to buy additional property from abutting neighbors and a neighbor offered to sell 1114 sf. Approval of the steep slope variance was conditional on the purchase of the 1114 sf lot. The new lot is somewhat irregularly shaped now but complies at 15092 sf. The remainder of Lot 7 after the sale of the property will be 19694 sf. This is a complying subdivision and a lot line adjustment.

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

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

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

RESOLUTIONS: NONE

BILLS:

Dolan & Dolan

Shlakman	30320/6	\$218.76
General 4/4 meeting & COAH		\$312.50

Hatch Mott MacDonald

General May mtg.		\$210.00
Cingular Wireless	40003/1	\$157.50

Nelson Consulting

Cingular Wireless	40003/1	\$220.00
Gen. 5/2 & 5/16 mtgs.		\$420.00

A motion to amend the bill list to include two bills from Dolan and Dolan for Walker, 20002/2 for \$31.25 and Cingular Wireless, 40002/1 for \$81.25 that were erroneously omitted was made by Armeno, seconded by Hoagland.

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

ESCROW REFUNDS: NONE

OLD BUSINESS:

The Conti Preliminary Site Plan approval for Block 10601, Lot 18 is good until December, 2006.

Tax Abatement: The Mayor was not sure that the Council would pass the Ordinance for Tax Abatement. There would need to be a study first that would cost about \$3000.

COAH:

Nelson is trying to get a COAH representative to look at the Hopatcong Adult property. Sean Thompson from COAH can meet with him in July. July 10-14 would be good and the COAH committee; Ecklund, Hodson and Wallis, would try and be available also.

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

OPEN TO THE PUBLIC:

Pavel Pristash, Hopatcong resident, is a Doctor of Spine Disorders from the Ukraine. He would like to open a supplement and massage therapy at **Block 10704, Lot 1, 49 Lakeside Boulevard** in the empty space on the second floor. He will be the only employee and will use the existing signage.

This matter wasn't on the agenda because he came in this afternoon for a Zoning Certificate of Occupancy. He needs to provide a notarized letter from the owners of the property stating that he has their permission to make this application. He needs to pay the proper fee and provide escrow.

A motion to approve after the proper fees and paperwork are provided was made by Wallis, seconded by Hoagland.

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

NEW BUSINESS:

Wallis told the Board he had listened to the tapes of the meetings he had missed.

ADJOURNMENT:

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

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 9:33 p.m.

Eugenia Wiss, Secretary