

MINUTES
HOPATCONG PLANNING BOARD
Hopatcong Borough Hall, Hopatcong, NJ
September 5, 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, Scott Wallis, Mollie Comerford, Sam Hoagland, Scott Wallis, Chairman Peter A. Ecklund, Borough Engineer John Ruschke, Planner Ken Nelson and Borough Attorney William Haggerty

ABSENT: Anthony Lagomarsino

MINUTES:

A motion to approve the minutes of August 1, 2006 was made by Wallis seconded by Comerford.

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

CONTINUED APPLICATION:

**HOPATCONG PROFESSIONAL BUILDING, BLOCK 10705, LOT 4 & 5
41 LAKESIDE BOULEVARD**

Preliminary Major Site Plan. Applicant would like to add approximately 5905 sf to the existing professional offices and relocate and enlarge the parking lot. This matter was continued from the May 2, 2006, June 20, 2006 and July 18, 2006 meeting.

The applicant would like an extension to the October 3, 2006 meeting. This matter had been continued several times with no explanation as to the exact reason. If it was because of the DEP or some other reason out of their control the Board would like to know that.

A motion to continue the matter with no further notice to October 3, 2006, with the proviso that we receive more definitive information as to the reason for the delay was made by Armeno, seconded by Wallis.

They should be instructed to appear at that meeting.

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

NEW APPLICATIONS:

BOULEVARD REALTY, INC. BLOCK 10901, LOT 40 128 Lakeside Blvd.

Preliminary and Final Site Plan approval for an addition. Ronald S. Heyman, Esq. represented William and Robert Tobin who were sworn in along with their engineer, Alfred Stewart. They have owned the property for 20 years, it used to be the Boulevard Pub. They converted the Pub into a retail store in 1999. They want to expand the retail store area, no increase in storage. There will be an office downstairs. They are not going to change the outside of the building to stucco because the new addition will be mostly glass and they will have brick trim like the rest of the existing building. They are moving the air conditioners; they will be enclosed and are not noisier than a household unit.

Alfred Stewart was qualified as a professional engineer. This property is in the B-1A zone, behind it is R-1 zone. They have redesigned the parking. The Mayor recommended that all stalls be 10' x 20'. The Borough Engineers report of September 5, 2006 was addressed. They will comply with items two through five. The dumpster also will be fenced and enclosed.

They have applied for County approval and have a meeting at the site on Monday and on the 25th. Their sign is in the County right-of-way. Item one of Ruschke's report addressed moving the planter located in the County right of way. They have no objection to moving the sign but they want to see what the County recommends first.

There is an existing loading area and the addition will also have one. Most deliveries are made on Tuesdays.

Nelson recommended a change in the landscape plan in the front of the building. There is a sewer easement on one side of the property so they cannot plant on that. They felt the wooded area in the back was a sufficient buffer. They would like to put a split rail fence on the other side of the property so match up to an existing fence. Nelson recommended that shade trees be planted in this area to make the site more attractive and they agreed to plant two trees.

There will be no changes in the lighting; it will be under a canopy. The addition is one story, 18' in height. They will comply with the ordinance regarding the signage. They will have a sign on the awning. There are no variances involved in this application.

With regard to drainage, water comes off from an adjacent property into their parking lot. They should be careful not to impede this flow. They have addressed this problem with a drywell.

The front of the building is brick and the rest of the building is sided.

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

Heyman requested that the Board approve the application contingent on the County approval but the Board was more comfortable with seeing the revised plans.

A motion to continue the matter to the September 19, 2006 meeting with no further notice was made by Hoagland, seconded by Comerford.

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

PILINCI, ANGELO BLOCK 10708, LOT 4 25 Lakeside Boulevard

Worksession to discuss parking lot paving. Mr. Pilinci said his lawyer was not available for this meeting because he thought the only hearing was on 9/18/06. This was an informal discussion to address paving the whole property. He needs to prepare a site plan as to what is there and file a formal application. Variances will be involved and notice must be given.

A motion to postpone the matter to the September 19th meeting was made by Wallis, seconded by Hoagland.

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

LEE, SUN BLOCK 10708, LOT 6 17 Lakeside Boulevard

Status report on parking lot paving. Sun Lee was sworn in and handed out a landscape plan. He got a landscape architect to add more green areas to the property. The site plan that was approved had eleven parking spaces and the landscape plan showed an additional 8 spaces. He says he's needs more parking on the weekends. The trees marked with "X" on the plan were not going to be planted. He wants people to be able to see his building and doesn't want problems with the neighbors. He will plant the trees in the back. The Board wanted the required 25' buffer in the back where the new parking area was. Three parking spaces on the side of the building need to be removed with just one that was approved on the side.

Ruschke felt we should not be designing the plan for him, the stormwater runoff hasn't been addressed and he also doesn't show drywells on this plan. Although Mr. Lee wanted to go back to the original site plan, the leach field removal has changed conditions on the property and a buffer could be added. Also the old and new site plan should agree. Unless the approved impervious coverage was the same storm drains or a storm water plan should be included and an engineer can calculate this. Mr. Lee said he had trouble getting an engineer.

