CALL TO ORDER: Chairman Alan Gilbert called the meeting to order at 7:30 P.M.

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 been forwarded to the New Jersey Herald, the New Jersey Sunday Herald and posted on the bulletin board maintained in the Municipal Building for public announcements.

SALUTE TO THE FLAG: The members, led by Special Guest, Mark Cook, all joined in a salute to the Flag.

ROLL CALL:
PRESENT: Mayor Petillo, Councilman Francis, Ron Jobeless, Alan Gilbert, Robert Rehe, Robert Duncan, Ken Trumpore, Sam Hoagland, Richard Schindelar, Mike Rahill, Justin Lijo, Mark Gaffney
Also In Attendance: Attorney- William Haggerty Engineer- Robert O'Brien

MINUTES: Chairman Alan Gilbert asked for a motion to approve the minutes with minor changes of October 7, 2014.

MOTION: A motion was made by Sam Hoagland and seconded by Ken Trumpore to approve the minutes of October 7, 2014.

UPON ROLL CALL VOTE:
Ayes: Petillo, Francis, Jobeless, Gilbert, Rehe, Trumpore, Hoagland, Schindelar, Gaffney
Abstain: Duncan, Rahill, Lijo

NEW APPLICATION:

Hopatcong High School Block 10001 Lot 4 2 Windsor Ave/2 Tulsa Tr
Neil Pierro, facilities supervisor of the Hopatcong High School, was requesting courtesy approval to place a new salt shed enclosure on the property off the upper Student Parking Lot. All permit was applied for already.

OPEN TO THE PUBLIC: There being no one from the public, the meeting went back to the board.
MOTION: A motion was made by Robert Rehe and seconded by Mayro Petillo to approve the courtesy hearing for the placement of a salt shed on the school’s property.

UPON ROLL CALL VOTE:
Ayes: Petillo, Francis, Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar

Mayor Petillo, Councilman Francis recused themselves.

Monica Cavano
Block 30902 Lot 5
214 Dupont Ave
Monica Anderson, daughter for the applicant, was sworn in by Board Attorney Haggerty. Mrs. Anderson stated that an apartment existed on the lower level of her mother’s home when they purchased the property approximately 10 years prior. The applicant’s daughter was requesting approval to have a non-relative live in the apartment, as a caretaker for her elderly mother, on a temporary basis until there is no longer a need for the assistance.

MOTION: A motion was made by Ken Trumpore and seconded by Robert Duncan approval the application with the stipulation that it was for a temporary use only.

UPON ROLL CALL VOTE:
Ayes: Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar, Rahill, Lijo

MOTION: A motion was made by Sam Hoagland and seconded by Richard Schindelar to approve a Waiver of Memorialization on the application.

UPON ROLL CALL VOTE:
Ayes: Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar, Rahill, Lijo

Mayor Petillo and Councilman Francis return to the Board.

Robert Radziwon
Block 31603 Lot 14
20 Kisling Avenue
Robert Radziwon, property owner and applicant, was sworn in by Board Attorney Haggerty. Also present was Jeff Careaga from Careaga Engineering, who was sworn in as an expert witness. Mr. Careaga described the property and stated that due to the steep slope variances would be required to construct a driveway on the property. He also stated that a large boulder does not encroach on the neighbor’s property. Board members recommended that a guide rail be constructed at the top of the driveway for the safety of vehicular traffic; Board Engineer stated that he would review the site to ensure abutment would ensure safe auto entrance. Board Member questioned the construction of the firepit which was constructed within 50 ft of the lake and if it was considered a structure. The firepit was constructed flush with the ground and not considered a structure.

OPEN TO THE PUBLIC: There being no one from the public, the meeting went back to the board.
MOTION: A motion was made by Sam Hoagland and seconded by Councilman Francis to approve the variances for this application.

UPON ROLL CALL VOTE:
Ayes: Petillo, Francis, Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar

MOTION: A motion was made by Sam Hoagland and seconded by Mayor Petillo to approve a Waiver of Memorialization on the application.

UPON ROLL CALL VOTE:
Ayes: Petillo, Francis, Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar

Jianan Wang
Block 31704 Lot 2
35 Elba Avenue
David Bressler, Duyk Law Firm from Edison, NJ and, attorney for the Applicant and Mr. Wayne Ling, Caretaker Representative for the property owners, was sworn in by Board Attorney Haggerty. Mr. Bressler and Mr. Ling described the property owners request to reconstruct the boat house leaving the bathroom on the lower level but relocating the kitchen to the upper level. The boathouse will not have heat nor will it be occupied permanently.

OPEN TO THE PUBLIC: There being no one from the public, the meeting went back to the board.

MOTION: A motion was made by Sam Hoagland and seconded by Richard Schindelar to approve the variances for this application.

UPON ROLL CALL VOTE:
Ayes: Petillo, Francis, Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar

MOTION: A motion was made by Sam Hoagland and seconded by Mayor Petillo to approve a Waiver of Memorialization on the application.

UPON ROLL CALL VOTE:
Ayes: Petillo, Francis, Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar

Allen R. Hutchins, Jr.
Block 70001 Lot 4
40 Northwood Road
Applicant Hutchins removed his application from the agenda

ESCROW REFUND:
Eric & Colleen Burt
Block 31301 Lot 53
17 Bonaparte Pt Rd
$ 625.60

BILLS: None
DISCUSSION:
Meeting Date Changes: Meeting notice schedule was printed in error: Remaining Land Use Meetings are:
- October 16, 2014
- October 21, 2014 (No Meeting) (Election Day)
- November 18, 2014
- December 2, 2014
- December 17, 2013
- December 16, 2014
- January 6, 2015

B. Donegan questioned the board as to the need for a variance application for the construction of a 40ft flag pole on Board of Education property at Warrior Field. The Board did not see a need for a height variance as it was in an R2 zone on municipal property. Board members just reminded them that should the flag be flown in the evening, it should be illuminated ensuring the light does not bother neighboring properties.

OPEN TO THE PUBLIC:
There being no one from the public, the meeting went back to the board.

OLD BUSINESS: NONE

NEW BUSINESS:
Highlands Ordinance – should the brought want to recommend to the Mayor/Council the introduction of an Ordinance to designate a local hearing officer for the approval of Highlands Exemption locally without forwarding to the Highlands Council. It was recommended that Robert Elia, Hopatcong Borough Administrator and trained in the Highlands Exemption Council should become the Hopatcong Hearing Officer. Board members wanted additional time to discuss and review the proposed Ordinance prior to sending to the Council but would vote to send it up to council as not to delay approval.

MOTION: A motion was made by Councilman Francis and seconded by Sam Hoagland to approve the variances for this application.

UPON ROLL CALL VOTE:
Ayes: Petillo, Francis, Jobeless, Gilbert, Rehe, Duncan, Trumpore, Hoagland, Schindelar

Technical Review Committee Formation for Redevelopment applications. There was a discussion regarding the formation of a subcommittee to meet and review development applications for architecture and engineering review. Board members wanted additional time to discuss and will discuss further at another land use meeting.
Engineer/Architectural Escrow – There was a recommendation that an ordinance be prepared to collect separate escrow funds for engineering and architectural reviews should a sub committee be formed. Mayor Petillo and the Chiarman would look into it.

OPEN TO THE PUBLIC:
MOTION TO ADJOURN: Motion to adjourn was made by Sam Hoagland and seconded by Mayor Petillo, all were in favor.

ADJOURNMENT: The meeting adjourned at 8:30 p.m.

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Ann Marie Bell,
Land Use Board Secretary