

**MINUTES  
JOINT MEETING  
HOPE TOWNSHIP PLANNING BOARD MEETING  
TOWNSHIP COMMITTEE  
AUGUST 23, 2017**

A special joint meeting of the Hope Township Planning Board and Township Committee was held on Wednesday August 23, 2017. Chairman Fish called the Planning Board meeting to order at 7:25 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."

**Roll Call:**

**Members present:** Betsy Peterson, Chris Maier, Mayor Timothy McDonough, Matthew Koski, Christopher John Kruk, and Chairman Fish.  
**Members absent:** Tom Toohey, Neil Rosenberg, Steve Larena, John Koonz, and Robert May  
**Also Present:** Board Engineer Ted Rodman and Board Secretary Alfia Schemm

Mayor McDonough then called the Township Committee meeting to order with the following members present: Mayor McDonough, Committeeman George Beatty and Committeeman Christopher John Kruk.

There was the pledge to the flag.

**Other:**

**Community Meeting**

Chairman Fish reviewed the purpose of this evening's meeting, which is a follow-up to the February Community Meeting. He stated that although the Township is in compliance; the Board is reviewing whether they should consider changes, additions, corrections to the current Master Plan.

Mayor McDonough acknowledged the new sound system and he thanked Brian Grant for his assistance in getting the system.

Chairman Fish addressed the balancing act between conflicting and competing desires. He noted the following objectives: preserving the rural nature of the Township and the quality and quantity of our water; open space; bringing business and other ventures into the Community; ratables; and pathways and bikeways. He noted the summary prepared from the February meeting and the topics that were brought up at prior discussions. Board Engineer Rodman went on to address statewide stormwater requirements and regulations. Mr. Kruk also discussed attracting tourism/agri-tourism and the current Township Ordinances. The Board went on to discuss the impacts of tourism.

Terry Urfer addressed farming and a US AG grant. He stated that a meeting will be held in September and he encouraged participation on the ways to improve Ag-tourism and attracting kids to farming. The "Grow Warren" growth and marketing campaign was discussed. Ms. Rusin addressed the farm brochure that was prepared and distributed, several years ago, that was very helpful to the farms. She also spoke about Farmland Preservation and future generations. Mr. Urfer also spoke about losing good farmland to wetlands mitigation.

There then was a discussion on the uses at the Interchange. Ms. Peterson stated that she feels that it is irresponsible to continue to conditionally permit an automobile service station in the POP zone. She stated her concerns about the impact to the quality of the water, the Beaver Brook, and the health and wellbeing of Residents. Chairman Fish questioned permitting a service station for electric cars. He also addressed the various experts and the conflicting testimony that has been provided in regards to service stations. The Board continued to discuss future and existing uses at the Interchange, at great length. Mr. Kruk questioned possible clustering while keeping the density and attracting uses that Hope wants. Ms. Rusin suggested that the Township consider changing the name of the "POP" Zone and define the uses that Hope wants to attract. Mayor McDonough went on to state that they are very close to concluding their Affordable Housing Plan and the Board discussed the future of NJ along with the future of Hope. Mr. Maier stated his concerns over the decline in population and if senior citizens can/will be able to afford to retire and live in Hope. He also stated that there is a perception that Hope is anti-business. The concern over internet speed within the township was also discussed and Mayor McDonough stated that they are actively working on that issue. Chairman Fish stated that there was also discussion regarding parking and alternative energy. **Mr. Beatty stated that parking is an issue in the center of Town and the Township is looking to possibly create parking on Township owned property. He also suggested that the Board may want to consider looking at the constraints and restrictions in the Historic District, to make it more attractive for small businesses.** The Board continued to address the topics/issues that were brought up and the current constraints for smaller businesses.

The meeting was opened to the public.

A member of the public addressed a concern that he had, with an individual coming to his home, performing the tax revaluation, without formal ID and he did not look very professional. Mayor McDonough stated that they are in the process of getting him a picture ID and he will also have a letter with the Township's seal on it. Mr. Kruk stated that he will speak to the owner of the company in regards to the employees appearance.

Without there being any further public comments, the meeting was closed.

Mayor McDonough stated that this will not be the final meeting on the Master Plan and the Township will continue to have additional outreach meetings.

**Adjournment:**

In a motion made and seconded the Planning Board meeting adjourned at 9:06 p.m. In a voice vote, all were in favor.

In a motion made and seconded the Township Committee meeting adjourned at 9:06 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
10/30/17