

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
JANUARY 7, 2016**

The reorganization meeting and monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:30 p.m. at the Hope Township Municipal Building with the following Board Members present: Tom Gabel, Carol Kernoschak, Brian Kathenes, Jan Wargo, Gary Green, Alt #2 Anthony Lytle, Alt #1 Cathie LaBar, and Gil Hankins. The oath of office was administered to Ms. LaBar. Board Member absent: Steve Larena. Also present were Engineer Ted Rodman, Attorney Roger Thomas, Planner Elena Gabel, and Secretary Alfia Schemm.

The meeting was called to order by Board Attorney Thomas and he led the Board in the Pledge of Allegiance. He announced that the meeting is being held under the provisions of the "Open Public Meetings Act"; adequate notice of the meeting has been provided to the Township's Official Newspaper.

Reorganization:

Nomination of Chairman

Attorney Thomas called for nominations for Chairman. Mr. Kathenes made the motion to nominate Tom Gabel as Chairman. Motion seconded by Ms. Kernoschak. Attorney Thomas asked if there were any other nominations. With there being no other nominations, the nominations were closed. Roll call vote in favor: Kernoschak, Kathenes, Green, Wargo, LaBar, and Hankins. Abstaining: Gabel. Alternate this evening-Lytle.

Nominations for Vice Chairman:

Chairman Gabel called for nominations for Vice Chairman. Mr. Green made the motion to appoint Brian Kathenes as Vice Chairman. Motion seconded by Mr. Hankins. Roll call vote in favor: Kernoschak, Gabel, Wargo, Green, LaBar, and Hankins. Abstaining: Kathenes. Alternate this evening-Lytle.

Appointment of Board Secretary

Ms. Kernoschak made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Ms. Wargo. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, LaBar, Gabel, and Hankins. Alternate this evening-Lytle.

Appointment of Board Professionals and Adoption of Resolution - Professional Services

Ms. Kernoschak made the motion to appoint the Board Professionals and adopt the Professional Services Resolution. Motion seconded by Mr. Hankins. Roll call vote in favor: Kernoschak, Green, Wargo, LaBar, Gabel, Kathenes, and Hankins. Alternate this evening-Lytle.

Adoption of Meeting Dates and Official Newspaper

Ms. Kernoschak made the motion to adopt the meeting dates for the year as distributed and also the adoption of the Official Newspaper. Motion seconded by Mr. Green. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, LaBar, Gabel, and Hankins. Alternate this evening-Lytle.

Adoption of 2016 Open Public Meeting Act-Resolution

Ms. Kernoschak made the motion to adopt the Resolution complying with the Open Public Meetings Act. Motion seconded by Mr. Hankins. Discussion on the motion: Mr. Kathenes noted that Resolution should reflect the cut off time of 10:00 p.m. Voice Vote in favor: Kernoschak, Green, Wargo, Kathenes, Labar, Gabel, and Hankins. Alternate this evening-Lytle.

Approval of Minutes:

Mr. Kathenes made the motion to adopt the minutes of December 3, 2015. Motion seconded by Mr. Lytle. Discussion on the motion: Ms. Kernoschak stated that the minutes should reflect that the meeting notice is also posted on the Township Bulletin Board. She also if the future minutes could reflect more detailed answers to the questions that are asked. Chairman Gabel stated that he thinks that he may have made the motion to adopt the minutes. Mr. Kathenes asked that minutes reflect that the meeting of last month was held at the Grange and not the Municipal Building. Roll call vote to adopt the minutes, as amended. Roll call vote in favor: Kernoschak, Wargo, Kathenes, LaBar, Gabel, Lytle, and Hankins. Abstaining: Green.

New Business:**#ZB15-002 John Davidowitch, Block 4900, Lot 201-Completeness**

Richard Keiling, Esq. was present on behalf of the Applicant. He reviewed the request for a variance for a new accessory structure. He stated that the existing shed is being removed. Board Engineer Rodman reviewed his completeness report and the possible waivers. Chairman Gabel asked if new drawings will need to be submitted. Board Engineer Rodman stated that he feels that there is enough information available to make a decision. Chairman Gabel stated that in the future he feels that the checklist items should be submitted.

Ms. Kernoschak made the motion to deem the application complete, with the waivers granted. Motion seconded by Mr. Green. Discussion on the motion: Board Engineer Rodman stated that he feels that the submission of three revised copies of the plans should be sufficient. Roll call vote in favor: Kernoschak, Wargo, Kathenes, LaBar, Gabel, Green, and Hankins. Alternate for the evening-Lytle.

Old Business:**#ZB15-001 Sarabjit Singh, Block 3700, Lot 400; Block 3701, Lot 100**

Chairman Gabel excused himself and sat in the audience. Vice Chairman Kathenes will chair this portion of the meeting.

