

MINUTES  
HOPATCONG PLANNING BOARD  
Hopatcong Borough Hall, Hopatcong, NJ  
March 18, 2008

CALL TO ORDER: Vice Chairman Daddis called the meeting to order at 7:38 PM.

CHAIRMAN'S STATEMENT: The Vice 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.

MOMENT OF SILENCE

SALUTE TO THE FLAG: The Members joined in a salute to the Flag.

ROLL CALL PRESENT: Mayor Petillo, Robert Daddis, Mollie Comerford, Ron Jobeless, Alan Gilbert, Board Atty. William Haggerty and Board Engineer John Ruschke

ABSENT: Sam Hoagland, Cliff Lundin

LATE: Councilman Mike Francis, 7:50 PM

**MINUTES:**

A motion to approve the minutes of the March 4, 2008 Planning Board Meeting was made by Comerford, seconded by Gilbert

Roll Call: Petillo – yes, Daddis – yes, Jobeless – yes, Comerford – yes, Gilbert – yes

A motion to approve the minutes of the March 3, 2008, Joint Meeting of Mayor & Council, Zoning and Planning Boards

Roll Call: Petillo – yes, Daddis – yes, Jobeless – abs., Comerford – yes, Gilbert – yes

**CONTINUED APPLICATIONS:** none

**NEW APPLICATIONS:**

**SNIFFEN, THOMAS H. BLOCK 40001, LOT 8 AND 8.04 171-173 Sparta Stanhope Road**

Minor Subdivision, Lot Line Adjustment: Thomas Sniffen was sworn in. This parcel is being annexed to increase his lot size. He was purchasing the property from the Borough. The property is triangular with no road frontage; it is part of Block 40001, Lot 8. He will use it for parking; the parking is existing and he proposes no changes. He applied for Sussex County approval and was approved subject to conditions. Mr. Sniffen presented a letter from his engineer regarding the lighting that was a condition of the Resolution from his last approval that was marked Exhibit A-1. He is also addressing the well easement. Haggerty had sent a letter dated March 18, 2008 to Sniffen's attorney regarding the well easement and easements for drainage also.

Ruschke felt the conditions of approval were being resolved and he would review the file. There was a mathematical error that needs correction on the site plan and the map needs certification. The final deeds need to be reviewed by the Board professionals.

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 subject to the specified conditions was made by Gilbert, seconded by Jobeless.

Roll Call: Petillo – yes, Francis – abs., Daddis – yes, Jobeless – yes, Comerford – yes, Gilbert – yes

**RESOLUTIONS: Herrmann 30701/1**

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

Roll Call: Petillo – yes, Daddis – yes, Jobeless – yes, Comerford – yes, Gilbert – yes

**BILLS: Hatch Mott MacDonald**

Gen. Jan. Mtg. \$330.00

Business Dist. Plan \$60.00

A motion to approve the bills was made by Petillo, seconded by Gilbert.

Roll Call: Petillo – yes, Daddis – yes, Jobeless – yes, Comerford – yes, Gilbert – yes

**OLD BUSINESS:**

**COAH:** A brief overview of the intent of COAH was explained to the public.

**NEW BUSINESS:**

**Appointment of Planner:** Planners had been interviewed from applications that were submitted. A recommendation to appoint Banisch Associates, Inc. was made by Francis. There were no other recommendations.

A motion to appoint Banisch Associates, Inc. for the remainder of this year subject to an acceptable contract was made by Francis, seconded by Petillo.

Roll Call: Petillo – yes, Francis – yes, Daddis – yes, Jobeless – yes, Comerford – yes, Gilbert – yes

**Plan Endorsement Discussion:** The Guidelines for Plan Endorsement are on line. The Municipal Assessment is being handled by Eric Snyder. This is very important for the future planning of the Borough and will make the preparation of a new Master Plan much easier and less expensive. The process includes public meetings and a visioning aspect.

**MEETING OPEN TO PUBLIC:**

Richard Moore, 57 Hopatchung Road, explained that he is purchasing the property behind him from the Borough and wanted to discuss waivers to avoid overspending so the cost does not prohibit him from moving forward. He needed a survey prepared showing the subdivision, it was similar to the Sniffen application. His surveyor should contact Mr. Ruschke regarding the waivers.

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

**ADJOURNMENT:**

A motion to adjourn was made by Petillo, seconded by Francis.

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 8:07 p.m.

---

Eugenia Wiss, Secretary