

**MINUTES  
HOPE TOWNSHIP PLANNING BOARD MEETING  
MAY 30, 2017**

The agenda/business meeting of the Hope Township Planning Board was held on Monday, May 30th, 2017. Chairman Fish called the meeting to order at 7:32 p.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. Board Attorney Thomas reviewed the slight modifications to the agenda.

**Roll Call:**

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

**Members absent:** Tom Toohey

**Also Present:** Board Attorney Roger Thomas, Board Engineer Ted Rodman, Planner Elena Gable, and Board Secretary Alfia Schemm

**Approval of Minutes:**

The minutes of February 11, 2017 were distributed prior to the Board meeting. Ms. Peterson questioned the status of the re-examination of the master plan. Chairman Fish stated that the comments have been assembled and the Board will have to address if any recommendations are to be made. He assured Ms. Peterson that the matter is not lost.

Mr. May made the motion to adopt the minutes. Motion seconded by Ms. Peterson. In a voice vote, all were in favor, except for Mr. Larena, who was not present at the February meeting and he abstained.

The regular meeting and executive session minutes of March 6, 2017, were distributed prior to the meeting.

Mr. Rosenberg made the motion to adopt the minutes of March 6, 2017. Motion seconded by Mr. Larena. In a voice vote, all were in favor, except for Mr. Koonz and Chairman Fish, who were not present at the March meeting and they abstained.

**Other Business:**

**Affordable Housing Discussion**

No update at this time.

**Animal Ordinance**

Chairman Fish noted the Animal Ordinance materials that were emailed out along with the Connecticut Animal Ordinance that was distributed by Mr. Larena. Mr. Maier asked if any input was received from the Warren County Agricultural Board. Chairman Fish stated that there were six areas that he felt may need to be addressed: Buffer, prohibited animals, structures for animals, distance from residents, manure management, and lot location restrictions for animals. The matter was discussed briefly and it was agreed that the matter can be reviewed in the near future.

**Bills:**

**Dolan & Dolan**

Re: Singh-February	141.56
Re: General-February	810.92

Re: Singh-March	215.68
Re: General-Affordable Housing	185.68

Mr. Rosenberg made the motion to approve the vouchers. Motion seconded by Mr. May. In a roll call vote, all were in favor.

**Rodman Associates**

Re: General	66.50
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Mr. Rosenberg made the motion to approve the voucher. Motion seconded by Mr. May. In a roll call vote, all were in favor.

**Heyer, Gruel and Associates,**

Re: General	3250.00
Re: Singh-March	225.00

Mr. Rosenberg made the motion to approve the vouchers. Motion seconded by Ms. Peterson. Discussion on the motion: The Board discussed the voucher for the February Community meeting and whether that voucher should be addressed by the Township Committee. Board Secretary Schemm that she was also advised that the another Heyer, Gruel and Associates voucher for Affordable Housing was held requiring additional information. It was agreed that the General voucher will be removed and presented to the Township Committee. In a roll call vote, all were in favor.

**Estate of Winters**

Re: Escrow Refund	728.73
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Mr. Larena made the motion to approve the Escrow Refund. Motion seconded by Mr. Rosenberg. In a roll call vote, all were in favor.

**Robert May**

Re: Escrow Refund	1278.79
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Ms. Peterson made the motion to approve the Escrow Refund. Motion seconded by Mr. Larena. In a roll call vote, all were in favor, except for Mr. May who abstained. .

**Old Business:**

**#16-001 Sarabjit Singh, Block 3700, Lot 400; Block 3701, Lot 100**

Mayor McDonough, Mr. Kruk, Ms. Peterson, and Chairman Fish recused themselves.

David Brady Esq. was present on behalf of the Applicant, substituting for Richard Keiling, Esq. He stated that he was told to advise the Board that the Applicant agrees to the two Getchell recommendations (complying with the NJ spill requirements and the additional monitoring well).