Richard Keiling, Esq. was present on behalf of the Applicant. Calisto Bertin was also present and he acknowledged that he was still under oath. Engineer Bertin stated that they reviewed the proposed lighting and they are now reprogramming the system to average the lighting to 20 foot candles under the gas and diesel canopy. He then reviewed the drainage system and filtration proposal/water treatment system. He stated that the system is certified by the NJDEP and is included in the Drainage Calculation/Report. He stated that there will be maintenance manual which will need to be complied with. The following was submitted and marked as an Exhibit:

A-8 Contech Engineering Solutions-Jellyfish Filter, dated 4/15-8 pages

Engineer Bertin reviewed the sizing of the system, which is determined by the flow/gallons per minute. He then addressed the protocol for accidental spillages/leaks.

He stated that there are also other items that can be built into the site, such as a limiting barrier and a Flo-Guard/Fossil Filter/Rock. The following was submitted and marked as an Exhibit:

A-9 FloGard+Plus Catch Basin Insert Filter

Engineer Bertin stated that the revised drawings will include the proposed modifications. He briefly touched on the number of gas stations in the area and he stated that he will expand on it further at the next hearing. Ms. Wargo questioned the dimensions of the Jellyfish Filter. Engineer Bertin stated that it will be roughly 8 feet wide in diameter and 7-8 feet deep. He stated that the manual will include a maintenance schedule and that the inspection/service reports would be available for inspection. He stated that maintenance would probably be done twice a year once after the Fall and Spring. He displayed Sheet C-2.5 and he described the internal traffic circulation on the site. Attorney Keiling stated that the Applicant has agreed to stagger off peak delivery of product and the once a week garbage pickup. Engineer Bertin went on to summarize the eight soil borings done and the findings that were included in the report of November 5th, 2015 from Johnson Soils He also reviewed the test pits that were dug. Attorney Keiling stated that the work was done in consultation with the Board's Consultant Mr. Getchell and the results were sent to him. He stated that they are waiting to get a report from him. The following was submitted and marked as an Exhibit:

A-10 Johnson Soils, dated November 5, 2015.

Engineer Bertin then addressed and reviewed the well record that was submitted as A-6. He addressed the safety hold down protocol which would strap and hold down the tanks and he reviewed the design and installation of the tanks in a high water table. He stated that there is a checklist and the contractors are certified.

The Board stated their concern with the limited width of the driveway and the amount of coverage on the site. The Applicants stated that they would be willing to widen the driveway. Ms. Kernoschak asked where a replacement septic field would be placed. Attorney Keiling stated that they may be able to replace it at the same location or there may be alternate sites. Board Engineer Rodman then addressed his report of May 29, 2015 and the outstanding items: the well and septic location of adjoining properties; the presence/absence LOI confirming wetlands and buffers; discrepancy on the height of the weir; recharge stations for electric cars; pavement thickness; confirmation of the flood plain line; site easements; and confirmation of septic system location. He asked that there be verbal indication of how the outstanding items are going to be addressed.

There was a five minute recess. The meeting resumed at 9:06 p.m.

Mr. Kathenes questioned the onsite traffic circulation. The Applicants stated that there will be on way traffic circulation and there will be directional signage. They also stated that there will be 20 lb propane dispensing. The hearing was opened to the public.

Jodi Keegan questioned the one ingress and egress. Engineer Bertin stated that there is only one ingress and egress because of the grades. Ms. Keegan stated a concern over what would happen if a vehicle were to be disabled and blocking traffic. She asked who maintains Willow Court and whether an additional turning lane should be considered. Engineer Bertin stated his concern over blocking driver sight views. Ms. Keegan questioned where the test pits were obtained from. Engineer Bertin stated that they came from the approved strip mall.

David Ray questioned the ground water and the aquifer. Engineer Bertin reviewed the difference between the aquifer and the ground water.

Mr. Kathenes asked if there was anyone else from the public wishing to comment. With there being no further public comment, the hearing was closed to the public.

Board Attorney Thomas stated that it is his understanding that this matter will be carried to the Boards March 3, 2016 meeting. The Board and Attorney Keiling reviewed the possible experts that will be in attendance at the March meeting. Attorney Keiling agreed to an extension until the end of March. Board Attorney Thomas announced that this matter will be carried to the March 3rd meeting, without further public notice.

Chairman Gabel resumed his position on the Board.

Vouchers:

	Dolan & Dolan	
Re: Singh		1146.73
	Rodman & Associates	
Re: General		95.25
Re: Singh		254.00
	Leggette, Brashears & Graham	
Re: Singh		1876.80

Ms. Kernoschak made the motion to pay the vouchers. Motion seconded by Ms. Green. Roll call vote in favor: Kernoschak, Wargo, Kathenes, LaBar, Green, and Hankins. Abstaining: Gabel. Alternate for the evening-Lytle.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting.

Respectfully Submitted:

Alfia Schemm
Board Secretary
7/7/16