

MINUTES
HOPATCONG PLANNING BOARD
MEETING
Hopatcong Borough Hall, Hopatcong, NJ
March 6, 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, Mark Jenkins, Peter A. Ecklund, Cliff Lundin, Board Attorney William Haggerty, Board Planner Ken Nelson

ABSENT: Councilman John Armeno, Sam Hoagland, Mollie Comerford

EXCUSED: Board Engineer John Ruschke

MINUTES:

A motion to approve the minutes of the February 20, 2007 meeting was made by Lundin, seconded by Jenkins.

Roll Call: Hodson – yes, Lundin – yes, Jenkins – yes, Ecklund - yes

NEW APPLICATIONS:

FLORIO, ROCKY BLOCK 30501, LOT 32 331 Lakeside Blvd.

Worksession to discuss subdividing a lot. A survey of the property was reviewed showing the proposed lot line. He has owned the property for 11 years and there is a home on the lakeside and another home on the property both accessed from Lakeside Blvd. He doesn't want the second home as a rental property. The homes presently share a well but will have separate grinder pumps. There is a cistern on the property labeled as a "stone house". The smaller 1400 sf. two-story stone dwelling was on the property line. If the property was divided, the lakeside home could be accessed by Sharps Edge Drive but he would need a variance for road frontage. There is parking for this home that is not shown on the survey. The lot is 1 ½ acres so the lots would be conforming in size at approximately ¾ acre each.

He would like to change the location of the proposed grinder pump but the Planning Board has no authority to approve this. It was suggested that the proposed lot line be moved toward the lake where the property angles. He is flexible on the lot line location because he has to dig a new well anyway and can move the proposed location. The final Resolution will provide a clause that if the dwelling on the property line is ever destroyed, it will be rebuilt in a more conforming location.

He needs to get an updated survey showing the exact location of the sewers and wells, parking, relabel the cistern. He will have to notice for the variances. He needs to check with the Board of Health as to the distance required between the wells.

WEGLINSKI, WALT BLOCK 30703, LOT 12 & 12.01 408 River Styx Road

Waiver of Site Plan: Atty. Debra Nicolson represented Walt Weglinski who was also present for an informal meeting. He had received a letter from the Board Secretary requesting an update on the development of his site. He wants to go forward with his approved preliminary site plan and is seeking financing and pursuing County approval. He

has removed some of the vehicles on the site; some of these are not his. A neighbor had always stored his boat there and thought this should continue. Mr. Weglinski has a barge there and some steel that he will use for jobs in the Spring. He parks two trucks there but thought this was permitted as it is a commercial property. He was told he was not approved for a parking lot. He agreed to remove the trucks.

The Board is concerned because the approved site plan was for a marina and it looks like a construction business is being operated there with a crane and barge on the property so what he was doing was not part of his original approval. A marina is a permitted use in that area. His approved site plan has a warehouse for storage of the dock repair equipment. He has three years from approval of his site plan to get County approval and permits.

The weather has not permitted him to remove the barge and steel. He will remove it in April when the lake should be unfrozen. He wants to be able to store the barge there in the summer when it is not being stored on the job site. It is a licensed boat. The Mayor felt he was approved for docks for a marina business and this is a different business. Weglinski had agreed to let the Lake Commission park their weed harvesters there when necessary and felt his barge was similar. He uses the barge to retrieve sunken boats, planes and cars and the lake is dependent on having a service like this available. The barge was parked at the site a total of about two weeks last year; it is 40' long. It could have a pile driver or steel on it.

The Board felt the appearance of the operation was not good for the area. The approval was not for a staging area. Mr. Weglinski has addressed any maintenance issues that the town has brought to his attention for the house on the property. Haggerty felt there should be no maintenance issues. If Mr. Weglinski can't park his barge there, the site isn't worth developing for him. That is a decision he needs to make. Lundin said the staging won't work on this site and the barge can't extend further into the Lake than the approved dock. Ecklund did not have a problem with the barge being there in the summer. Jenkins did not want it to be an eyesore. The Mayor felt this business doesn't belong there and wants the approved boat repair business there.

This Waiver of Site Plan was for dialog purposes in furtherance of an approved site plan.

A motion to deny the Waiver for staging of materials for a dock building business was made by Lundin, seconded by Jenkins.

Roll Call: Hodson – yes, Lundin – yes, Jenkins – yes, Ecklund – yes

A motion to allow the barge to be at the site temporarily when not on the job site until October 1st with the applicant returning September 18, 2007, with an amendment to the Site Plan based on the County's recommendations was made by Lundin, seconded by Jenkins.

Roll Call: Hodson – no, Lundin – yes, Jenkins – yes, Ecklund – yes

He will have the vehicles and boats out by the weekend and the steel will be moved when the weather permits.

RESOLUTIONS: none

BILLS:

Dolan & Dolan

Bedford Woods, LLC	20002/5	\$437.50
Bott	10103/1	\$25.00
Kim	30707/4	\$87.50
Hop. Prof. Building	10705/4	\$362.50
Marotta	30315/1	\$25.00
Somjen	50208/14	\$87.50
General Dec. mtg. And COAH		\$1122.50

Hatch Mott MacDonald

Gruber & Colabella	10705/4	\$725.00
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Somjen	50208/14	\$525.00
Bedford Woods	20002/5	\$1292.50
Leka	70221/6.01	\$525.00

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

Roll Call: Hodson – yes, Lundin – yes, Jenkins – yes, Ecklund - yes

OLD BUSINESS:

COAH: Nelson was waiting for the Board members to research possible sites for a group homes to satisfy the COAH requirement. There was a discussion on existing motel-type facilities being deed restricted. This had been investigated in the past and the down side is the location of these facilities. The Mayor will look at a map for possible suitable Borough owned properties and will keep the Council posted on their COAH development potential.

NEW BUSINESS:

Maine, John H. Block 10405, Lot 3 305 Flora Avenue

Discussion on accounting home occupation business: This discussion was to determine whether this matter needed to come before the Planning Board for approval. It was determined that an intern is considered an employee. Donegan can only approve a Home Occupation with one employee. He needs to get more information as to how many employees are there at a time or if there is another employee besides the student intern. The Mayor will email Donegan.

The Ordinance change for Lot Grading to replace the Soil Erosion Ordinance that Ruschke had drafted was discussed. The Mayor will speak to Ruschke regarding his comments and Lundin’s suggestions.

There was a discussion on the Highlands Act as to whether the map issues had been resolved and how the Borough has to comply.

The Planning Board will be seeing more applications for subdivisions of properties now that homes have separate grinder pumps.

OPEN TO THE PUBLIC: No one from the public commented.

ADJOURNMENT:

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

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 9:25 p.m.

Eugenia Wiss, Secretary