Jessica Caldwell provided her qualifications as a Professional Planner. She stated that she reviewed the application package and the Township Ordinances and Master Plan. She also stated that she has visited the site numerous times and she has reviewed all the reports. She reviewed the subject property and the neighborhood properties. She reviewed the proposal and she stated that the Applicant meets the conditions of the use. The following was submitted and marked as an Exhibit:

A-10 6 Photographs-Tramontin and Dunkin Donuts

Ms. Caldwell noted that the photographs were taken by Attorney Richard Keiling and she described the photographs and the character of the area. The following was submitted and marked as an Exhibit:

A-11 3 Tax Cards-Tramontin, Dunkin Donuts and the State Police Barracks

Ms. Caldwell described the size of the buildings/structures for Tramontin, Dunkin Donuts and the State Police Barracks.

The following was submitted and marked as an Exhibit:

A-12 Hope Zoning Board of Adjustment application, Memorialized 12-4-2003

Ms. Caldwell went on to describe the prior approval granted to the subject property and the variances that were granted. She then went on to review the proposal and the bulk variances being requested. She described the pre-existing lot conditions and the positive and the negative criteria. She went on to describe the proposed signage and lot coverage. She stated the proposal is in keeping with the character of the area.

Several Board Members had questions for Ms. Caldwell in regards to the proposal, which she addressed.

The hearing was then opened to the public for questions of Ms. Caldwell.

Jordan Ash Esq. of the Delaware River Keeper Network was present and he questioned the proposal, the variances being required, the uses in the POP Zone, which were addressed by the Applicants.

Jackie Millheim had a question regarding traffic which was not applicable to Ms. Caldwell.

Donna Rottengen had several non planner questions, which Ms. Caldwell could not address.

Jodi Keggan questioned the location of other gas stations, the type of gas stations, the proposal and the character of the township.

Ellen Benoit questioned the type of services that will be provided at the station. The Applicants stated that it should be battery and tire changes; however, Attorney Keiling may be able to provide a list of services to be provided

Pete Peterson questioned the safety of having one entrance/exit.

David Gagne questioned the location of the wells and the underground storage tanks. Ms. Caldwell stated that the use is a permitted use as per the Master Plan and she cannot testify to testimony that she did not provide.

Stephen Flynn had questions regarding the canopy, the pumping of fuel, removal of snow and contamination/clean up.

Thomas Ostrzyzek questioned the height of the sign and whether it will be lit all night long. Ms. Caldwell stated that the it might be, she was not sure.

Lorraine Ostrzyzek questioned Ms. Caldwell's qualifications and her experience.

With there being no further public questions, the hearing was closed to the public.

Attorney Brady then followed up with some clarifying questions. It was noted that the Delaware River Keepers Network has several experts to present.

Charles Latini was sworn in and he provided his education and qualifications as a Planner. He stated that he has reviewed the application, the Township Master Plan, the Ordinances, Regional Plans and has visited the site. He stated that he has heard all of the testimony tonight and has listened to some of the prior testimony. He reviewed the variances being requested, the objectives of the Township Master Plan, and the traffic circulation. He stated that the focus should be on maintaining/preserving the Township's Rural Character.

Attorney Brady questioned Mr. Latini on the permitted uses in the POP Zone, the character of the proposed site, and the size of the proposed sign, which Mr. Latini addressed.

Mr. Maier questioned where in Hope a gas station would be suitable. He also questioned the gas station configuration/design and the character of the Township, which was addressed by Mr. Latini. He also commented on the history of gas stations within the Township. Mr. Latini stated that the size of the project is questionable and a smaller proposal might be more suitable. Mr. Larena questioned the configuration of the gas station and Mr. Latini commented on the proposal. Mr. Koonz questioned the underground storage tanks and the environmental aspects/impacts. Mr. Latini stated that there will be other testimony provided in regards to the environmental impacts.

The hearing was opened to the public. With there being no public comments, the hearing was closed to the public.

A question was raised in regards to the differences between a service station and a Dunkin Donuts. Mr. Latini addressed the differences.

Attorney Brady stated that they are not prepared to address Engineering testimony this evening and he asked that this matter be adjourned for the evening.

The Board then went on to discuss the June 5th meeting date. Board Secretary Schemm stated that tonight's meeting was scheduled as the June 5th meeting was not a viable date. It was agreed to carry the hearing at this time, without further public notice, to the June 5th meeting. An alternate meeting date will then be determined, if needed, and posted.

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting at 10:00 p.m

Respectfully Submitted:

Alfia Schemm  
Board Secretary

7/25/17