

MINUTES  
HOPATCONG PLANNING BOARD  
Hopatcong Borough Hall, Hopatcong, NJ  
May 2, 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, Borough Engineer John Ruschke, Borough Planner Ken Nelson and Borough Attorney Haggerty

ABSENT: Scott Wallis, Mollie Comerford, Anthony Lagamarsino

**MINUTES:**

A motion to approve the minutes of April 4, 2006 was made by Armeno with clarification that the approved Resolution was not in favor of removing the FAR, seconded by Hodson. Roll Call: Hodson – yes, Hoagland – yes, Armeno – yes, Ecklund – yes.

**CONTINUED APPLICATIONS:**

**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. The applicant had requested an extension to the May 2<sup>nd</sup> meeting. Revised plans were not submitted. The applicant has requested an adjournment to the June 20, 2006 meeting.

The Mayor said they are interested in bidding on a lot owned by the Borough and this could be the reason for the extension request. They were concerned that adding more property to their project would trigger a different stormwater plan. They would need to do a plan for only the limit of disturbance. This needs to be conveyed to them that it is just the coverage not the total property.

A motion to continue this matter to the June 20, 2006 meeting with no further notice was made by Armeno, seconded by Hodson.

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

**NEW APPLICATIONS:**

**NEW CINGULAR WIRELESS PCS, LLC BLOCK 40003, LOT 1 Stanhope  
Sparta Road**

Completeness hearing for a Minor subdivision and Courtesy Site Plan Review: We are asking for the same information that we asked for from the other cell tower project. Nelson felt it would be appropriate to address the view factor also, the other items were required. Haggerty's letter of April 21<sup>st</sup> with a recent opinion on notice for Borough projects was discussed. Ruschke said the public bid outlined the procedure and they knew what was required, including notice. He felt a stormwater plan was required since they will be disturbing 1500 sf, there will be an increase in impervious coverage and there could be a problem with gravel erosion on the driveway.

A motion to deem the application incomplete and convey to the applicant that stormwater management needs to be addressed, a lighting plan and landscape plan be submitted was made by Hodson, seconded by Armeno

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

**FRIEL, MATTHEW BLOCK 41101, LOT 22 365 Maxim Drive**

Home Occupation Approval for “Dog Watch of Central Jersey” for dog fencing installation business. Matthew Friel said he would be conducting his business by phone and receiving packages at his residence. He uses his van as a mobile unit; his father helps him with the business. The business generates minimal waste, usually wire. His parents live with him, they have two cars, he has a personal vehicle, a van and a car he is undecided as to what to do with.

The van will have signage on it and the graphics were provided. The Borough might revisit advertising on vehicles in the Ordinance in the future.

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 home occupation with the proviso that the van parking may be revisited if the ordinance is changed was made by Hodson, seconded by Armeno

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

**HILL, ROBERT BLOCK 31704, LOT 64 52 Ithanell Road**

Home Occupation Approval for a limousine driver. The applicant requests this be carried to the May 16, 2006 meeting. The Board agreed to hear this matter at the next hearing.

**SALCEDO, CLAUDIA BLOCK 31705, LOT 39 14 Rhone Road**

Worksession to discuss a minor subdivision. Claudia Salcedo wants to subdivide an “L” shaped property she owns into two pieces. The parcel with the existing house would be 18,000 sf. and the new vacant piece would be 17,680 sf. The vacant lot that is created will be 80’ deep so any building on it would require a variance. There is also a slope on this property. If the Planning Board approved it, it would give legitimacy to an irregular lot to the Zoning Board. The subdivision and new home application should be kept at the Planning Board. Ruschke suggested that the lot be perced first because septic setback issues might make this lot very restrictive.

The Mayor would prefer that the owners of lots 6 & 7 purchase this property. If they want to proceed they would need to ask the neighbors if they are interested in purchasing this property under Nash since they would be creating a lot. The application will be costly, they would need to show topography, and there is no guarantee of approval.

The party interested in building on the lot asked what else was required. He was told a formal application needed to be made; he’d need a survey, architectural and septic design.

**RESOLUTIONS: Walker 20002/2**

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

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

**BILLS: Dolan & Dolan**

Bott	10103/1	\$50.00
Hop. Prof. Bldg.	10705/4	\$62.50
Shlakman	30320/6	\$350.00*
Shlakman	30320/6	\$24.00*
Walker	20002/2	\$518.75
Walker	20002/2	\$381.25
Gen. Mtg. Att. 2/7, 2/21, 3/22		\$875.00

\*The escrow posted was \$300.00.

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

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

**Hatch Mott MacDonald**

Walker	20002/2	\$682.50
Cingular Wireless	40003/1	\$105.00
Gen. Mtg. Att.	Mar. & Ap.	\$420.00

**Nelson Consulting**

Gen. 3/21 & 4/4 mtg.		\$300.00
Walker		\$280.00
Cingular Cell Tower		\$240.00
Gen. FAR		\$400.00

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

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

**ESCROW REFUNDS:**

J.R. Stanley	40001/7	\$150.41
J.R. Stanley	40001/7	\$38.25

John Ruschke had agreed that the escrow could be released.

A motion to approve the escrow refund was made by Armeno, seconded by Hoagland

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

**OLD BUSINESS:**

**COAH:** The Board discussed the plan and obligation. Withdrawing the petition was not advised and we could supplement our application or respond to some of the points in the plan. A meeting with a representative from COAH would be helpful. A mediation process has been triggered and would be held this summer at the earliest.

**TAX ABATEMENT STUDY:** The area of the study needs to be determined. Hoagland, Ecklund and the Mayor will tour the area and decide what properties should be included in the study.

**SHLAKMAN, IILYA Block 30320, Lot 6 38 Hopatcong Road** The engineering issues have been resolved and we are waiting for confirmation from the attorney for Mr. Shlakman.

**CHECKLIST:** The Ordinance checklist needs to be updated. A proposed checklist was distributed.

**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 9:25 p.m.

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Eugenia Wiss, Secretary