

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
OCTOBER 5, 2017**

The 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, Gil Hankins, Brian Kathenes, Steve Larena, Jan Wargo, and Gary Green. Also present was Board Engineer Ted Rodman, Board Attorney Roger Thomas, and Board Secretary Alfia Schemm.

The meeting was called to order by Chairman Gabel 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. The Board observed a moment of silence for the victims of the tragic events in Las Vegas.

Chairman Gabel noted that there are two vacancies (Alternates) on the Board and he requested that any possible recommendations be forwarded to the Township.

Approval of Minutes:

Ms. Kernoschak made the motion to adopt the minutes of September 2, 2017. Motion seconded by Mr. Kathenes. Voice vote in favor: Kernoschak, Larena, Green, Wargo, Gabel, and Kathenes. Abstaining: Mr. Hankins

Hearing:

#17-001 New Cingular Wireless, Block 100, Lot 900

Ms. Kernoschak recused herself and sat in the audience. Gabriel Halpern, Esq. was present. Also present: Sheri Weber, the project engineer, who was sworn and provided her qualifications. A copy of the plans were displayed and the Applicants went on to review the proposal for a generator located outside of the existing compound. It was stated that the generator would be tested once a month for 30 minutes. The Board then went on to review Board Engineer Rodman's report of October 2, 2017. The type of fencing and spill containment for the Generator was discussed. Chairman Gabel suggesting Green Giant Arborvitae for the proposed landscaping; although he was concerned with how the landscaping would be maintained. The right of ways and easements were discussed. The Environmental Commission Report of October 4, 2017 was also noted. It was agreed that all outside agency approvals will be a condition of any approval granted by the Board. It was also agreed that the diesel fuel containment will be reviewed and approved by the Board Engineer. The alarm system for the equipment was reviewed.

The hearing was opened to the public.

Robert Belstra, the property owner, questioned the amount of acreage, that was listed in the Application.

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

James Kyle was sworn in and he provided planning testimony on the requested variance for the proposed generator, that will provide backup power, in the case of a power outage.

He stated that the generator promotes public health, safety, and welfare. He reviewed the prior variances granted and the hardship variances being requested. He stated that he does not believe there is any detriment or impact to the Zone Plan and would be a benefit. Chairman Gabel questioned the snow plowing and the location of the Beaver Brook in relationship to the proposal, which Mr. Kyle addressed. Mr. Larena questioned the size of the concrete pad and the diesel containment. Mr. Kyle stated that he believes that the generator is designed to contain all fluids. The Board discussed what trees are in the area and the Applicant agreed to provide the Board with the additional information.

The hearing was opened to the public.

Robert Belstra was sworn in and he reviewed the history of the generator proposal and the easements. He stated that he does all the snow plowing.

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

Mr. Larena made the motion to grant the application, as discussed and reviewed this evening. Motion seconded by Mr. Green. Discussion on the motion: Board Attorney Thomas reviewed the possible conditions of an approval: subject to Board Engineer Rodman's report; submission of the County Right of Way; underground wiring; submission of lease documents; no lighting; submission of information in regards to the containment system; and the location of the trees within 100 feet of the generator. Roll call vote in favor: Larena, Green, Wargo, Gabel, Hankins, and Kathenes.

Ms. Kernoschak resumed her position on the Board.

#17-002 Natalie White, Block 4500, Lot 300

Jack Cornish, Esq. was present on behalf of Natalie White. He went on to describe the proposal for an addition (family room) to an existing home. He stated that a side yard variance is required.

Natalie White was sworn in and she described the existing concrete sidewalk. She went on to describe the existing homes in the neighborhood. She stated that the homes were originally summer homes and she sees no detriment to the proposal. Board Attorney Thomas stated that he finds that the proposal is a C-1 variance as the property is unique. The Applicants addressed Board Engineer Rodman's October 2, 2017 report and the Board reviewed the variance request. The following was submitted and marked as an Exhibit:

A-1 Photo-Exhibit Board

Board Engineer Rodman also provided some photographs, which were marked as an Exhibit:

B-1 Board Engineer Rodman photographs

It was noted that there was no public in attendance.

Mr. Green made the motion to approve the application. Motion seconded by Ms. Wargo. Roll call vote in favor: Larena, Green, Wargo, Kernoschak, Gabel, Hankins, and Kathenes.

Ms. White asked if the Board could notify the Zoning Officer of the Board's determination. Board Attorney Thomas stated that the Construction Department can be notified; however, Ms. White proceeds at her own risk and the Construction Department may still want the Resolution.

Report from Planning Board:

Board Attorney Thomas updated the Board on the application presently being heard before the Planning Board and the status of the Master Plan.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:48 p.m. Voice vote in favor: Kernoschak, Green, Hankins, Wargo, Gabel, Larena, and Kathenes

Respectfully Submitted:

Alfia Schemm
Board Secretary
11/2/17