

MINUTES
HOPATCONG PLANNING BOARD
Hopatcong Borough Hall, Hopatcong, NJ
May 16, 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, Chairman Peter A. Ecklund, Mollie Comerford, Anthony Lagomarsino, Borough Planner Ken Nelson

ABSENT: Scott Wallis

EXCUSED: Borough Engineer John Ruschke and Borough Attorney William Haggerty

MINUTES:

A motion to approve the minutes of May 2, 2006 was made by Armeno seconded by Hodson.

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

CONTINUED APPLICATIONS:

HILL, ROBERT BLOCK 31704, LOT 64 52 Ithanell Road

Home Occupation Approval for a limousine driver. The applicant requested this be carried from the May 2nd meeting. Robert Hill was sworn in. He has two vehicles for his limo service, one car and one executive limo that is 36" longer than a standard car that is 19' long. He drives both cars, no one else drives the cars and they are parked next to each other in his driveway, not in the road although they might be in the right-of-way. He has two other cars and two boats on his property at this time. He has room for four cars in front of the garage. He is not planning on getting into the stretch limo business and there is no vehicle maintenance activity on the property. He is an independent owner and his business is done by phone and his bookkeeping is done in his home. He has no employees.

Four years ago the State required that towns issue a certificate in order for license renewal and to clarify that he has the required insurance. This is why he is here.

A motion to approve the Home Occupation Application with the present vehicles, no employees and small office with the condition that there will be no stretch limousines larger than the executive limousine that he presently owns parked on the property in the future was made by Armeno, seconded by Hoagland.

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

NEW APPLICATIONS: none

RESOLUTIONS: Friel 41101/22

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

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

Cingular 40003/1

A motion to approve the Resolution of Incompleteness was made by Armeno, seconded by Hoagland.

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

BILLS/ ESCROW REFUNDS: none

OLD BUSINESS:

COAH: Ken Nelson contacted the COAH representative about meeting with us. He is willing and will give us dates that he is available but he hasn't gotten back to him yet. Armeno said there would be a joint informational meeting on COAH in October. The mediation will probably be scheduled for the summer. The Mayor is waiting for a report from Hatch Mott MacDonald on the sewers addressing Phase 3 of the project that should be available at the end of the month that will affect the status of the Hopatcong Adult application.

TAX ABATEMENT STUDY: Ecklund, Hoagland and the Mayor took a tour of the River Styx business zone to determine which properties would benefit from the Tax Abatement Study. It was suggested that the property owners be contacted to see if they would be interested in renovating. Nelson felt that in order for a business area to be successful there needs to be parking and this is a big impediment for some of these businesses. The Town can be involved in cosmetic issues. The Zoning in that area is very fragmented now. This is part of the problem.

The Board felt Nelson needed to get involved because they need a Planner's input and Stanhope used a Planner in their study.

NEW BUSINESS:

TRAIL MAP: A Trail Plan was distributed to the Board. The history of the Plan was that an anonymous donor had offered to pay the Morris Land Conservancy for an Open Space Plan but one had recently been done so Hopatcong responded that they wanted a Greenway Trail Plan instead. The Board should review and comment on the plan by May 30th as it will be discussed at the June 1st Open Space Committee Meeting when a representative of the Morris Land Conservancy will be available. The Plan is paid for but the implementation has not been paid for at this time. Community help for implementation might be possible. The trails on the map need to be clarified as to whether they are existing or proposed. The intent is to adopt this as part of the Master Plan.

CONTI, BLOCK 10601, LOT 18 SITE PLAN APPROVAL STATUS: Mr. Conti's site plan approval was over two years ago. The Chairman should contact the present owners of the property as to whether they want to proceed with the application. A letter will be written.

ROBERTSON, BLOCK 30707/2 & 3 SITE PLAN APPROVAL STATUS: Mr. Robertson has an active building permit at this time. The Planner said this extends his approval until the building permit expires.

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 Armeno, seconded by Hoagland

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 8:49 p.m.

Eugenia Wiss, Secretary