

MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
NOVEMBER 7, 2016

The agenda/business meeting of the Hope Township Planning Board was held on Monday, November 7, 2016 at the Hope Community Center. Vice Chairman Rosenberg called the meeting to order at 7:30 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.

Roll Call:

Members present: Brian LaBar, Christopher John Kruk, Betsy Peterson, Neil Rosenberg, Steve Larena, John Koonz, Robert May, and Mayor Timothy McDonough.

Members absent: Marvin Fish, Tom Toohey, and Chris Maier.

Also Present: Board Attorney Roger Thomas, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

Correspondence:

9-27-16 M3 Environmental Technologies, **Re: US Gas 423 Hope Blirstown Road**
The correspondence was noted.

Approval of Minutes:

The minutes of September 12, 2016, were distributed prior to the Board meeting.

Mayor McDonough made the motion to adopt the minutes. Motion seconded by Mr. Kruk. In a voice vote, all were in favor, except for Mr. Rosenberg, Mr. Larena, Mr. Koonz, and Mr. May, who were not present at the September meeting and they abstained.

Old Business:

#15-002 Robert and Jason May, Block 1100, Lot 400

Mr. May recused himself and sat in the audience. Board Attorney Thomas reviewed that this matter was delayed by the County and it is his understanding that the deeds are ready to be signed. He recommended that the Board grant an extension of time to December 5th to allow Mr. May the opportunity to file the deeds.

Mr. Koonz made the motion to grant the extension. Motions seconded by Mayor McDonough. In a roll call vote, all were in favor.

Mr. May resumed his position on the Board.

Completeness:

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

Mayor McDonough, Mr. Kruk and Ms. Peterson recused themselves as they have conflicts.

Board Attorney Thomas reviewed that the Board must first deal with Completeness this evening. Board Engineer Rodman reviewed his report of November 3, 2016. He recommended that the waivers be granted and that the application be deemed complete, so that the hearing can begin this evening.

Mr. Larena made the motion to grant the waivers and to deem the application complete. Motion seconded by Mr. May. In a roll call vote, all were in favor.

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

Richard Keiling was present on behalf of the Applicant. He reviewed that they were before the Hope Township Zoning Board of Adjustment for several months and have removed the Convenience Store element of their plan, which eliminates the Use Variance and the Zoning Board of Adjustment's jurisdiction on the matter.

Calisto Bertin was sworn in. Attorney Keiling gave a brief overview of the application. Engineer Bertin presented his qualifications and experience as an Engineer. The Board accepted Engineer Bertin's qualifications. He then displayed a drawing which was marked as an Exhibit:

A-1 Landscape Rendering, dated November 7, 2016

Engineer Bertin described the existing site, the proposed gas station/service station, the connector road, parking, the location of the propane tank, the installation of a new septic system, and the use of the existing well and detention basin. The following were submitted and marked as Exhibits:

A-2 Well Head Record, dated 10-19-08

A-3 Hope Township Zoning Board of Adjustment Resolution, dated 4-4-02

A-4 Hope Township Zoning Board of Adjustment Resolution, dated 10-2-03

Engineer Bertin went on to display the plans and he described the proposal at great length. He then addressed the variances required and the conditional use standards. He described the uses, the onsite traffic circulation, the lighting, the grading, stormwater management, and the drainage calculations. He went on to describe the surrounding uses in the neighborhood. The following was submitted and marked as an Exhibit:

A-5 Three Property Cards: B 3600, L 100; B 4000, L 1000; and B 5200, L 300

Engineer Bertin described the spill prevention and the electric charging stations. Attorney Keiling stated that he met with Mr. Miller and Mr. Gleba to discuss the ownership of the stub road and it was stated that the County plows and maintains the road and they own it. Engineer Bertin reviewed the soil data and the hold down system being proposed. The following was submitted and marked as an Exhibit:

A-6 Warren County letter, dated March 29, 2016

Engineer Bertin went on to describe the proposed landscaping and the three underground storage tanks. He reviewed: the installation; the monitoring and review; and the testing that is done, with the system, before product is ever dispensed. He reviewed the monitoring measures, fill hours, and the area for the truck parking when filling the tanks. He also addressed the safety precautions. It was stated that the gas station would be open 24 hours a day, 7 days a week. The proposed three signs were reviewed and the variances for the signs was discussed (height, size, and location). The following was submitted and marked as an Exhibit:

A-7 Environmental Impact Statement, dated May 15, 2015

The Board took a brief recess at 9:23 p.m. The meeting resumed at 9:37 p.m. Board Attorney Thomas stated that tonight's hearing will conclude at 10:00 p.m. and that Engineer Bertin will be back at the December meeting if questioning is not completed.

The hearing was then opened up to the Board for questions of Engineer Bertin. Board Attorney Thomas had several questions in regards to the size of the delivery trucks, spill containment, and the training of employees on the spill kits.

Engineer Bertin stated that he can provide the volume of the limit barrier and the volume of the containment. Board Attorney Thomas reviewed the monitoring process and the inspections. Mr. LaBar asked about the sensor and alarm system and what happens if there is no electricity. Engineer Bertin stated that the computer records all of the information and that the system will reboot when the power comes back on. Mr. LaBar questioned the replacement of filters. Engineer Bertin stated that the filters will have to be replaced. Attorney Keiling stated that a representative from C-3 will be present to address questions. Mr. Rosenberg asked about how they are going to alert drivers that this station will not allow tractor trailer fueling. The Applicants stated that they maybe they can may be able to address that issue with signage. Mr. Koonz asked about over riding the system. Engineer Bertin stated that the way the system is designed and tied into the leak monitoring system. Mr. Larena asked about the maintenance of the system and he stated his concern over compliance over all of the systems. Attorney Keiling stated that the Operator will have Insurance and they will have to comply. Engineer Bertin also addressed the fines that are imposed for non-compliance. Due to the lateness of the evening, the hearing concluded for the night. Board Attorney Thomas announced that the matter is being carried to the December 5th meeting, at 7:30 p.m., at the Community Center, without further notice. It was asked if there are sufficient Board Members to hear the application. Board Attorney Thomas stated that there is a quorum and there is also one Board Member absent this evening, who is eligible to hear the application.

Mr. Kruk and Ms. Peterson resumed their position on the Board.

Memorializing Resolutions:

Master Plan

Mr. LaBar made the motion to adopt the Resolution. Motion seconded by Ms. Peterson. Roll call vote, all were in favor, except for Mr. Rosenberg, Mr. Larena, Mr. May, and Mr. Koonz, who were not present at the September meeting and they abstained.

Bills:

	Rodman Associates	
Re: Singh		195.00
	Dolan & Dolan	
Re: Singh		493.88
Re: May		87.01
Re: General		314.78

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

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 10:09 p.m.

Respectfully Submitted:

Alfia Schemm
 Board Secretary
 12/1/16-1