This matter will be carried to the October 17th meeting when an application for an Amendment to the Site Plan is to be filed with new plans and legal notice provided.

BSP PROPERTY, THREE IN ONE DELI BLOCK 30313, LOT 1 50 Hopatchung Road

Minor Amendment to Site Plan. Applicant wants to build an addition to the back. Engineer Bill Gregor represented BSP Property and Ravi Patel was sworn in. His site plan did not show the condensers because he learned afterwards that it was necessary so he explained their location. There is no change in parking or impervious coverage in this application.

An architectural drawing showed the appearance of the building from the outside and floor plans had been submitted. There will be no seating inside.

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

Nelson was concerned about the venting facilities that are going to be added. There will be a roof exhaust system but it was not shown clearly on the plans. It will not be excessively high. It will be built to code and there will be no frying done there.

A motion to approve the Minor Amendment to the Site Plan was made by Hoagland, seconded by Hodson

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

SARDINA, HENRY BLOCK 11106, LOT 15 34 Berkley Road

Home Occupation for H & H Arms. Henry Sardina was sworn in. In order to get a Federal Fire Arms License he needs Zoning approval. He will get deliveries by Fed Ex or similar carriers three to six times a year. This particular license will enable him to purchase guns from estate sales and from out of state mostly for his personal collection and other collectors. He has a 10' x 10' office in his home.

The police should be informed of this Home Occupation. He needs to secure a letter of approval with any comments from the Police for the Board.

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 was made by Hoagland, seconded by Armeno.

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

RESOLUTIONS: Huggins 41203/1 & 2

A motion to approve the Resolution was made by Wallis, seconded by Comerford.

Roll Call: Hodson – no, Armeno – yes, Wallis – yes, Comerford – yes, Hoagland – abs., Ecklund – no

Borough of Hopatcong 30318/2

A motion to approve the Resolution was made by Wallis, seconded by Comerford.

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

Lk. Hopatcong Jewish Comm. Center 30705/4

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

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

BILLS:

Dolan & Dolan

Auriemma	31603/22	\$225.00
Des. Homes	10106/17	\$25.00
General	6/20 mtg and Master Plan	\$687.50
Hoer	10501/29	\$50.00
Pristash	10704/1	\$50.00
Sun Lee	10708/6	\$25.00
Weldon	70001/1	\$112.50
Yoon	30701/5	\$75.00
Shlakman	30320/6	\$24.00

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

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

Hatch Mott MacDonald

All Seasons Storage	40001L7L	\$1113.43
Cingular Wireless	40003/1	\$157.50
Gen. July & Aug. mtgs.		\$525.00

A motion to approve the bills with clarification was made by Armeno, seconded by Wallis.

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

Nelson Consulting

Gen. 6/1 & 8/06 mtg.		\$590.00
Gen. – mtgs.		\$660.00
Gen. – COAH		\$450.00
Boulevard Realty		\$270.00
Weldon	70001/1	\$260.00
Designer Homes	10106/17	\$180.00
Auriemma	31603/22	\$300.00
Lee	10708/6	\$250.00

A motion to approve the bills with a correction to the agenda to 6/20 as to the date of the meeting was made by Armeno, seconded by Wallis.

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

ESCROW REFUNDS: NONE

OLD BUSINESS:

COAH: Nelson has had conversations with the COAH representative and the mediation process has been delayed again. He will write a memo explaining the process to the Board members.

The County Water Management Plan might eliminate this area from development that prompted the COAH objection. The plan should be sent to us shortly.

NEW BUSINESS:

Discussion on Impervious Coverage Definition: A copy of the Ordinance change had been sent to the Board members. The section of the Ordinance that was changed was not

the correct place, it should be Section 242-5. The Board also disagreed with the change in the definition, walkways and gravel driveways could easily be paved and pools should be included.

Nelson felt in heavy downpours there is as much runoff in gravel as blacktop, this change is contrary to the goals of groundwater recharge and the also the goals of the State.

A motion not to recommend the definition change because it was in the wrong section and the Board did not agree with the comment was made by Wallis, seconded by Ecklund.

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

Analysis of Sparta Stanhope Road Corridor: A report was distributed by Nelson that summarized the discussions by the Mayor, Engineer and Planner regarding this area. The concerns include water supply, sewerage disposal, and environmental impact of sensitive areas, goals of the Highlands Commission and the goals of the Municipality.

The Mayor distributed proposed Code changes for the MPD zone and RPD zone and a map prepared by Ruschke showing the contours and proposed zone changes.

They have toured the corridor and this area is area is very rocky or wet, isolated, not close to a direct connection to Route 80 or 206. The Master Plan would have to be amended as a result of any change and the Natural Resource Inventory should also be incorporated into the Master Plan. The Water Report that will be done this week will also be incorporated into the plan.

OPEN TO THE PUBLIC:

No one from the public commented.

ADJOURNMENT:

The meeting was closed to the public.

ADJOURNMENT:

A motion to adjourn was made by Armeno seconded by Comerford

ALL WERE IN FAVOR. MOTION CARRIED.

The meeting was adjourned at 10:38 p.m.

Eugenia Wiss, Secretary