

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

The reorganization and agenda/business meeting of the Hope Township Planning Board was held on Monday, January 30, 2017. Attorney Roger Thomas called the meeting to order at 7:33 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.

Swearing in of Board Members:

Attorney Thomas administered the oath of office to John Koonz, Christopher John Kruk, Mayor Timothy McDonough, and Tom Toohey.

Roll Call:

Members present: Marvin Fish, Neil Rosenberg, Chris Maier, Steve Larena, Tom Toohey, Mayor Timothy McDonough, John Koonz, Robert May, and Christopher John Kruk.

Members absent: Betsy Peterson

Also Present: Attorney Roger Thomas, Engineer Ted Rodman, Planner Fred Heyer, Hydrogeologist Frank Getchell, and Secretary Alfia Schemm.

Reorganization:

Election of Chairman

Attorney Thomas called for a nomination for Chairman. Mr. Rosenberg made the motion to nominate Marvin Fish for Chairman. Motion seconded by Mr. Larena. With there being no further nominations, the nominations were closed. In a roll call vote, all were in favor of nominating Marvin Fish as Chairman.

Election of Vice Chairman

Chairman Fish called for a nomination for Vice Chairman. Mr. Koonz made the motion to nominate Steve Larena as Vice Chairman. Motion seconded by Mr. May. With there being no further nominations, the nominations were closed. In a roll call vote, all were in favor of nominating Steve Larena as Vice Chairman.

Appointment of Board Professionals:

Mr. Rosenberg made the motion to retain Dolan & Dolan, Roger Thomas Esq., as the Board Attorney. Motion seconded by Mr. May. In a roll call vote, all were in favor.

Mr. Koonz made the motion to retain Rodman and Associates, Ted Rodman P.E., as the Board Engineer. Motion seconded by Mr. May. In a roll call vote, all were in favor.

Mr. Rosenberg made the motion to retain Heyer, Gruel and Associates, Fred Heyer, as the Board Planner. Motion seconded by Mr. Koonz. In a roll call vote, all were in favor.

Appointment of Board Secretary

Mr. May made the motion to appoint Alfia Schemm as Board Secretary. Motion seconded by Mr. Koonz. In a roll call vote, all were in favor.

Designation of Meeting Dates, Time, Place

January 30, 2017
February 6, 2017
March 6, 2017
April 3, 2017
May 1, 2017
June 5, 2017
July 3, 2017
August 7, 2017
September 11, 2017
October 2, 2017
November 6, 2017
December 4, 2017
January 29, 2018

The meetings will commence at 7:30 p.m., at the Hope Township Municipal Building, 407 Hope-Great Meadows Road, Hope Township, Warren County, New Jersey.

Mr. Rosenberg made the motion to designate the Date, Time and Place as distributed. Motion seconded by Mr. Koonz. Discussion on the motion: Mr. Koonz questioned the July 3rd meeting date. Board Attorney Thomas suggested that the Board revisit the July date, as they get closer to July, as then an alternate date could be discussed or a meeting might not be needed.

Adoption of the Official Newspaper

Mr. Koonz made the motion to designate the Official Newspaper for publication of legal notices for the Board as the Star Gazette and the NJ Herald as the secondary paper to receive notices pursuant to the Open Public Meetings Act, the same as the Governing Body. Motion seconded by Mr. Rosenberg. In a roll call vote, all were in favor.

Adoption of "Rules Governing Internal Affairs-Board Bylaws"

Mr. Rosenberg made the motion to adopt the Rules Governing Internal Affairs-Board Bylaws. Motion seconded by Mr. May. In a roll call vote, all were in favor.

Adoption of Professionals Resolution

Mr. Koonz made the motion to adopt the Professionals Resolution. Motion seconded by Mr. Rosenberg. In a roll call vote, all were in favor.

Approval of Minutes:

The minutes of December 5, 2016 were distributed prior to the Board meeting.

Mr. Rosenberg made the motion to adopt the minutes. Motion seconded by Mr. Larena. Discussion on the motion. Mr. Maier asked that that minutes reflect, in regards to the Singh application, that he asked the question in regards to the stand by generator. In a roll call vote, all were in favor, except for Mayor McDonough, Mr. May, and Mr. Toohey, who were not present at the December meeting and they abstained.

Other Business:

Chairman Fish reviewed the special community meeting that will be held on Saturday, February 11th, 2017, at 10:00 a.m. Board Attorney Thomas went on to address the status of the Housing Plan.

Bills:

Dolan & Dolan

Re: Singh-Nov	685.22
Re: May-Nov	166.97
Re: Master Plan-Nov	207.66
Re: Affordable Housing-Dec	414.55
Re: Singh-Dec	688.67

Mr. Rosenberg made the motion to approve the vouchers. Motion seconded by Mr. Larena. In a roll call vote, all were in favor, except for Mr. May, Mr. Toohey, and Mayor McDonough, who abstained.

Rodman Associates

Re: General	97.50
Re: Singh	1657.50

Mr. May made the motion to approve the vouchers. Motion seconded by Mr. Larena. In a roll call vote, all were in favor, except for Mayor McDonough and Mr. Toohey, who abstained.

NJPO

Re: Board Membership	185.00
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Mr. Rosenberg made the motion to approve the vouchers. Motion seconded by Mr. May. In a roll call vote, all were in favor.

Old Business:

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

The following Board Members recused themselves: Chairman Fish, Mayor McDonough, Mr. Toohey, and Mr. Kruk

Richard Keiling, Esq. was present on behalf of the Applicant. He stated that both Robert Zellely and Jessica Caldwell are present this evening.

