

**MINUTES**  
**HOPE TOWNSHIP PLANNING BOARD MEETING**  
**FEBRUARY 11, 2017**

A special Community Meeting of the Hope Township Planning Board was held on Saturday, February 11, 2017. Chairman Fish called the meeting to order at 10:01 a.m. and he announced that notice of the meeting was given in compliance with the "Open Public Meetings Act – This meeting has been advertised in accordance with the provisions of the Open Public Meetings Act, Chapter 231, P.L. 1975." He then led the Board in the pledge to the flag.

**Roll Call:**

**Members present:** Marvin Fish, Neil Rosenberg, Chris Maier, Betsy Peterson, Mayor Timothy McDonough, John Koonz, Christopher John Kruk, and Robert May.

**Members absent:** Steve Larena and Tom Toohey.

**Also Present:** Board Attorney Roger Thomas, Board Engineer Ted Rodman, Board Secretary Schemm, Planning Consultants Helen Zinavage and Elena Gable.

**Community Meeting - Master Plan Discussion**

Chairman Fish welcomed the public and he stated that the purpose of today's meeting is to discuss the Township Master Plan. He stated that the three aspects that the Board needs to consider are: the law, the overall concept of land use planning, and budget/economics. He stated that the Board needs to consider the current status of zoning and the future vision for the Township. Betsy Peterson questioned the process. Board Attorney Thomas stated that the purpose of today's meeting is to solicit input and thoughts and then determine if there needs to be any changes. He reviewed the procedure and he stated that today's meeting is informational. Chairman Fish stated that informational copies of the Township's Zoning and Map have been distributed.

Pete Peterson stated that he would like to see the conditionally permitted use of a gas station be removed from the POP Zone. He stated that he would also like to see Farmland Preservation strengthened and protected and that Hope's water needs to be protected. The Township Farmland Preservation Program was reviewed and discussed. Chairman Fish stated that the Township also has a Farmland Preservation Element.

Monica Sabon asked that the Township be environmentally responsible in development (i.e. native plantings and habitats). She also asked that the Township consider being agriculturally and environmentally sustainable, such as promoting a year round farm market with local produce/products, Solar Farms to produce electricity, or an exhibition garden. John Kruk stated that the Township is considering changing the Ordinance from "Farmland Preservation" to "Open Space" so that other properties can be considered.

Pete Peterson commented on the potential for "eco-tourism". Mayor McDonough stated that there was a meeting held in 2015 and there were some recommendations made, which he can circulate. John Koonz reviewed the NC Zone and the permitted uses.

David Ray questioned wells that have run dry and if there has been a study done in regards to water and whether the Township should consider increasing the zoning and and lot sizes. The Board discussed density and development.

Betsy Peterson stated that she feels very strongly that it is vital to place the protection of water as a priority in the Township. She asked that gasoline stations be removed as a conditional use. John Kruk stated that the DEP has experts and they are responsible to regulate businesses and industries. Ms. Peterson stated that we should not allow uses that jeopardize the water. Mr. Kruk stated that he understands the concerns; however, the Township does need to be open to attract businesses and rateables. Chairman Fish stated that the entire Township needs be evaluated.

Helen Zincavage stated that the Township can look at the design guidelines to allow for green infrastructure.

Ellen Benoit stated that there is a concern about wells that have run dry. She commented on the Well Head Protection Areas that are defined by the State and a Groundwater Protection Ordinance. She also asked that automobile service stations be removed from the POP Zone.

Christine Rusin suggested that the Township be proactive in the Village Area and determine the types of businesses that they would like to attract in both the Village and N/C Zone. Board Attorney Thomas asked Ms. Rusin if she has any recommendations. Ms. Rusin suggested a "Business Advisory Group". Mr. Kruk stated that the County does have an Economic Development Advisory Council.

Chris Maier commented on the history of the Township, the lack of jobs and affordable housing for the younger generation, and the declining population in the County. Mr. Kruk commented on smart growth and targeting businesses that Hope might like to see.

Mayor McDonough spoke about the 5 acre zoning and the Township's affordable housing obligations. Ms. Peterson questioned whether tiny houses would be an option. Board Attorney Thomas briefly addressed the affordable housing restrictions and regulations.

Chris Rusin questioned whether senior housing can fulfill the Township's affordable housing obligation. Board Attorney Thomas stated that the obligation cannot be fulfilled with only senior housing. Ms. Rusin asked whether the Township can regulate renting regulations, which was addressed by Board Attorney Thomas.

Monica Sabon recommended about the Township also consider walking/bicycle friendly paths and solar paths.

Lynn Peterson mentioned specific contracts for Veterans.

Pete Peterson commented on paths, 5 acre zoning, cluster development/high density development vs. sprawl/spread out development, which was discussed. Mr. Kruk questioned multi-family development.

George Beatty commented on the reasons why the residents love living in Hope and the lack of parking in the Village area. He stated that the current Master Plan may need a few tweaks; however he does not see the need for a massive change.

Ellen Benoit asked how many homes are for sale in Hope. Mr. Kruk reviewed that there are presently 18 homes for sale and he mentioned the Blairstown perk with no municipal tax. Mr. Beatty commented about tax revenue. Mr. Kruk spoke about the rateable chase. Ms. Rusin questioned the Township Build Out Analysis, which she stated could be done by a subcommittee of the Board. Ms. Zinavage stated that there is a lot of information available on the displayed maps. Mayor McDonough asked if the displayed maps could be supplied to the Township so that they can be distributed. Ms. Sabon also spoke about the update of the ERI. Mr. Beatty asked if the Environmental Constraints map can be over laid onto the Preserved Lands and Community Facilities map.

Pete Peterson commented on wells going dry. Mr. Koonz stated that some of the wells in the Township are not that deep.

With there being no further comments or discussion, the meeting was closed. Chairman Fish thanked everyone for attending.

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting at 11:45 a.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
4/25/17-1