

MINUTES
HOPATCONG PLANNING BOARD
MEETING
Hopatcong Borough Hall, Hopatcong, NJ
Oct. 2, 2007

CALL TO ORDER: Vice Chairman Cliff Lundin called the meeting to order at 7:30 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.

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

ROLL CALL PRESENT: Mayor Hodson, Sam Hoagland, Mark Jenkins, Mollie Comerford, Vice Chair. Cliff Lundin, Board Attorney William Haggerty, Board Planner Ken Nelson

ABSENT: Chairman Pete Ecklund, Councilman John Armeno, Sec. Eugenia Wiss

EXCUSED: Board Engineer John Ruschke

A motion to appoint Sue Parichuk as acting clerk was made by Hoagland, seconded by Comerford

Roll Call: Hodson – yes, Hoagland –yes, Jenkins – yes, Comerford - yes, Lundin – yes

MINUTES:

A motion to approve the minutes of the September 18, 2007 meeting was made by Hodson, seconded by Comerford.

Roll Call: Hodson – yes, Hoagland –yes, Jenkins – yes, Comerford - yes, Lundin – yes

A motion to amend the agenda to have the Public Hearing for the Master Plan first because of a scheduling conflict with Planner Nelson was made by Hoagland, seconded by Comerford

Roll Call: Hodson – yes, Hoagland –yes, Jenkins – yes, Comerford - yes, Lundin – yes

Public Hearing for Amendment of the Master Plan Re-examination

The Legal notice that was published was read. Nelson said the amendment would provide for age-restricted housing in the R-1 Zone under certain conditions that were spelled out in the Plan including tract size, maximum density, maximum building height, project size, landscape buffers and specific onsite parking. There was a suggestion to increase the tract size from 5 acres to 9 acres. The R-1 zone is a large zone in the area and there are relatively few large tracts. This allows a different type of housing stock in an appropriate location. The proposed ordinance change would require that water and sewer be addressed first.

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

There was some concern about how this would be received by the Council and if a creative developer could combine lots.

A motion to adopt this Amendment to the Master Plan with the minimum acreage increased from five to nine acres was made by Hodson, seconded by Jenkins.

Roll Call: Hodson – yes, Hoagland –no, Jenkins – yes, Comerford - yes, Lundin – yes

NEW APPLICATIONS:

SHETTY, ROHAN BLOCK 10601, LOT 19 22 Lakeside Boulevard

Waiver of Site Plan. He would like to put a pushcart hotdog establishment inside this location that is part of a strip mall. He will occupy 900 sf.; there are 24 total parking

spaces existing. Most of his business would be at lunchtime. He will have no tables. He will serve regular topping for hot dogs only and he will serve beverages. They will be open from 11:00 a.m. to 6 or 7:00 p.m. At night they could have problems with kids or solicitation. They will make the sign more of a triangle instead of flat with no change in lighting for the sign. They have two to three employees. It is a difficult place to exit if you are making a left. If there is an issue with the parking or ingress or egress this Board will retain jurisdiction. They will be using minimal water.

A motion to approve the application to Waive the Site Plan was made by Jenkins, seconded by Comerford.

Roll Call: Hodson – yes, Hoagland –yes, Jenkins – yes, Comerford - yes, Lundin – yes

NEW APPLICATIONS: None

RESOLUTIONS: Bedford Woods 20002/5

No action was taken on the Resolution.

BILLS: **Hatch Mott MacDonald**

Bedford Woods 20002/5 \$160.00

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

Roll Call: Hodson – yes, Hoagland –yes, Jenkins – yes, Comerford - yes, Lundin – yes

OLD BUSINESS:

COAH – Trust Fund: Thompson from COAH said because of the litigation, they are not taking action on anything until December 31, 2007.

Age-Restricted Housing Ordinance: The Ordinance will be amended to nine instead of five acres as part of the Master Plan adoption.

NEW BUSINESS:

Business Study Meeting: Lundin, Jenkins and Hodson were present. About 15 members of the public including a council person attended. There was a general consensus it was a public/private partnership. It was agreed to target the River Styx business area. Petillo recommended a downtown development expert be brought in.

The Borough is planting more shrubs by the Firehouse and on Borough property to improve the appearance of that area. Planting near the entrance to Hopatcong on Lakeside Boulevard was discussed, however, that is private property and would have to be discussed with the owner.

OPEN TO THE PUBLIC:

A member of the public, Larry Bershard, was there for more information regarding the Atkins project. This project will be discussed at the Council meeting on October 3, 2007. There were many other steps involved in changing the ordinance and going forward with the application for age-restricted housing in the Borough.

ADJOURNMENT:

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

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 8:35 p.m.

Eugenia Wiss, Secretary