Robert Zellely was sworn and he presented his resume and his qualifications as Hydrogeologist. The following was submitted and marked as an Exhibit:

A-9 Robert Zellely Resume

Mr. Zellely reviewed the proposal, the soils, and the geology at the site. Attorney Keiling stated that Mr. Zellely's report needs to be revised and he will submit it once it is completed. Mr. Zellely stated that in his judgment, based on his review of the facts, the proposal will not negatively impact the environment. The Board asked about: the proposal, what would happen if there was a leak, the speed of the flow of the groundwater, and the double wall tank. Mr. Getchell asked about the change in the proposal from the prior submission before the Zoning Board of Adjustment and the location of the monitoring wells. Mr. Zellely stated that they can relocate/shift one of the monitoring wells to allow for better coverage.

The hearing was then opened to the public for questions of Mr. Zellely.

Lucas Kropywnyckyj asked what would happen if there was a leak. Mr. Zellely addressed the leak detection system and the repair that would take place.

Bob Tomkins asked about the tank warranty. Mr. Zellely stated that it would depend on the circumstances. Mr. Tompkins questioned the proposal and the possible positive impacts.

Donna Rottengen asked about the distance of the proposed site to the Beaver Brook.

She also questioned the retention basin and the groundwater. She stated that she had not had an opportunity to question the Engineer regarding the proposal. Board Attorney Thomas stated that he disagrees and wants the record to reflect that the public has had ample opportunity to question the experts. Mr. Zellely stated that the design questions should be answered by the prior expert as he did not design the project.

Joseph Rich asked why this proposal is needed when there is a truck stop up the road.

Krishnadas Kootale asked about keeping the dark sky and there were some recommendations made in regards to lighting. Board Attorney Thomas stated that there will be an opportunity for the Public to make statements. Mr. Kootale asked about the variances for signage. Board Attorney Thomas stated that the Applicant's Planner will address that question.

Jodi Keggan questioned the double wall tanks and the cause of leaks. Mr. Zellely addressed the double wall regulations and the remediation process. Ms. Keegan questioned the location of the monitoring wells and the comparison of the site geology to that of the Jersey Shore. Mr. Zellely stated that he was referring to the design in other locations that may have shallow depth of ground water.

Julie Budzinski-Flores questioned the distance between the proposed tank and the ground water level, what would happen if it rained heavily, what would happen if there was a leak, and the speed of the groundwater, which was addressed by Mr. Zellely.

Carl Stechert had a question regarding the replacement of tanks. Mr. Zellely stated that there are maintenance policies and tank warranties, that are taken in consideration, in the replacement of tanks. Mr. Stechert asked about a leak reaching his well, which Mr. Zellely addressed.

Kelly Thompson questioned the durability of rock in water, the aquifer, and the new assessment tool, which was addressed by Mr. Zellely.

Stephen Flynn questioned the soils, the remediation process, and the construction layer of materials that would be used in the site construction, which was discussed by Mr. Zellely.

Donna Rottengen questioned the ground water aquifer and the well water aquifer, which Mr. Zellely addressed.

David Ray asked if there were different DEP regulations for installations, for Townships that rely on well water. Mr. Zellely stated that he was not aware of any.

Lucas Kropywnyckyj questioned whether a large storm and flood would affect the water table, the regulations in regards to a leak, and another current leaking situation within the Township, which was addressed by Mr. Zellely.

Kelly Thompson questioned whether Dolomite is a brittle rock, which was addressed by Mr. Zellely.

David Ray questioned the average well depths in the area, which was addressed by Mr. Zellely.

Tom Gabel questioned possible water contamination of his property from this site, which Mr. Zellely addressed.

Lucas Kropywnyckyj asked what would happen if there was an unknown detected leak. Mr. Zellely went on to review the detection system.

The Board took a brief recess at 9:30 p.m. The meeting resumed at 9:36 p.m.

Frank Getchell was sworn in and he provided his background and experience. With there being no comments and questions, Mr. Getchell was accepted as a Hydrogeologist. He stated that he reviewed the prior submission before the Zoning Board of Adjustment and the revised plans. He then went on to review the soils in the area and his review of the proposal. He reviewed the geology, the water table, the soil borings, and the movement of water in the water table. Board Attorney Thomas asked if he has any concerns or conditions. Mr. Getchell stated that the monitoring wells allow the water to be sampled and he spoke about the maintenance of storm water control. He continued to review the proposal, the spill prevention plan and the early warning detection system. He suggested another monitoring well. He then addressed the Well Head Protection Area Regulations and the reporting requirements. He talked about the safety requirements and the monitoring of the installation. Attorney Keiling asked if the test boring locations were discussed with Mr. Getchell. Mr. Getchell stated that they were and he suggested some additional borings, which were done.

The hearing was then opened to the public for questions of Mr. Getchell.

Tom Gabel questioned Mr. Getchell's testimony at both the Zoning Board of Adjustment hearing and tonight's hearing, which Mr. Getchell addressed.

Jodi Keegan asked if Mr. Getchell remembers his testimony for the other gas station application, which was denied by the Zoning Board of Adjustment, many years ago.

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

Board Attorney Thomas stated that with there being no further questions, both Mr. Zellely and Mr. Getchell are excused. He announced that this matter is being carried to the Board's March 6th meeting, without further notice, at 7:30 p.m., at the Hope Township Community Center.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 10:11 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
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