

MINUTES  
HOPATCONG PLANNING BOARD  
MEETING  
Hopatcong Borough Hall, Hopatcong, NJ  
May 15, 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, Sam Hoagland, Chairman Peter A. Ecklund, Board Attorney William Haggerty, Board Engineer John Ruschke Board Planner Ken Nelson

ABSENT: Mollie Comerford, Cliff Lundin,

**MINUTES:**

A motion to approve the minutes of the May 1, 2007 meeting with a minor correction was made by Hoagland, seconded by Armeno.

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

**NEW APPLICATIONS:**

**BOARD OF EDUCATION BLOCK 10001, LOT 4 Durban Avenue**

Courtesy hearing for an addition for a boiler room. No one was present to represent the Board of Education. This matter will be continued to the June 19, 2007 meeting.

**LABRUNDA, KEITH BLOCK 20112, LOT 11 7 Kynor Avenue**

Worksession for catering/bakery business. Keith and Kim LaBrunda appeared. She has just graduated from culinary school and wants to work out of her home because she has two toddlers. They have been working with the Board of Health regarding their requirements. They will have no storefront, will deliver the products with an occasional pickup. She would also like to offer one-on-one baking classes.

The Mayor was concerned about how this might impact the neighborhood. She may end up just doing wedding cakes and they don't know how long they are going to do this. They will have a website, no signs and it would be "word of mouth" advertising.

They comply with most of the items in the Home Occupation ordinance. Armeno appreciated that they had come before them for permission and were doing this correctly. They must keep this house looking like a house, not a business. Approval would be based on the following stipulations: they have a temporary approval only until December 2007 when they need to appear before the Board at the December 18, 2007 meeting to see if there were any negative impacts, like traffic impacts; the cooking classes will be only one-on-one, the van is allowed to have a sign with no larger than 6" high lettering, there will be no advertising on site, only one employee who lives in the household, pick ups limited to one per week with no customers other than pick ups.

A motion to approve the Home Occupation with the above stipulations was made by Armeno, seconded by Hoagland.

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

**RESOLUTIONS:** none

**BILLS:** Nelson Consulting

Gen. 5/1/07 mtg. \$350.00

Atkins 10712/38 \$250.00

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

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

**OLD BUSINESS:**

**COAH:** The State is applying for an extension to resolve the litigation against COAH to February 8, 2008. It could be postponed again after that. In the meantime Nelson is putting together a composite list for group homes and single-family homes. A report was distributed on the sites he had visited for possible development.

He had concerns that Pilinchi, Roma Gardens, was not following their approved landscaping plan. Zoning Officer Donegan will advise them.

**NEW BUSINESS:**

**Sussex County Economic Development Partnership:** SCEDP President Tammy Horsfield, explained how Hopatcong could benefit from their services. The partnership is 10 years old and their mission statement is the creation of sustainable economic growth to improve the quality of life. They proactively facilitate the recruitment, retention and expansion of business that will complement and be consistent with the character and environment of Sussex County. Some of their services include information and a specific demographic package, site location and financing assistance. They are trying to make Sussex County more business friendly by providing incentives. They are interested in new businesses and mid size businesses to provide jobs in the county and reduce commuting. They also are trying to encourage shuttle systems from park and rides and address other public transportation needs. Sussex County has a good retention of businesses especially on the professional end.

Where they find appropriate sites, they will go to the municipalities. They are in favor of balanced growth. Our proximity of the City is incentive for businesses to locate here. They encourage creative expansion of agricultural businesses, tourism, main street revitalization and hi tech or satellite companies. They are interested in helping the building trades to expand their business and partnering together.

They face many challenges including the transportation infrastructure, Highlands Act, land acquisition, brown field cleanup and small business success. Small business is the backbone of Sussex County and they are having difficulty this year. They need the support of their towns and residents. To compete with the “big box” type stores small businesses need to find a niche market. Tax abatement can be helpful if it is set up correctly.

Sussex County was the first in the State to have their Strategic Growth Plan approved. Specific to Hopatcong would the development of tourism around the Lake. The beach communities in Hopatcong are unique and she would look into our property inventory and what kind of a niche market we could develop. Traffic counts indicate 12,000 on the Boulevard out of a 16,000 population so many are commuting and could benefit from the SCEDP. Supporting literature was provided and will be on file.

**Sussex County Strategic Growth Plan:** Eric Snyder, Sussex Co. Planning Director, reported on the status of the Stategic Growth Plan that had been redone. The Borough needs to be concerned about the expiration of their town center designation and the affects of the Highlands Act. The Smart Growth’s evaluation of the Highlands Act came out today and Counties are commenting on the Highlands Act.

A well head protection map was distributed. The analysis of available water calculation has been changed and this is going to have a lot to do with growth planning. The State Water Supply Plan will be out next month. A Natural Resource Analysis done by the Town might give provide more flexibility for development.

Significant changes are going on with regard to water quality. The Highlands Plan is more restrictive with regard to water degradation limits and new category one streams. It might be are might be a year before the Water Quality Rules are in place but they will have an

impact and will shift where development occurs in the County. The Counties will be the Water Quality Management Agencies.

Hopatcong recently did a Water Study that showed that the Lake had a significant impact on water reserves. This could help Hopatcong. The bottom line is Hopatcong needs to do their own investigations and we need this information for our town center designation.

The New Jersey regulations are now restrictive with the COAH requirement, Highlands Act, DEP and DCA.

Specific to Hopatcong, the Strategic Growth Plan envisions focused developed areas, a main center with possibly multiple centers that already exist in Hopatcong made more conducive to pedestrians. And two or three hamlets like Northwood. We need to talk to the County about transit and try to link businesses together with sidewalks. One problem Hopatcong has is that the business districts are shallow. Snyder encouraged them to work on little pieces at a time, we have got some opportunities now.

**Information on potential Development Grant:** no discussion

**Proposed Ordinance Change:** A revision of the Ordinance that the Planning Board had previously commented on was briefly discussed. Haggerty will look it over and comment but it was received rather late for the Board to really review.

**Kim, Tina Block 30707, Lot 11 462 River Styx Road**

Clarification of Resolution: Can they obtain their Certificate of Occupancy?

Mrs. Trivedi, the property owner, informed the Board that they had tried to comply with the conditions of approval. With great difficulty they removed the boats on the property, were in the process of getting landscaping bids and paving the parking lot. They had to wait until the interior construction was done before paving and doing the outside work. She does not want an extension of her deadlines; she just wants a temporary C.O. issued. She gave the Planner a copy of the proposed landscape plan for his review.

She wanted to expand the parking lot because she was paving but the Board said the lot coverage was very high on this property and this would not be acceptable.

A motion to issue a temporary Certificate or Occupancy to expire on June 15, 2007 was made by Jenkins, seconded by Armeno

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

**OPEN TO THE PUBLIC:**

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

**ADJOURNMENT:**

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

ALL WERE IN FAVOR. MOTION CARRIED.

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

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Eugenia Wiss, Secretary